



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



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
DECEMBER 10, 2024, 03:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

TO ALL MEMBERS OF THE HISTORIC ZONING COMMISSION AND OTHER INTERESTED PARTIES:

This is to notify you of a scheduled meeting of the Board of Historic Zoning Commission (HZC), with public hearing and public comment on the agenda items. Public comment will also be heard on any matters related to the HZC. Items for consideration are listed below and are available on the city website, www.citybellemeade.org. The meeting will also be available through Live Stream on the city website.

I. Call to Order

II. Approval of Minutes

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

Attachment: [HZC Minutes November 12 2024.pdf](#)

III. New Business

A. The application for a Certificate of Appropriateness, #A24-25, of Catherine Sloan for Samonica Nashville Trust, 4414 Howell Place, for an addition to a single family residence.

Attachment: [Application.pdf](#)
Attachment: [Updated Halbower Submittal 11.21.24.pdf](#)
Attachment: [STAFF REPORT 4414 Howell Pl.pdf](#)
Attachment: [LESTER LETTER.pdf](#)
Attachment: [CURTIS LETTER.pdf](#)
Attachment: [BRUEGGEN COMMENT.pdf](#)

B. The application for a Certificate of Appropriateness, #A24-26, of Catherine Sloan for Eddie Simon Trustee, 4406 Tyne Boulevard, to demolish a single family residence.

Attachment: [Application.pdf](#)
Attachment: [Barfield Boundary _ Topographic Survey.pdf](#)
Attachment: [Lot Study.pdf](#)
Attachment: [Front Facade Analysis.pdf](#)
Attachment: [Overall Photos.pdf](#)
Attachment: [4406 Tyne Blvd. Photos.pdf](#)
Attachment: [Evaluation Report.pdf](#)
Attachment: [STAFF REPORT 4406 Tyne Blvd.pdf](#)
Attachment: [HAUN COMMENT.pdf](#)
Attachment: [LAFFER COMMENT.pdf](#)
Attachment: [CORTIS COMMENT.pdf](#)
Attachment: [POLK COMMENT.pdf](#)

C. The application for a Certificate of Appropriateness, #A24-28, of Ben Chandler for John and Janie Berry, 612 Westview Avenue, for an addition

to a single family residence.

Attachment: [HZC-Certificate-of-Appropriateness - 612 Westview Ave.pdf](#)

Attachment: [24296 - Berry Residence - Belle Meade HZC COA Submittal - 2024.11.22.pdf](#)

Attachment: [STAFF REPORT 612 Westview Ave ADD..pdf](#)

D.The application for a Certificate of Appropriateness, #A24-29, of Michael and Margery Hartley, 416 Lynwood Boulevard, to demolish a single family residence.

Attachment: [Completed Application - Belle Meade.pdf](#)

Attachment: [416 Lynwood site plan 09 29 1992.pdf](#)

Attachment: [A 416 Lynwood Streetscape.jpg](#)

Attachment: [B 414 Lynwood Neighbor.jpg](#)

Attachment: [C 418 Lynwood Neighbor.jpg](#)

Attachment: [D Whole House.JPG](#)

Attachment: [F Whole House.JPG](#)

Attachment: [G Original House.JPG](#)

Attachment: [H Original House.JPG](#)

Attachment: [I Original House interior.JPG](#)

Attachment: [J Original House Basement.JPG](#)

Attachment: [K 1983 Addition.JPG](#)

Attachment: [L 1987 addition.JPG](#)

Attachment: [M 1987 Addition.JPG](#)

Attachment: [STAFF REPORT 416 Lynwood Blvd.pdf](#)

IV.Other Business

A.Public Hearing and Approval of amendments to the City of Belle Meade Citywide Conservation Overlay Design Guidelines

Attachment: [DRAFT STAFF HZC Design Guidelines December 2024 REVISIONS.pdf](#)

V.Other Public Comment

VI.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, January 14, 2025 at Belle Meade City Hall.



**MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
NOVEMBER 12, 2024, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Acting chairman Charlie Rankin called the meeting to order at 3:04 p.m.

Members Present

Charlie Rankin
Rene Poe
Ray Hayles
Sarah Bartholomew
Mark Harrison

Members Not Present

Mal Wall

Staff Present

Planning Director Mary Samaniego
City Recorder Rusty Terry
City Attorney Kyle Fuller

Chairman Bunny Blackburn joined the meeting at 3:06 p.m.

Following the order of business for the meeting, as stated by Rankin, Chairman Blackburn continued the proceedings.

Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held October 8, 2024.

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

Unfinished Business

The application for a Certificate of Appropriateness, #A24-0013, of Johnna Scott, 4401 Iroquois Avenue, to construct an addition to single family residence.

Johnna Scott, owner 4401 Iroquois Avenue, presented revisions, as recommended by the commission at the October 8 meeting.

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

A question regarding the material for the window was answered by Planning Director Mary Samaniego who read from the code on allowable materials.

Motion to approve: Poe Second Harrison

A discussion about the window material followed.

Vote: All aye

The application for a Certificate of Appropriateness, #A24-0014 of Steve Durden representing Hand Family Companies, LLC, 1303 Chickering Road, to construct a new single family residence.

Steve Durden and Gonzalo Oliete, Architects with Durden Architecture, and Gavin Duke, Landscape Architect Duke Design Group, reviewed the revised plans for the new residence for the Hand family at 1303 Chickering Road. Durden also provided materials for the boards review.

There were no questions from the board.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Rankin Second: Poe

A period of comments from the board ensued, including questions answered by Durden and Duke.

Vote: All aye

New Business

The application for a Certificate of Appropriateness, #A24-0017, of Tommy and Seaneen Brown, 211 Scotland Place, to construct an addition to single family residence.

Tommy Brown, owner and resident at 211 Scotland Place, reviewed the plans for the addition to the existing home.

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

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Rankin Second: Poe

Additional comments from the board ensued.

Vote: All aye

The application for a Certificate of Appropriateness, #A24-0016, of Kathryn and David Brown, 1012 Chancery Lane, to demolish a single family residence.

Gavin Duke, Landscape Architect Duke Design Group, reviewed the application, highlighting important facts about the age, architect, and condition of the existing home and the reasoning behind the request for the demolition of the structure.

Kathryn Brown, current residence 4410 Truxton Place, owner of the property at 1012 Chancery Lane addressed the board about their reasoning and plans for the property.

Public Comment Opened

Florence McKeithan, resident at 4416 Beekman Drive, asked for notification prior to blasting.

Chairman Blackburn stated the HZC commission does not review swimming pools.

McKeithan asked again to be warned.

Planning Director Mary Samaniego stated that pools go to a different committee and that McKeithan would be notified if a pool was planned.

Public Comment Closed

Motion to approve: Poe Second: Hayles

Vote: All aye

The application for a Certificate of Appropriateness, #A24-0015, of J. Terry Bates for the Nesbitt family, 224 Lynwood Boulevard, to construct an addition to a single family residence.

Terry Bates, J. Terry Bates & Associates, Inc., representing the Nesbitts, reviewed the plans for the garage addition to the Nesbitt home at 224 Lynwood Boulevard.

There were no questions from the board.

Public Comment Opened

No Public Comment

Public Comment Closed

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

Other Public Comment

The meeting adjourned at 4 p.m.

Chairman Bunny Blackburn

City Recorder Rusty Terry

Tree Removal Permit Application

OWNER INFORMATION

Property Owner Email Address: mhalbower@gmail.com

Property Owner Phone: 312.282.9400

Is Owner Applicant? ☐ Yes ☒ No

RELATIONSHIP TO OWNER:

☐ Contractor☐ Architect☐ Other (explain)

PROPERTY DESCRIPTION & LOCATION

1912 AGE/YEAR OF STRUCTURE

☒ Yes ☐ No PROPERTY OF SIGNIFICANCE (1901-1939)☐ Yes ☐ No PROPERTY OF CONSERVATION (1940-2000)☐ Yes ☐ No PROPERTY LESS THAN 50 YEARS

PROPOSED ACTIVITY

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

Define Architectural Style Georgian

Reason for Request:

We are requesting to build an addition to the existing home. We do not wish to change the existing, historical two story portion of the home, other than to replace the front porch, which was a later addition. We are proposing to go back to a front entry that will be identical to the original entry that was removed. We would like to replace the two side wings that were additions and were not built architecturally

Demolition of Structures:

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

We are proposing to demo only the detached garage, which is not original to the home.

Historical Significance

No

☐ Yes ☐ No Is the property habitable?

Give a compelling reason for demolition of property

The detached garage is not original to the home and does not match the architectural character of it in either style or materials. The garage doors face the street, and it is not sized to fit modern day cars. The owners would like to replace it with an attached

Describe the proposed reuse of existing materials, if any?

We are not proposing to reuse any of the garage materials. It is built out of low quality wood siding and has an asphalt shingle roof.

New Construction Material List Description

Window Manufacturer:

Window Material:

Frame Material:

Windowsills:

Brick, Painted/Natural:

Brick/Stone Thickness:

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:

Exterior Doors:

Eaves/Cornice:

Gutters:

Gutter Dimensions:

Property of Significance

☐Yes ☐No A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;

☐Yes ☐No Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;

☐Yes ☐No 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;

☐Yes ☐No 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

☐Yes ☐No Is a notable work of a master builder, designer, or architect, and/or;

☐Yes ☐No Possesses or may likely yield information important in prehistory or history, and/or

☐ Yes ☐ No Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In Step 5 of the Application, please attach the below document(s) for all types of CoA Applications:

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

Additional submittal requirements for Exterior Alteration or Repairs:

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

Additional submittal requirements for New Construction and Additions:

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

I certify under penalty of perjury that I am the owner or authorized agent of the above property and the information furnished by me is true and correct to the best of my knowledge. I certify that all applicable federal, state, county, and City of Belle Meade requirements for the work authorized by this permit shall be met.

Catherine Sloan

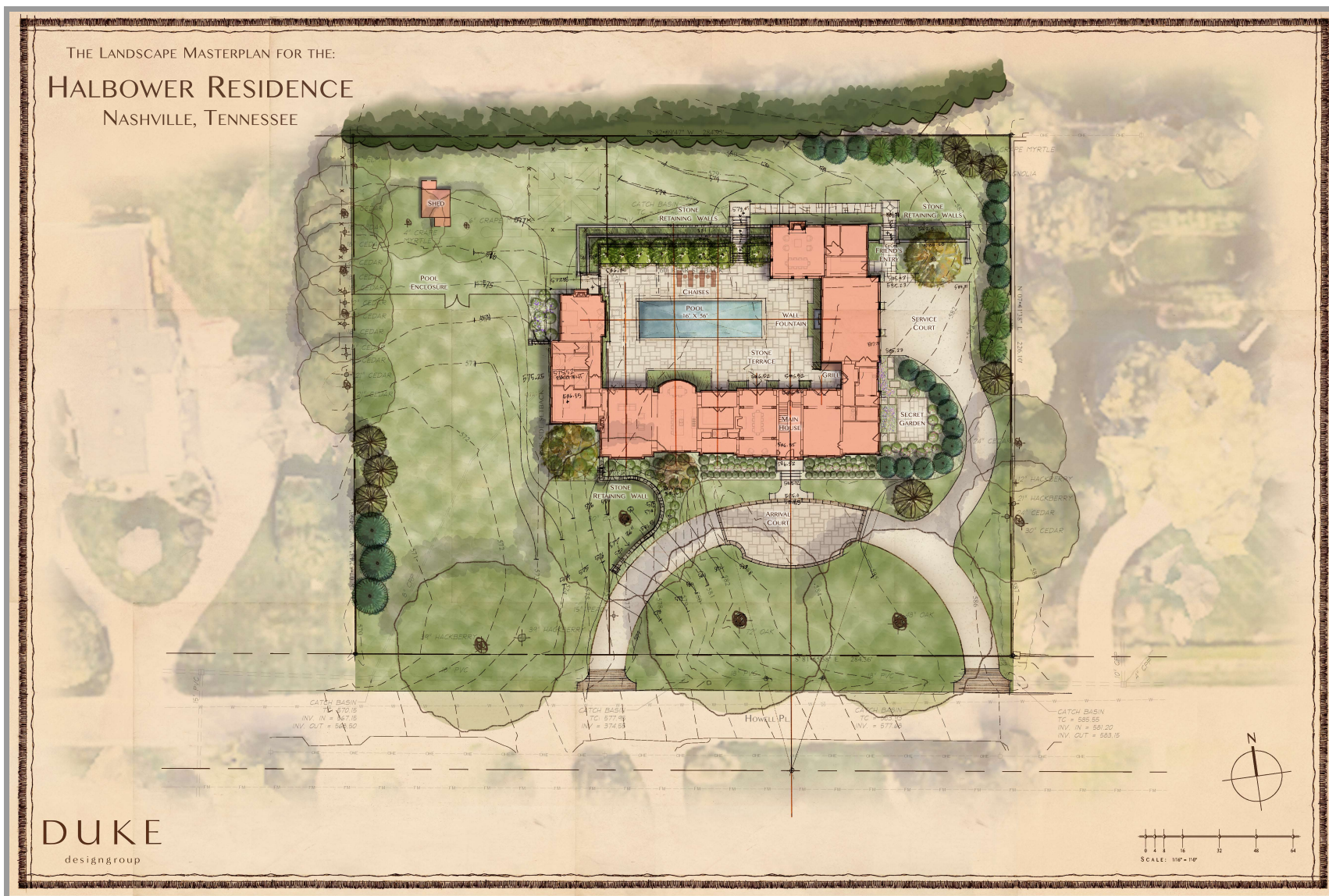
2024-11-12

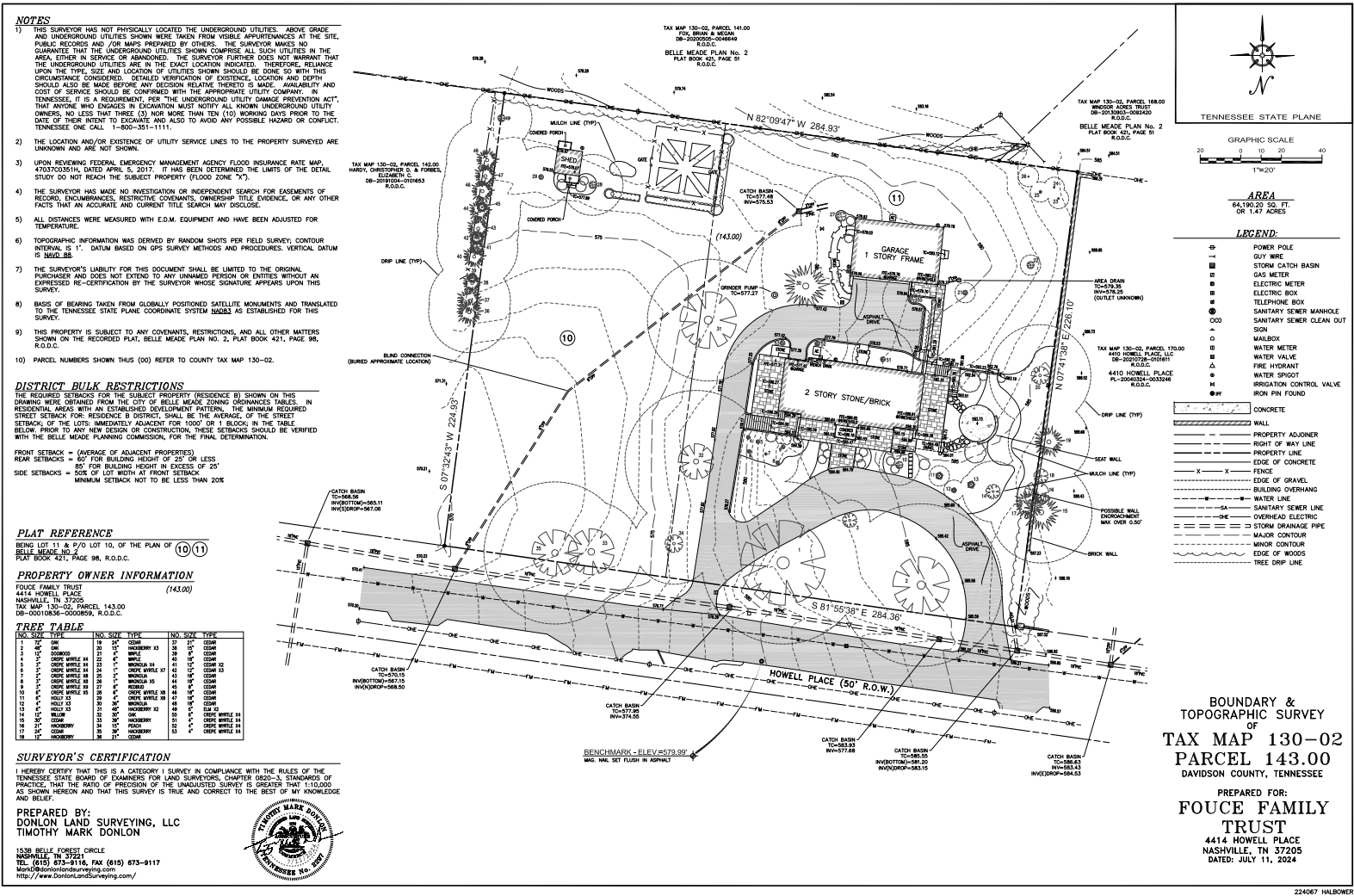
Typed Signature of Applicant or Owner

Date

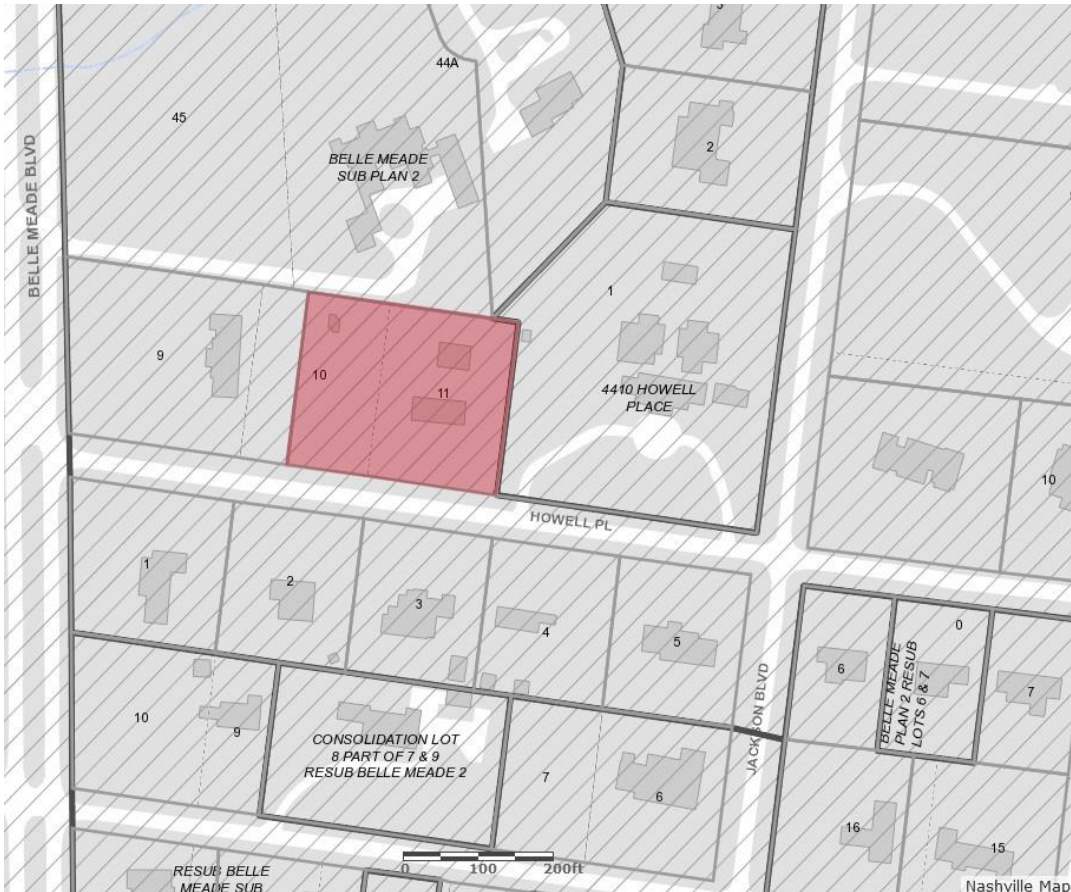
CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION







4414 HOWELL PLACE VICINITY MAP



4414 HOWELL EXISTING PHOTOS



EXISTING FRONT OF HOUSE





EXISTING RIGHT SIDE OF HOUSE



EXISTING LEFT SIDE OF HOUSE



EXISTING REAR OF HOUSE



EXISTING REAR CORNER OF HOUSE



EXISTING STEPS TO REAR OF PROPERTY

EXISTING STEPS TO REAR OF PROPERTY





EXISTING DETACHED GARAGE





EXISTING RIGHT SIDE OF PROPERTY



VIEW TOWARD HOWELL PLACE

NEIGHBORING HOUSES

4417 HOWELL PLACE



4415 HOWELL PLACE



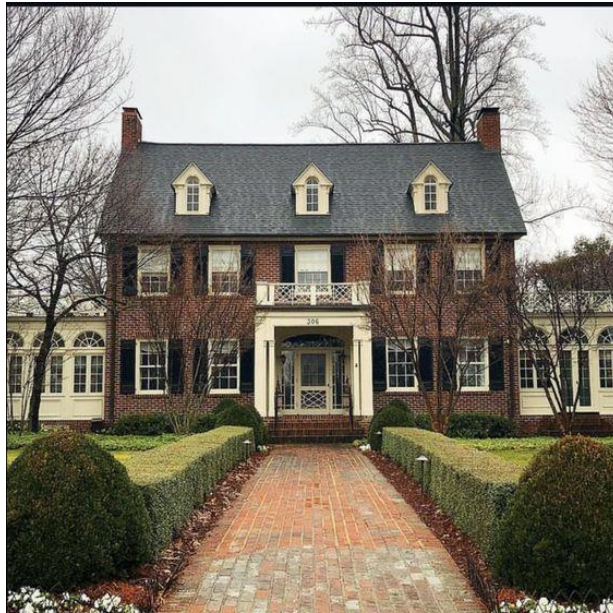
4410 HOWELL PLACE

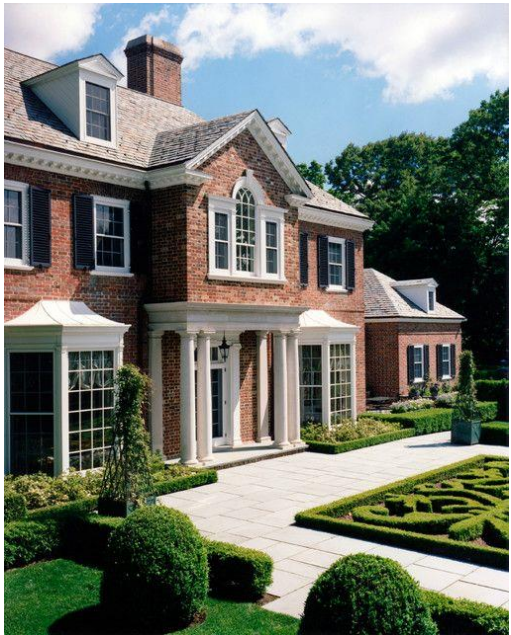


PHOTO OF HOUSE WITH ORIGINAL ENTRY (1999)



INSPIRATION IMAGES

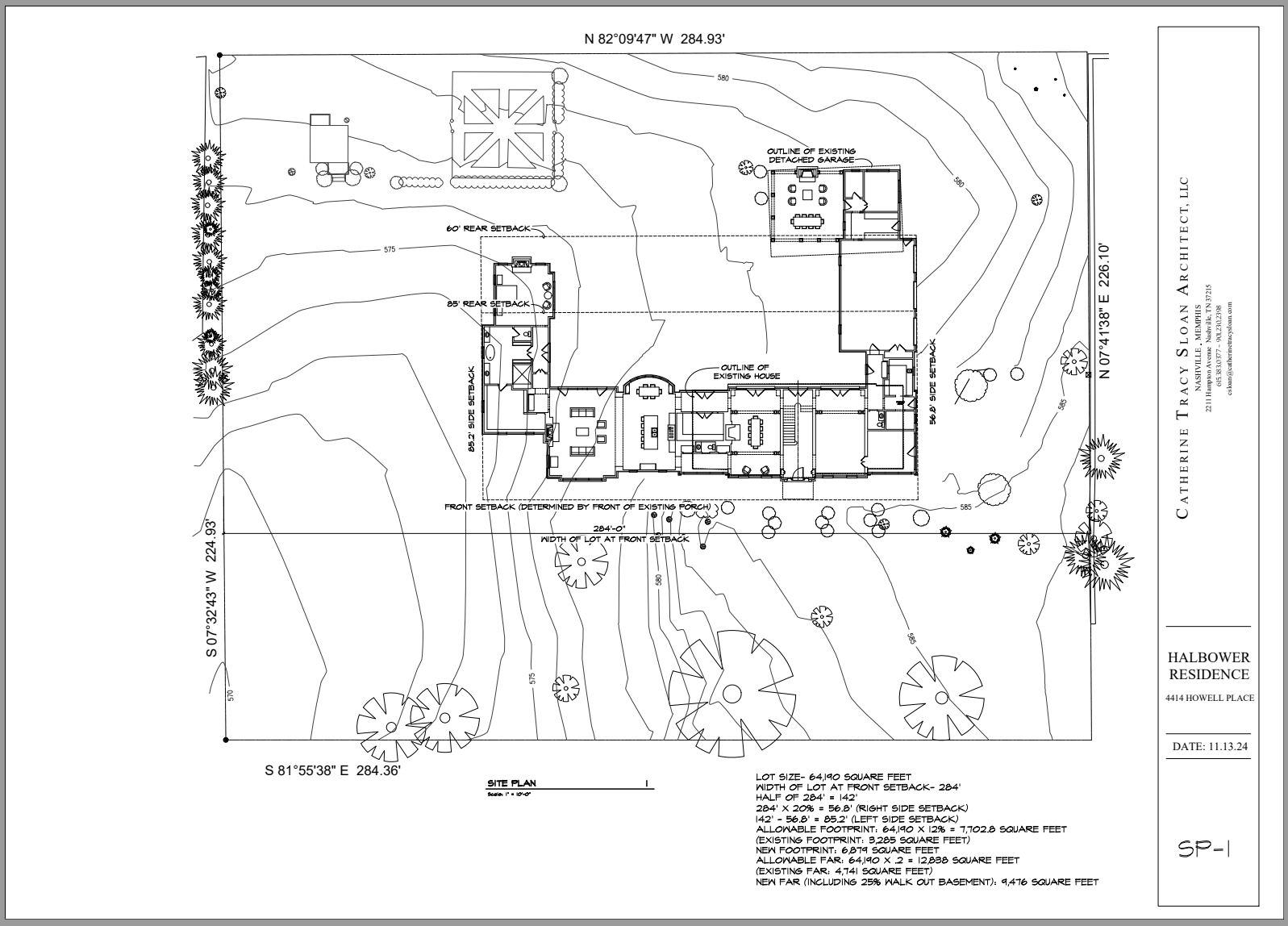


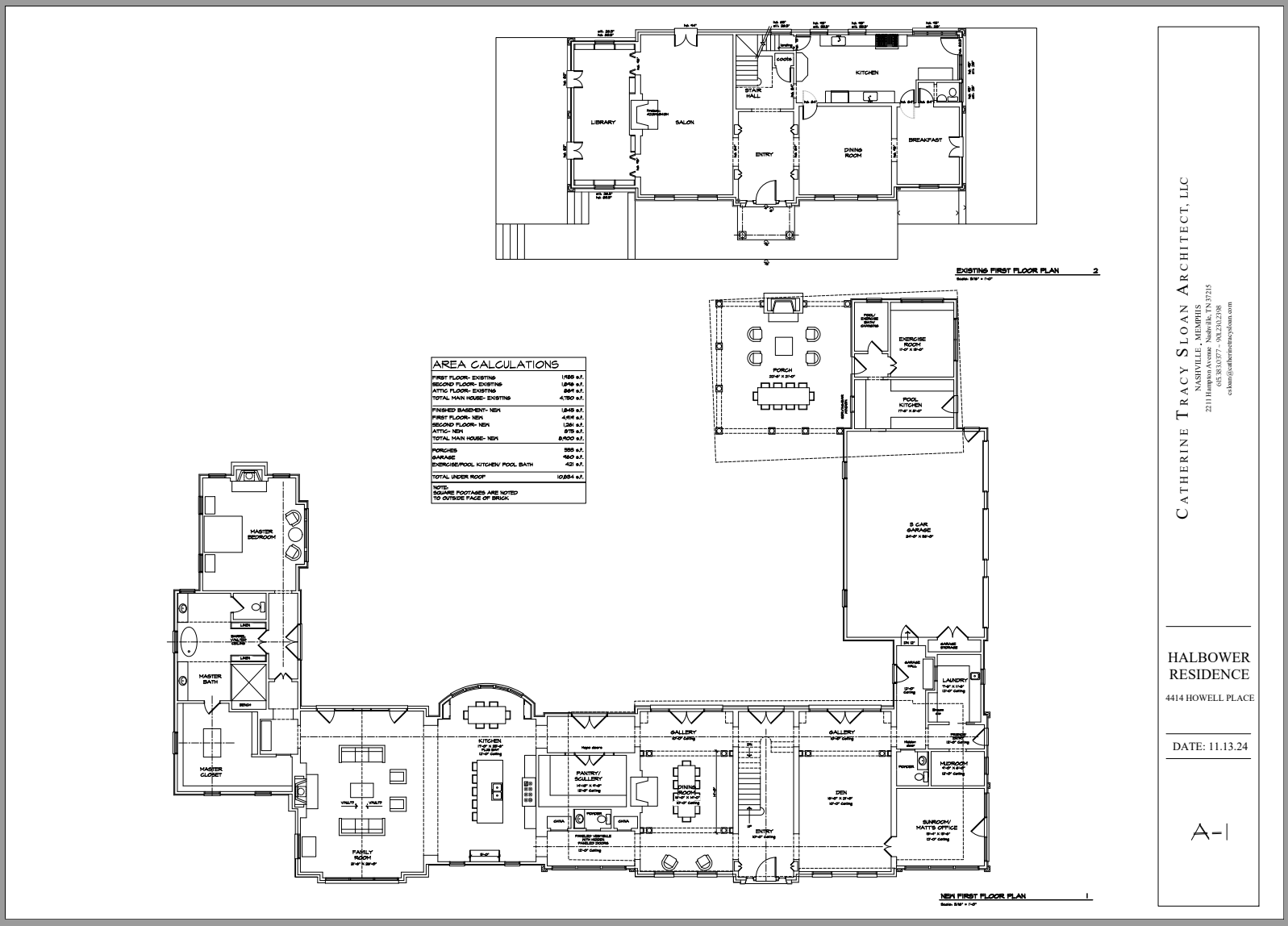


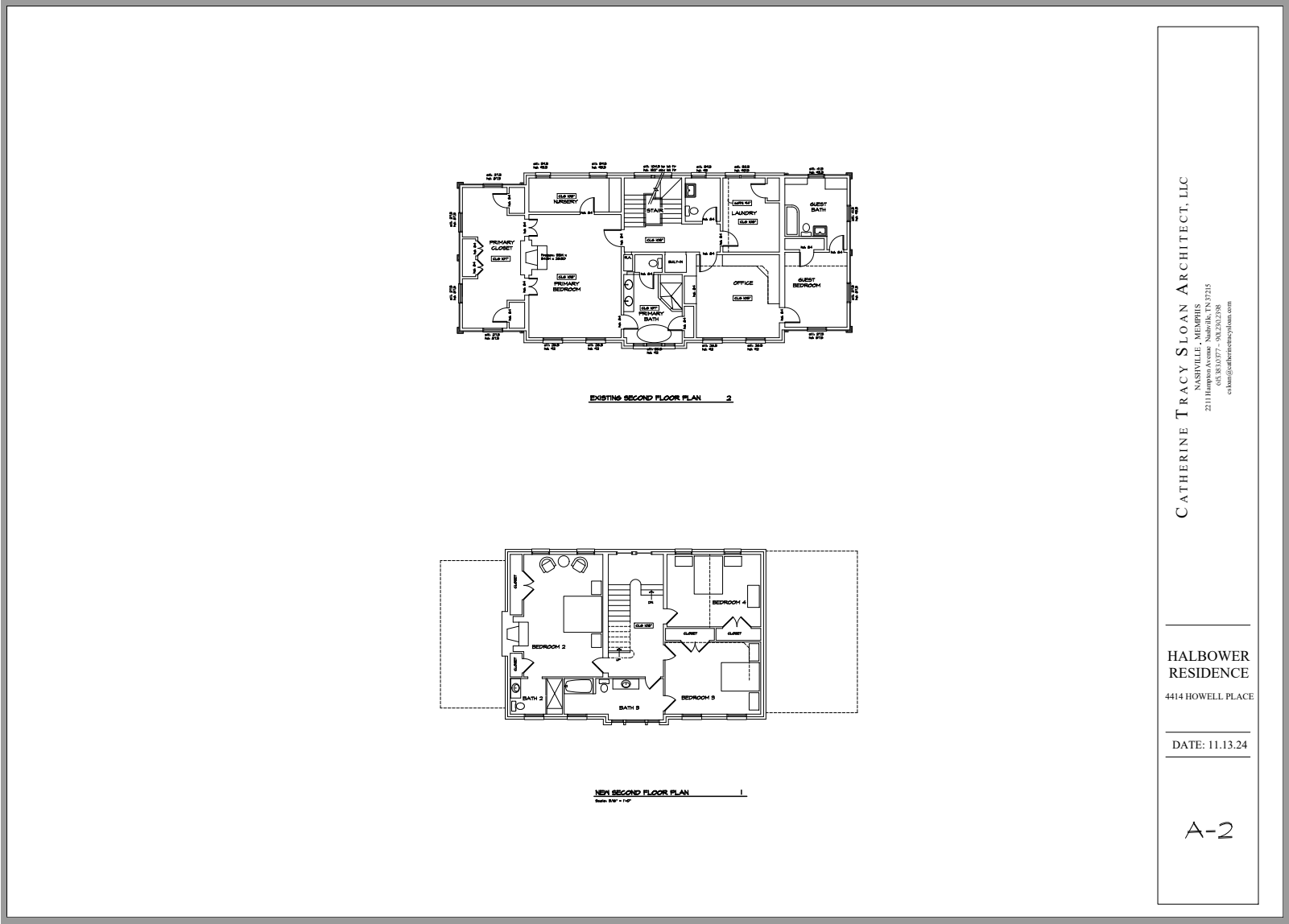


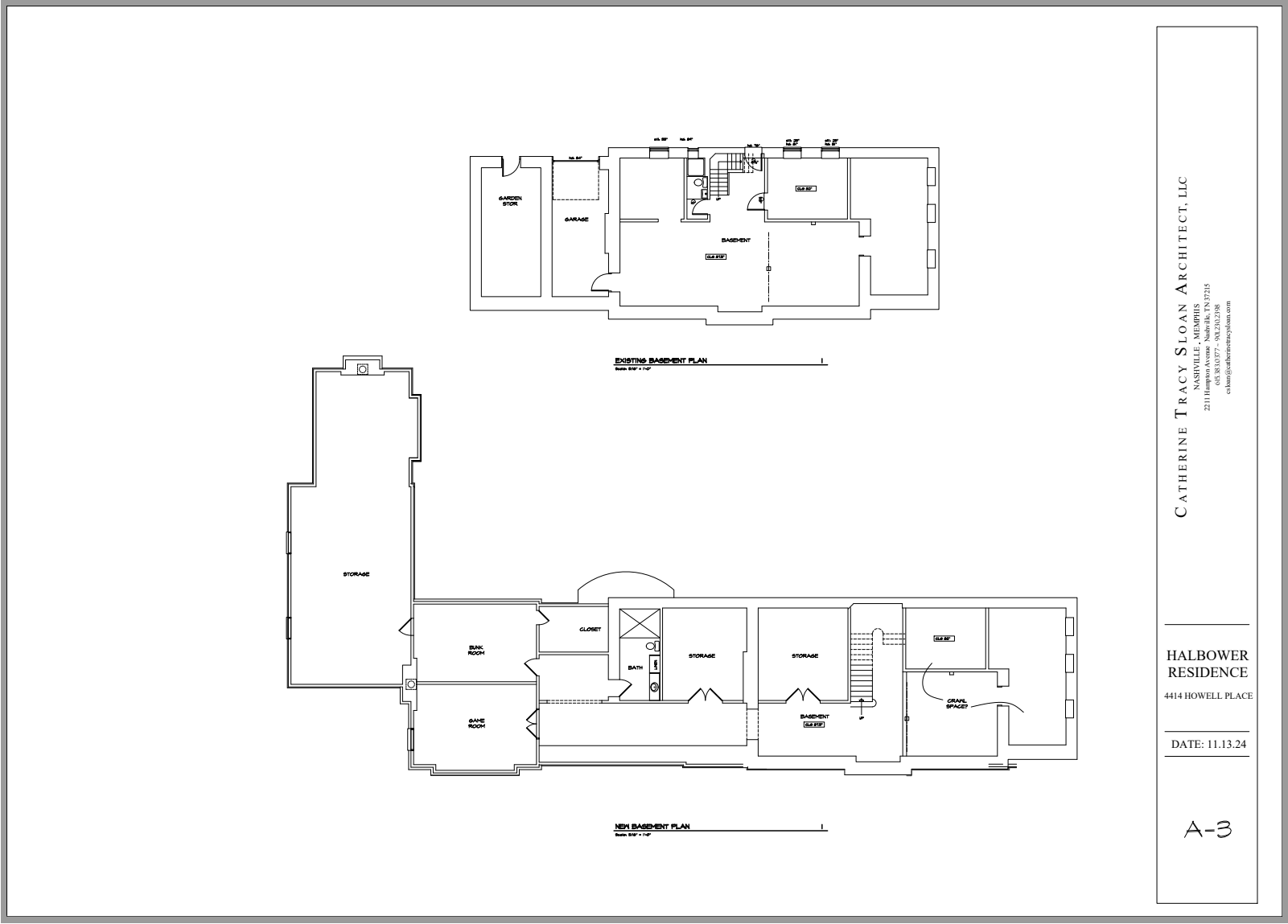
MASTER BEDROOM INSPIRATION IMAGE





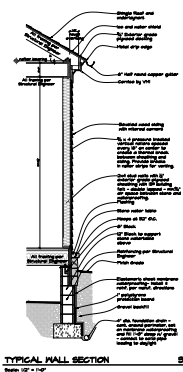








NEW FRONT ELEVATION



TYPICAL WALL SECTION **B**

Section 102' x 102'



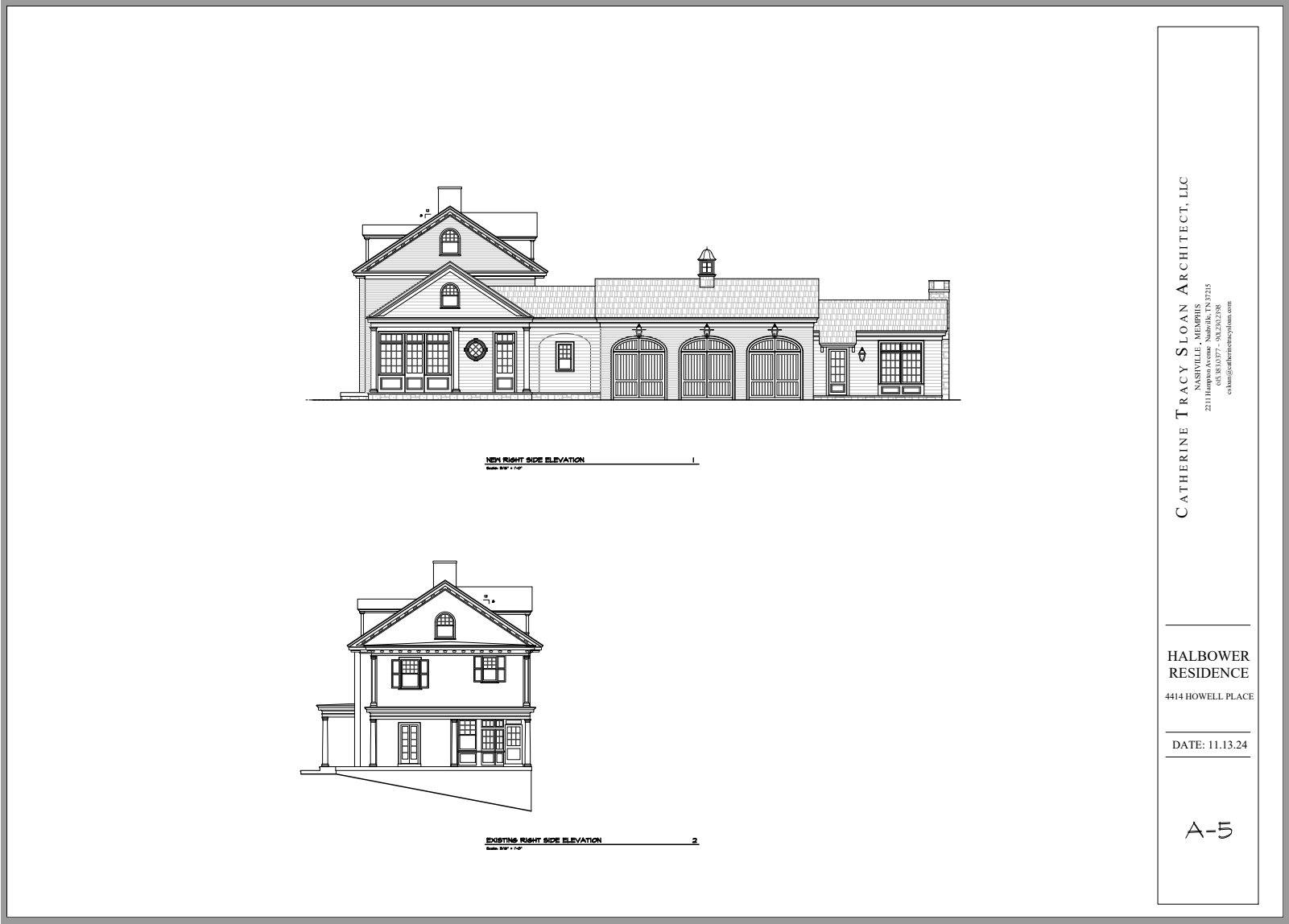
EXISTING FRONT ELEVATION

CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE, MEMPHIS
2211 Hampton Avenue Nashville, TN 37215
615.38.13177 • 903.230.2798
cslun@catherinesloans.com

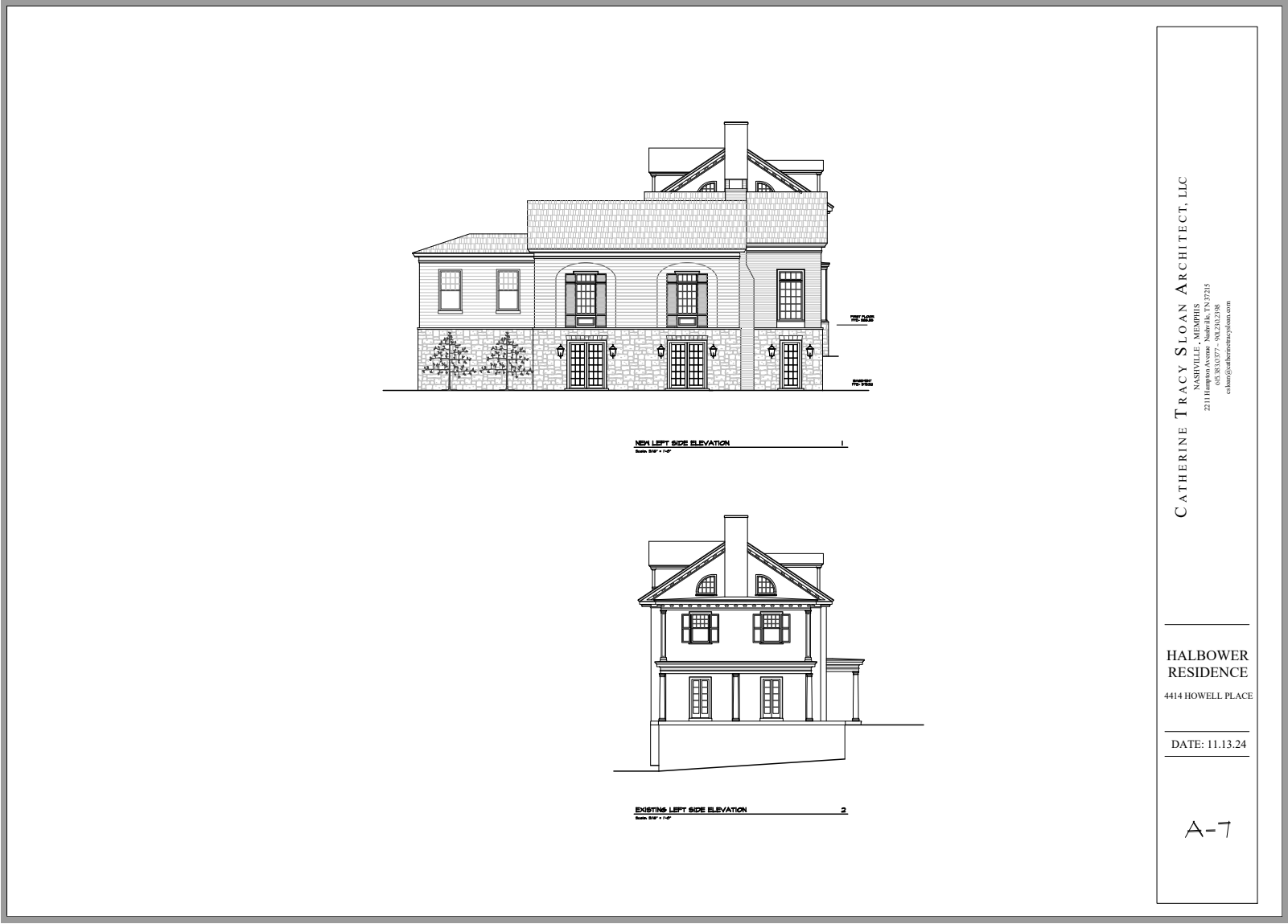
HALBOWER
RESIDENCE
4414 HOWELL PLACE

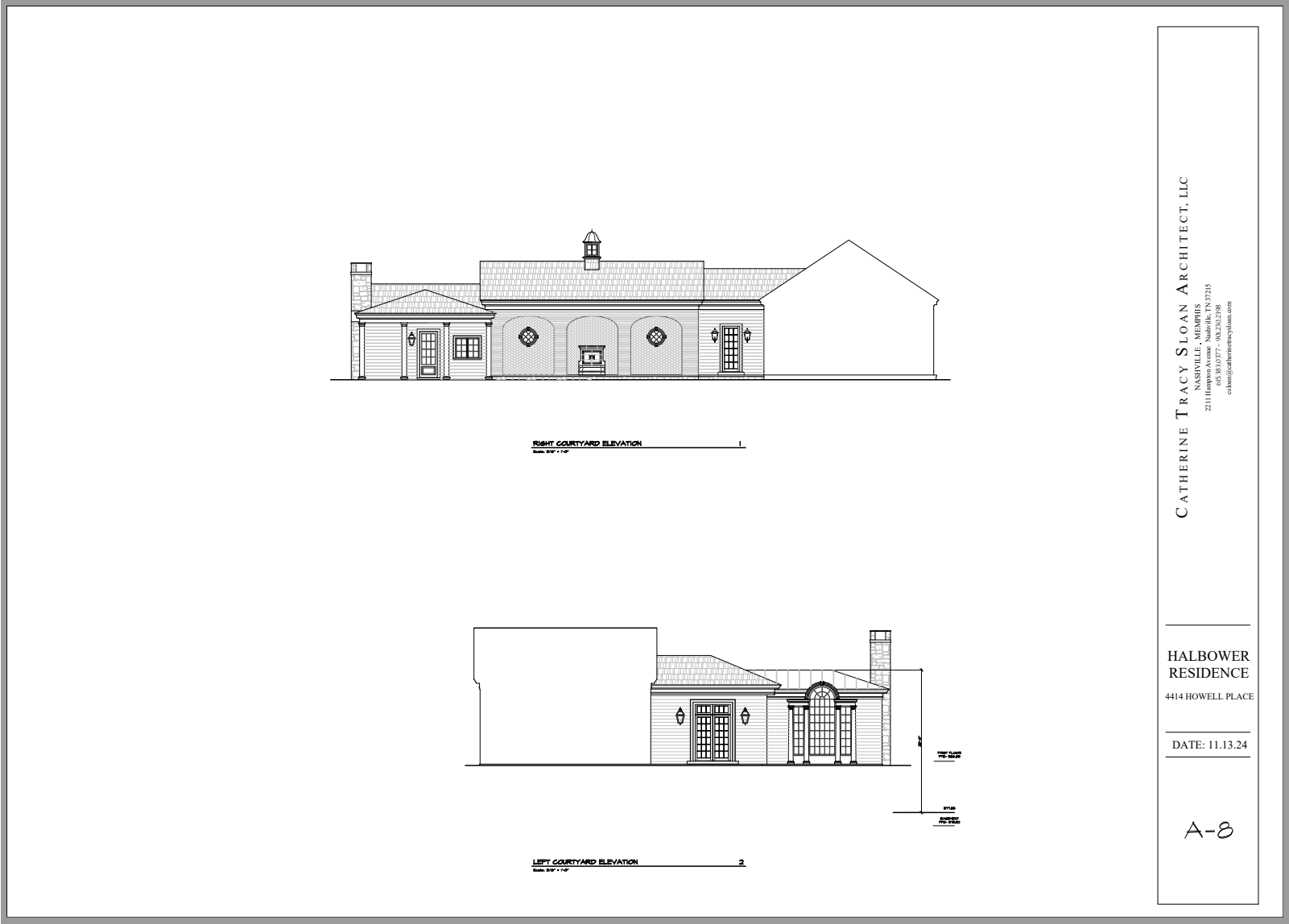
DATE: 11.13.24

A-4









Staff Report

Agenda No.: III.A.
Case No.: #24-25
Staff: Mary Samaniego, Planning Director
Applicant: Catherine Sloan for Samonica Nashville Trust
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 4414 Howell Place

Summary:

The applicant, Catherine Sloan representing the Samonica Nashville Trust, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is to demolish the detached garage and add a garage addition with for a second-story to the rear and side of the residence. The proposed architectural style is Georgian 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 1.47 acres (64,190 square feet).
2. The proposed addition has a footprint of 3,594 square feet with an overall area, including the second floor, of 4,735 square feet.
3. The proposed project is following the requirements of the zoning ordinance.
4. The existing dwelling was constructed in 1912 and includes a three-car detached garage. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property of significance*.
5. The dwelling has been identified in the 1993 historical survey (DV-21753) as having: brick construction type; gable with asphalt roof; double-hung wood windows; two brick chimneys; brick foundation.
6. According to the 1931 Sanborn maps, the residence and lot appears to be in their original configurations (no additions).
7. This was one of the first residences to be built in the city for the Luke Lea family. Lea was a U.S. Senator and the owner of the Nashville Tennessean, Memphis Commercial Appeal, and the Knoxville Journal.
8. The residence has been owned by three families over the last 50 years.
9. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.

10. Materials list:

Window Manufacturer:

Window Material:

Frame Material:

Windowsills:

Brick, Painted/Natural:

Brick/Stone Thickness:

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:

Exterior Doors:

Eaves/Cornice:

Gutters:

Gutter Dimensions:

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Appropriateness are established in the Zoning Ordinance. Per Section 14-207(5), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to:

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

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

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

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.

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.

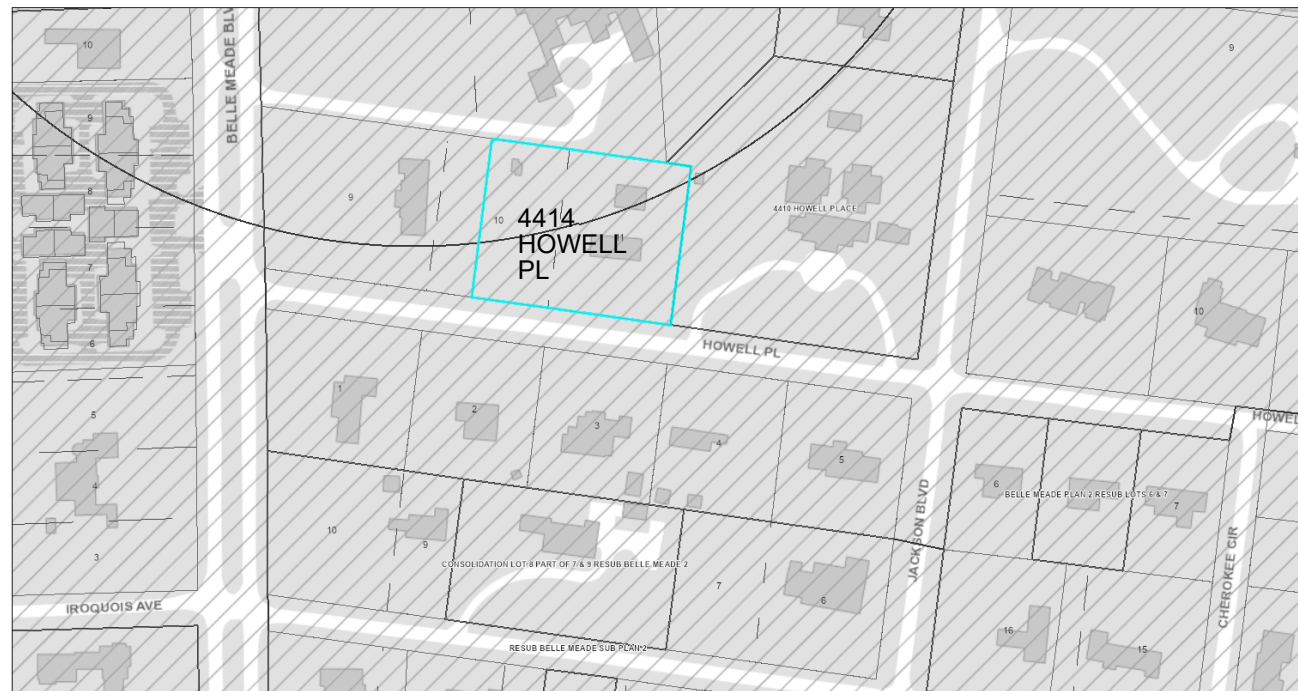
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions 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 Parcel Viewer Map 4414 HOWELL PL



11/22/2024, 8:57:44 AM



From: [Celeste Lester](#)
To: [Mary Samaniego](#)
Subject: 4414 Howell Place addition
Date: Monday, December 2, 2024 8:04:20 AM

Good Morning,

We reviewed the proposed addition for 4414 Howell Place and as a resident of Howell Place fully support the proposed plan. The plan show a respect for the original structure and other homes on the street.

Regards,
Celeste Lester
4404 Howell Place
Sent from my iPhone

From: [Ann Curtis](#)
To: [Mary Samaniego](#)
Subject: 4414 Howell
Date: Sunday, December 1, 2024 8:20:03 PM

I just wanted to send an email in full support of the project directly across the street from us, 4414 Howell Place. I have looked at the plans and think the addition looks lovely!! I am at 4417 Howell. Respectfully submitted, Ann and Tom Curtis.

Sent from my iPhone

From: [Mark Brueggen](#)
To: [Mary Samaniego](#)
Subject: 4414 Howell Place
Date: Monday, December 9, 2024 11:53:23 AM

I am emailing in support of the plans submitted for 4414 Howell Place. The proposal looks great and I look forward to welcoming our new neighbors.

Thank you.

Mark Brueggen

Tree Removal Permit Application

OWNER INFORMATION

Property Owner Email Address: Property Owner Phone: Is Owner Applicant? ☐ Yes ☒ No

RELATIONSHIP TO OWNER:

☐ Contractor☐ Architect☐ Other (explain)

PROPERTY DESCRIPTION & LOCATION

 AGE/YEAR OF STRUCTURE☒ Yes ☐ No PROPERTY OF SIGNIFICANCE (1901-1939)☐ Yes ☒ No PROPERTY OF CONSERVATION (1940-2000)☐ Yes ☒ No PROPERTY LESS THAN 50 YEARS

PROPOSED ACTIVITY

☐ New Construction ☐ Demolition ☐ Exterior Alteration or Repair ☐ AdditionDefine Architectural Style

Reason for Request:

The homeowner is requesting to demolish the home, as it unfortunately has been stripped of any architectural design that it may have once had through a number of additions and renovations over the years. The homeowner plans to build a new home that will be of a correct and historically accurate style that uses authentic materials and contributes to the integrity of Tyne Boulevard and the City of Belle Meade.

Demolition of Structures:

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

The structure has not been maintained for many years. There is substantial wood decay, water intrusion, overgrowth of plants/roots on exterior walls, and foundation damage.

Historical Significance

None. The home is not included in either Oscar Cromwell Tidwell, Jr.'s book Belle Meade Park, or Ridley Wills' book, Belle Meade: A Legacy of Land,

☐ Yes ☐ No Is the property habitable?

Give a compelling reason for demolition of property

The home has been added onto so many times over the years that it no longer has any correct architectural elements or any historically accurate or appealing design that would contribute to the fabric of Belle Meade. The home is now a

Describe the proposed reuse of existing materials, if any?

There are no materials on the existing home that are of a quality to be reused.

New Construction Material List Description

Window Manufacturer:

Window Material:

Frame Material:

Windowsills:

Brick, Painted/Natural:

Brick/Stone Thickness:

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:

Exterior Doors:

Eaves/Cornice:

Gutters:

Gutter Dimensions:

Property of Significance

☐Yes ☐No A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;

☐Yes ☐No Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;

☐Yes ☐No 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;

☐Yes ☐No 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

☐Yes ☐No Is a notable work of a master builder, designer, or architect, and/or;

☐Yes ☐No Possesses or may likely yield information important in prehistory or history, and/or

☐ Yes ☐ No Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In Step 5 of the Application, please attach the below document(s) for all types of CoA Applications:

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

Additional submittal requirements for Exterior Alteration or Repairs:

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

Additional submittal requirements for New Construction and Additions:

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

I certify under penalty of perjury that I am the owner or authorized agent of the above property and the information furnished by me is true and correct to the best of my knowledge. I certify that all applicable federal, state, county, and City of Belle Meade requirements for the work authorized by this permit shall be met.

Catherine Sloan

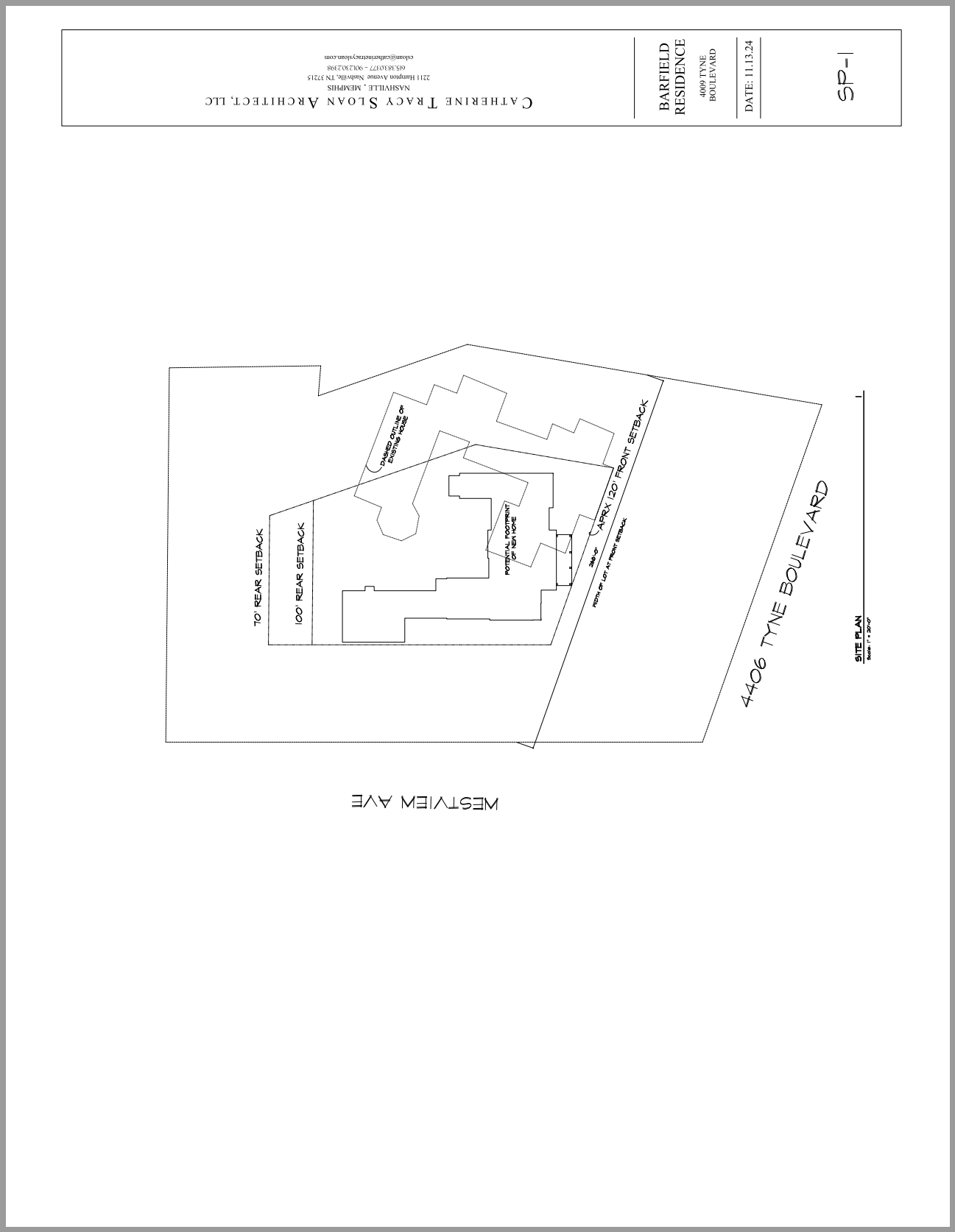
2024-11-14

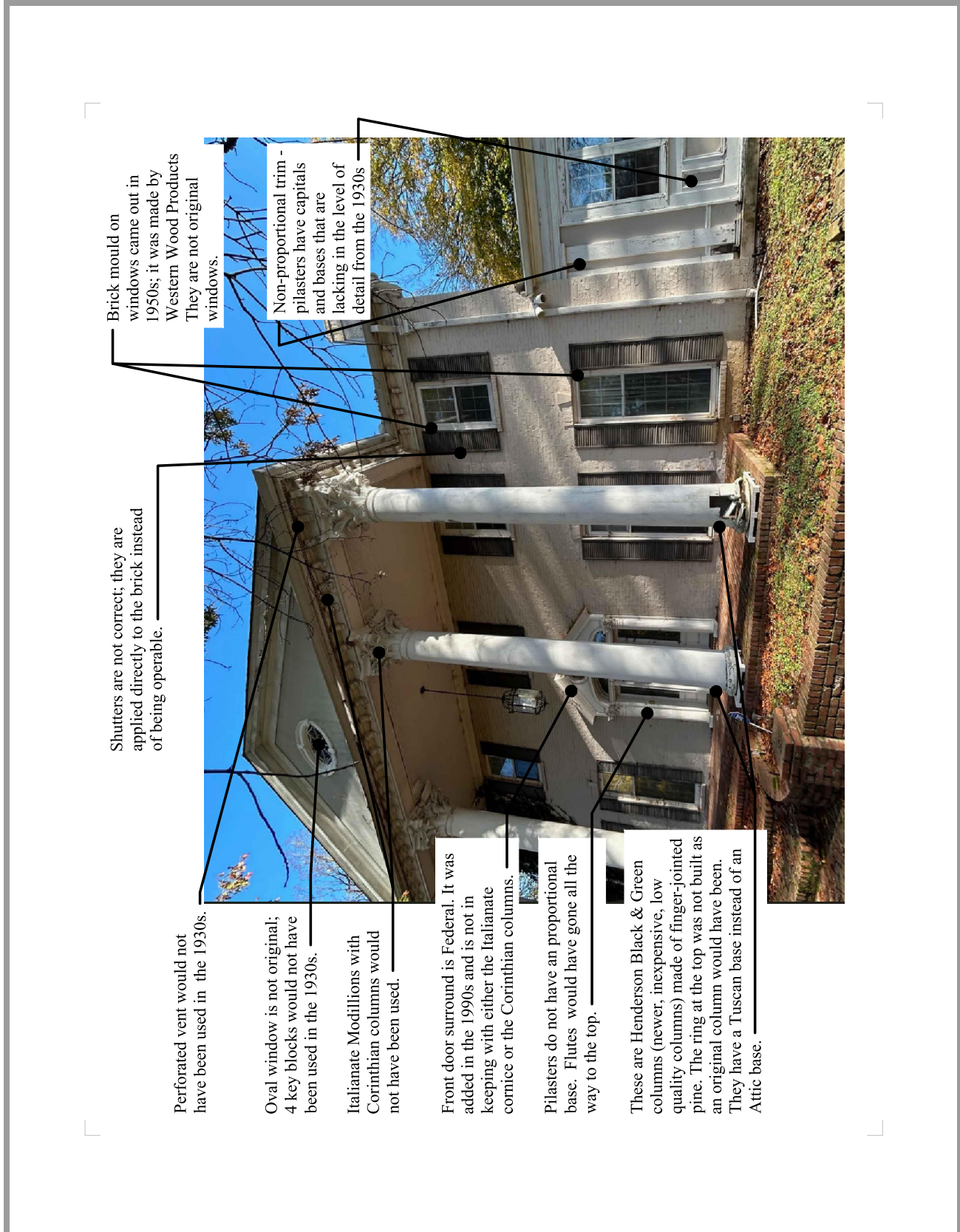
Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION







4406 TYNE BOULEVARD EXISTING CONDITIONS







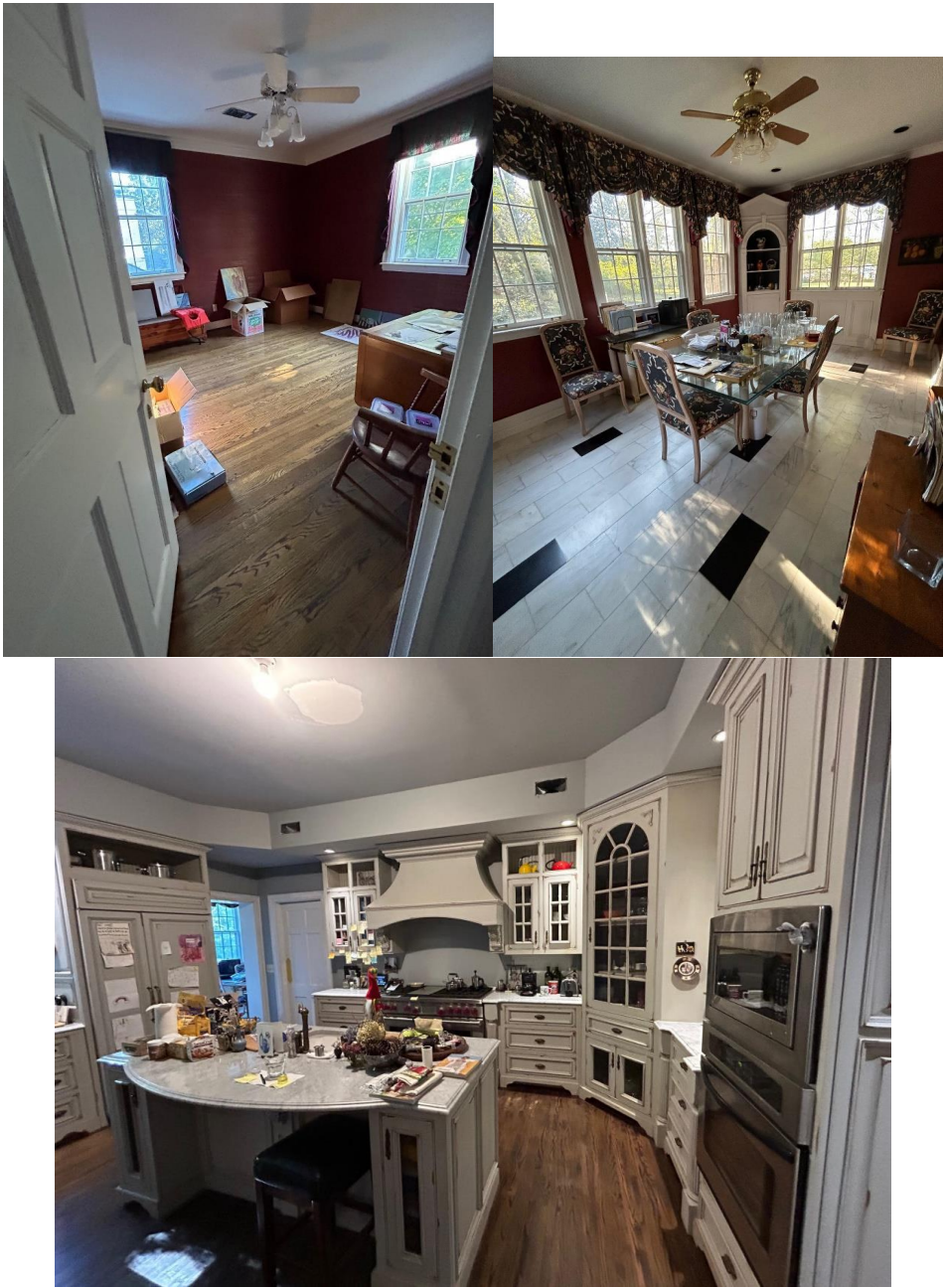
















IMAGES OF THE REAR OF THE LOT



VIEW TOWARD NEIGHBORING PROPERTY ON TYNE



VIEW TOWARD NEIGHBORING PROPERTY ON WESTVIEW



VIEW TOWARD NEIGHBORING PROPERTY ON LYNWOOD



INSPIRATION IMAGES







Page 1

Building Evaluation Photos
4406 Tyne Blvd.
Nashville, Tennessee

Photos



Rear Addition



Rear Addition



Rear Addition



Rear Addition

Engineered Solutions
945-9119

1928 Tinnin Road

Goodlettsville, Tennessee 37072



Rear Addition



Rear Addition



Rear Addition



Original Attic Framing

Engineered Solutions
945-9119

1928 Tinnin Road

Goodlettsville, Tennessee 37072



Original Attic Framing



Addition Attic Framing



Addition Attic Framing



Interior Water Damage

Engineered Solutions
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1928 Tinnin Road

Goodlettsville, Tennessee 37072

Page 4



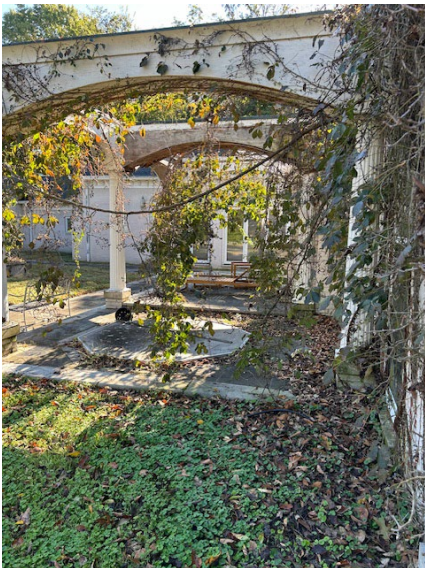
Interior Floor Vegetation Damage



Exterior Vegetation Damage



Pool Damage



Exterior Vegetation Damage

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945-9119

1928 Tinnin Road

Goodlettsville, Tennessee 37072

Page 5



Exterior Vegetation Damage



Right Side Carriage Porch



Exterior Vegetation Damage



Original Porch Support Column

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Page 6



Original Porch Support Column



Original Porch Support Column



Original Porch Support Column



Crawlspace of Original

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1928 Tinnin Road

Goodlettsville, Tennessee 37072

Page 7



Crawlspace of Original (Amount of Renovation Evidence)



Crawlspace of Original (Amount of Renovation Evidence)



Crawlspace of Original (Amount of Renovation Evidence)

Engineered Solutions
945-9119

1928 Tinnin Road

Goodlettsville, Tennessee 37072

November 20, 2024

Cole Barfield

STRUCTURAL EVALUATION OF RESIDENCE

4406 Tyne Blvd.

Nashville, Tennessee

Project #224527



This report was completed as requested, to visit the above residential property in the Nashville / Belle Meade to inspect, evaluate, and assess the feasibility of renovating the existing subject structure. It is my understanding the purpose of this report will be provided to the City Historic Zoning Commission with the findings.

As a design engineer, detailer, project engineer, and field engineer with over 40 plus years of varied and valuable experience. Overseer of design, structural evaluations, and construction of projects ranging from moderate size to large, multi-faceted buildings in concrete, wood, masonry, and steel. Experience includes designing and evaluating structures for industrial, healthcare, office, churches, residential (both for single & multi-housing), educational, and governmental facilities. I have performed as a structural engineer on thousands of residential structures completing evaluations, renovations, and design over the years, for both newer and older (historical) projects.

This home was built as a single family house structure, it is understood that it was originally constructed in 1930's. Renovation addition was understood to be installed to the left side and a couple additions added to the rear right (when facing the house for the front). Additionally several interior remodel renovations have been completed over the years. Based on past permits the renovations and additions that were permitted occurred between the dates 1988 through 2009. The foundations for the original structure consist of stone and block perimeter walls; with the additions having a combination of pour-in-place foundations and block walls. The building superstructures were built with wood joist framing, wood sub-floor decking, and brick façade veneer (single-wythe) exterior walls with some stucco walls.

The additions that were added over the years engulfed the majority of the original structure and appeared to only maintain a front center front elevation that would be considered original. The right side of the original had an original screen style carriage porch that was in-filled during a past renovation modifying the majority of the original framing and supports of the type of structure. The left front past addition added a glass enclosed sun room with a rather large addition extending toward and past the original structure. The major additions to this residence structure occur to the right rear and along the rear created in an "L-shape" wing the wraps the rear yard creating a courtyard. This main addition has a high-bay valuated ball-room that attaches to a rear two-story garage with upper bedrooms and a section of concrete underground basement area.

No elements of the either existing structure were removed or damaged during observations. But sections of some of the framing elements were visible due to recent plumbing leaks damaging drywall ceilings that allowed for review of some on the concealed floor framing system. The plumbing repairs had been fixed but on effort to repair framing and/or drywall were completed, which is in keeping with what was evidence upon immediate inspection observation of the residence; it is apparent the structure has not endured regular maintenance, proper repairs and/or the necessary attention to maintains of the dwelling. The exterior of the residence has had no maintains of repairs that has allowed weather and rot to deteriorate and destroy the columns of several of the porch and walk-way structures. Additionally, other than roof repairs gutters and down-spout along with site water control has not been maintained which has created water damage and overgrown vegetation with vines and small trees that have destroyed the framing and dislodge foundations.

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Goodlettsville, Tennessee 37072

STRUCTURAL EVALUATION

4406 Tyne Blvd. - Nashville

Page 2

The interior of the residence revealed some areas of the walls, floors, ceilings and roof revealing pattern cracking, due to the lack of exterior maintenance. The interior area of the original structure revealed that the past renovations had updated the majority of all the finishes; therefore drywall had replaced most plaster wall systems and wood flooring had been replaced leaving very little evidence of the original 1930's conditions.

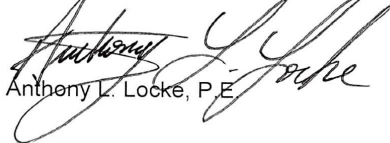
The exterior of the original residence brick revealed and few random brick cracks and the stucco additionally revealed cracks. No real evidence with any foundation failures appeared to be related to the pattern cracking observed. The majority of the damage to the exterior was obvious lack of any upkeep and maintenance. The support columns for the majority of all the porch and walkway structures have failed and rotted and this have placed both danger and stress to the residence structures. The walls of the sunroom have broken-seals and offer little to no interior living space climate control. The overgrown vegetation as mentioned has created both the visible but hidden damage that is creating rotten wood and deterioration. The amount of damage revealed a moisture and water exposure that accumulates biological deterioration which has damaged the framing system of the structure.

There is significant evidence damage in many areas of the structure, mainly in the exterior. The moisture and water will and possible has led to mold, biological growth developing wood rot and decay. Aside from the envelope and structural members being compromised, the amount of bacteria contributes to difficulty and cost to repair all that is damaged. Prior to any work being completed, environmental attention to evident chronic presence of mold would be imperative to create a safe and healthy working environment. Historical and active rot damage, non-standard maintenance, and exposure to exterior elements will require a complete replacement of the majority of all the exterior walls, exterior support columns and beams to ensure structural integrity to meet current codes or even basic safety standards. It is assumed non-visible structural supports would, additionally, need complete replacement. Replacement of these components without disturbing the integrity of remaining structural components is highly doubtful.

The configurations of the additions that have been added over the years has only allowed a small area of the original history structure to remain and the lack of maintains to this has placed the structural deficiencies at a near complete loss. It is estimation the work necessary to address all current deficiencies and elements of the structure and reconstruct in alignment with current building codes and the feasible would be in excessive.

Based on my experience, the structural deficiencies observed for the structure (mainly, the exterior structures) has too many structural deficiencies to undergo proper rehabilitation and the more efficient, economical, and safe method is to demolish and reconstruct.

If there are any questions, concerns, or additional information required, please feel free to call.



Anthony L. Locke, P.E.

Engineered Solutions
945-9119

1928 Tinnin Road

Goodlettsville, Tennessee 37072

Staff Report

Agenda No.: III.B.
Case No.: A24-26
Staff: Mary Samaniego, Planning Director
Applicant: Catherine Sloan for Eddie Simon Trustee
Request: Certificate of Appropriateness for demolition
Location: 4406 Tyne Boulevard

Summary:

The applicant/property owner is requesting Certificate of Appropriateness approval for demolition of a residence determined to be a property of significance. This residence was constructed in 1932 and was expanded multiple times primarily in the 1980's. The applicant has stated the architectural style as Georgian.

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 2.27 acres (98,881 square feet - SF) and is rectangular with frontage on Tyne Boulevard and Westview Avenue.
2. The residence was constructed in 1932 and has a Georgian architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property of significance*.
3. The residence is two-story and approximately 12,000 SF with an attached two-car garage.
4. The residence appears to have had multiple additions over the decades (primarily in the 1980's).
5. The dwelling has been identified in the 1993 historical survey (DV-22768) as having: frame construction type; gable roof configuration with asphalt shingles; double-hung windows; two chimneys; and continuous foundation.
6. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.
7. The applicant has submitted a structural evaluation of the residence by a structural engineer.

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to:

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

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

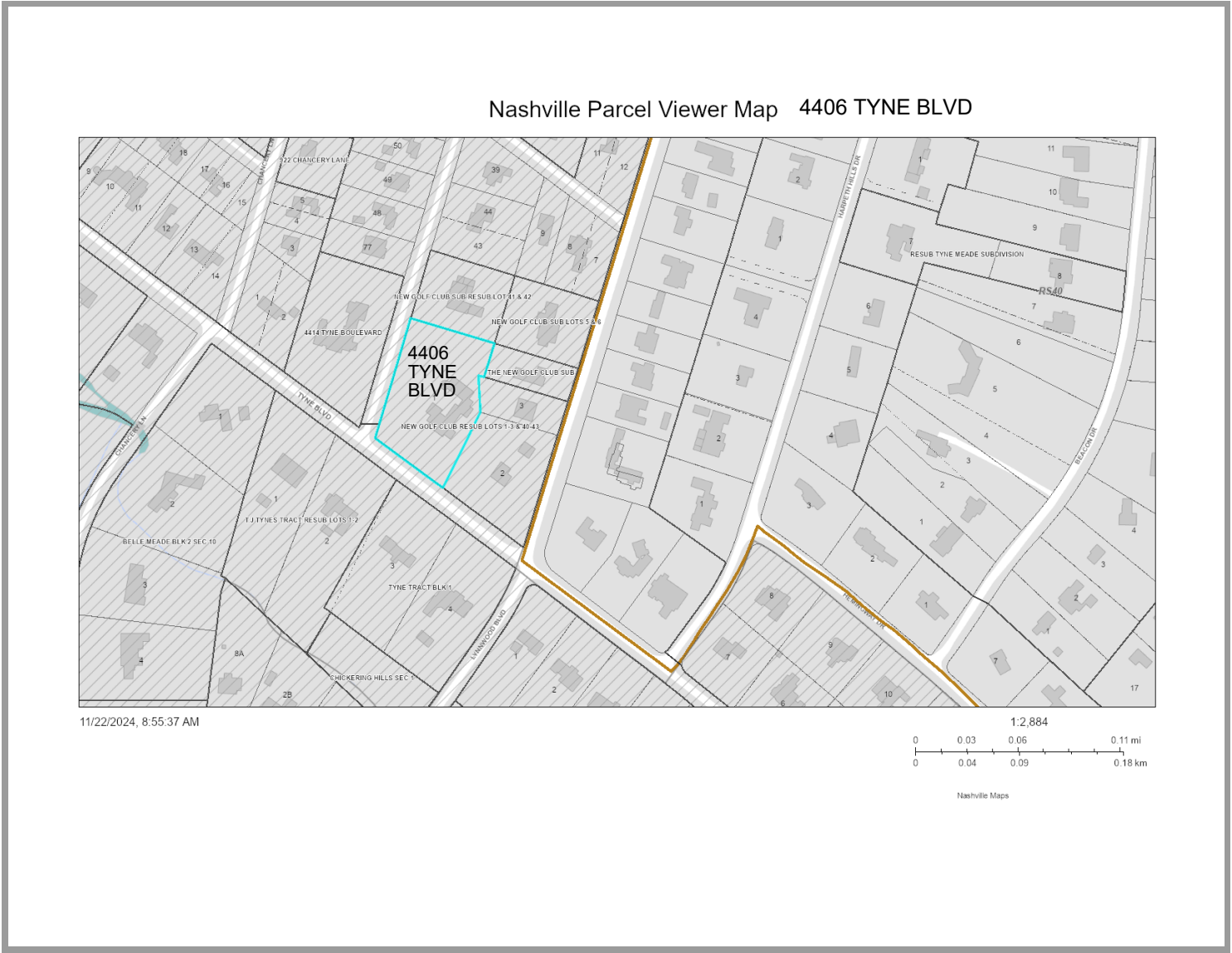
1. Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date, and,
2. Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places; or,
3. Embody such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade; or,
4. Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; or,
5. Possesses one or more of the following criteria:
 - A. A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
 - B. Identification with a historic person or with important events in Belle Meade, state, and/or national history, and/or;
 - C. Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/or;
 - D. Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or;
 - E. Is a notable work of a master builder, designer, or architect, and/or;
 - F. Possesses or may likely yield information important in prehistory or history, and/or;
 - G. Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

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

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

Attachment:

1. Location Map



From: [Page Haun](#)
To: [Mary Samaniego](#)
Cc: [Bzur Haun](#); colebarfield@gmail.com
Subject: Re: 4406 Tyne Blvd
Date: Monday, December 9, 2024 8:41:54 PM

Dear Ms. Samaniego:

My husband and I live at 4411 Tyne Blvd. Christen and Cole Barfield told us that they have purchased the property at 4406 Tyne Blvd. They have advised us that they plan to tear down the existing house on the property and build a new home. We live across the street from this property and are in support of their plan.

We understand they are coming before the Planning Director as a part of an application for review and approval by the Conservation Overlay and Historic Zoning Commission (HZC) of plans for the reference property.

As with their existing home at 4414 Tyne Blvd. which they built, Christen and Cole are committed to maintaining the beauty and architectural integrity of our community and are fully supportive of the purposes of the HZC. We know they will similarly focus on architectural integrity if approved for this new property.

Please let us know if you have any questions.

Sincerely,

Page and Bzur Haun

--

[Page Shaper Haun](#)
[\(415\)342-0297](tel:(415)342-0297)

From: [Nicholas Drinkwater](#)
To: [Mary Samaniego](#)
Cc: [Cole Barfield](#)
Subject: Note from Dr. Arthur B. Laffer Re: 4406 Tyne Blvd
Date: Monday, December 9, 2024 11:26:25 AM

Note from Dr. Arthur B. Laffer, owner of home at 4400 Tyne Blvd., Nashville, TN 37215:

Mary Samaniego
Planning Director, City of Belle Meade

Re: 4406 Tyne Blvd

Dear Ms. Samaniego:

Christen and Cole Barfield have purchased the property at 4406 Tyne Blvd and have advised me that they plan to tear down the existing house on the property and build a new home. I live next door to this property and am in support of their plan.

I understand they are coming before the Planning Director as a part of an application for review and approval by the Conservation Overlay and Historic Zoning Commission (HZC) of plans for the reference property.

Christen and Cole are committed to maintain the beauty and architectural integrity of our community and are fully supportive of the purposes of the HZC. They have built their current home at 4414 Tyne Blvd which is a newer home and yet maintains the beauty and architectural integrity of Belle Meade.

Please let me know if you have any questions.

Warmest regards,
Arthur B. Laffer

Nicholas C. Drinkwater
Chief Operating Officer
Laffer Associates
103 Murphy Court
Nashville, TN 37203
Phone: 615-460-0100

From: [Andy Corts](#)
To: [Mary Samaniego](#)
Cc: colebarfield@gmail.com; [Jenny Richter](#)
Subject: 4406 Tyne Blvd
Date: Monday, December 9, 2024 11:16:11 AM

Dear Ms. Samaniego,

We are writing to express our support for Christen and Cole Barfield's plans for the property at 4406 Tyne Blvd. As their neighbors, we have been informed of their intent to demolish the existing house and construct a new home on the site.

We understand that their proposal is subject to review and approval by the Conservation Overlay and Historic Zoning Commission (HZC) as part of their application process.

Christen and Cole have demonstrated a strong commitment to preserving the beauty and architectural integrity of our community. Their current home at 4414 Tyne Blvd is a wonderful example of how newer construction can harmonize with the established character of Belle Meade.

Please don't hesitate to reach out if you have any questions.

Sincerely, Jenny and Andy Corts

From: [William H. Polk, Jr., MD](#)
To: [Mary Samaniego](#)
Cc: colebarfield@gmail.com
Subject: 4406 Tyne Blvd
Date: Sunday, December 8, 2024 8:48:35 PM

Mary Samaniego
Planning Director
City of Belle Meade
msamaniego@citybellemeadede.org

Dear Ms. Samaniego:

Christen and Cole Barfield have purchased the property at [4406 Tyne Blvd](#) and have advised us that they plan to tear down the existing house on the property and build a new home. I live next door to this property at 921 Lynnwood Blvd with Charmion Hearn and we **are in support of their plan**.

Christen and Cole are committed to maintain the beauty and architectural integrity of our community and are fully supportive of the purposes of the HZC.

Let us know if you have any questions. My cell number is 6154006865.

Sincerely,
William Polk

Sent from my iPhone

William H. Polk, Jr., MD
General Surgery and Surgical Oncology



410 42nd Ave N Suite 400
Nashville, TN 37209
Phone: 615.329.7887 | Fax: 615.340.4537

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**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.

PROPERTY OWNER or APPLICANT

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

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

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

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

DEFINED ARCHITECTURAL STYLE: _____

DESCRIBE PROPOSED WORK: _____

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA					
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)					
FRONT YARD AREA					
TOTAL DRIVEWAY AREA					
DRIVEWAY IN FRONT YARD AREA					
HARDSCAPE AREA					
POOL AREA					
* F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =					

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

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

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

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

➤ **New Construction and Additions:**

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.

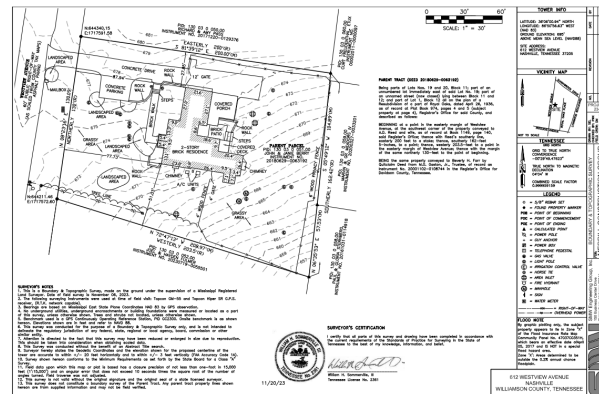
Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court.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

Page 1 of 14
 General Attachment: 24296 - ... A Submittal - 2024.11.22.pdf (Page 1 of 14)



daniels chandler &

611 Commerce Street, Ste 2712
Nashville, TN 37203
+1 615 219 93690
info@danlietschandler.com

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Contractor must verify all dimensions prior to construction.

Berry Residence
John & Janie Berry

612 Veterans Ave.
Nashville, TN 37205

PROJECT No.	24296
DATE	11.22.2024
REV DATE	

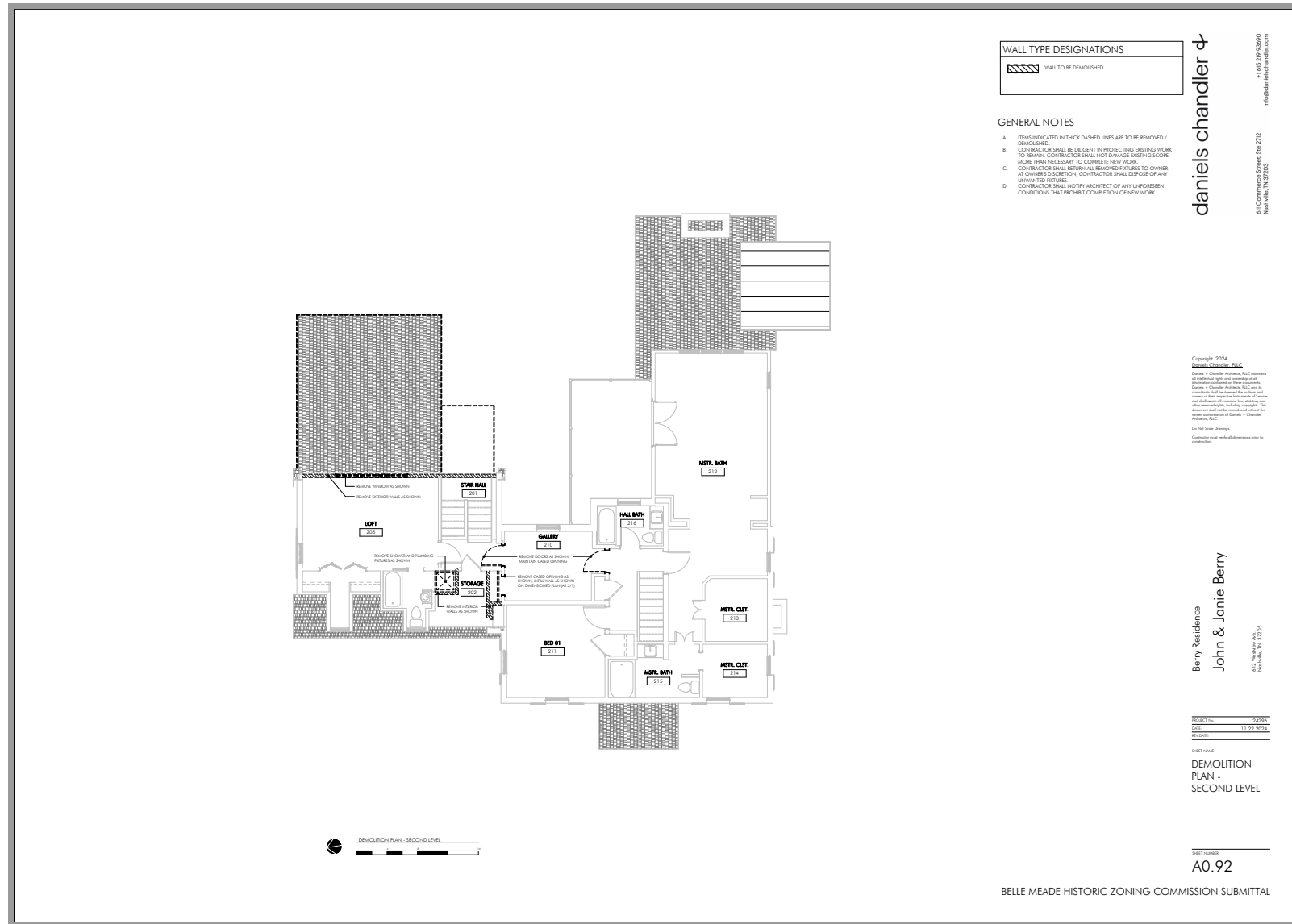
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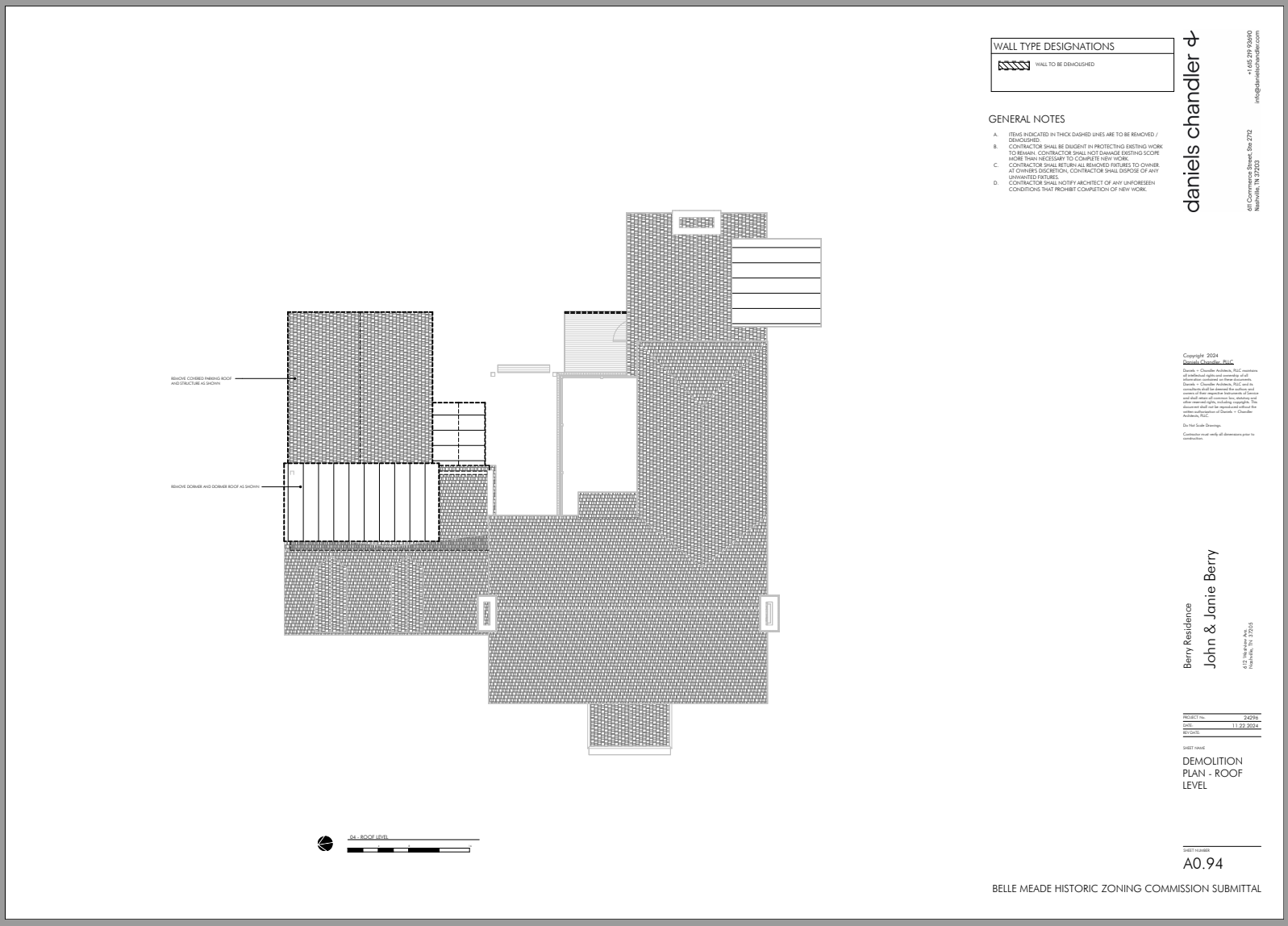
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SURVEY

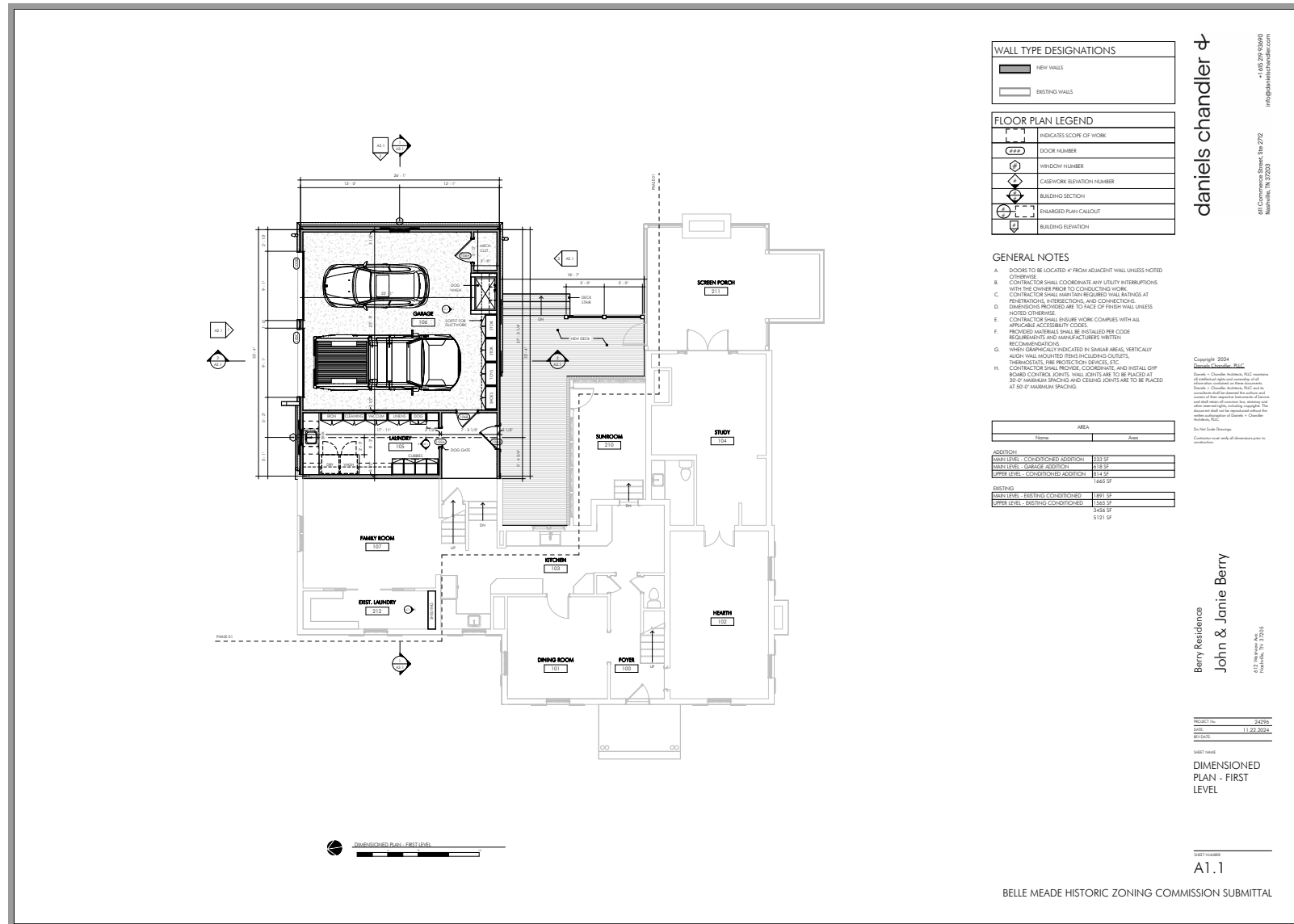
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A0.50

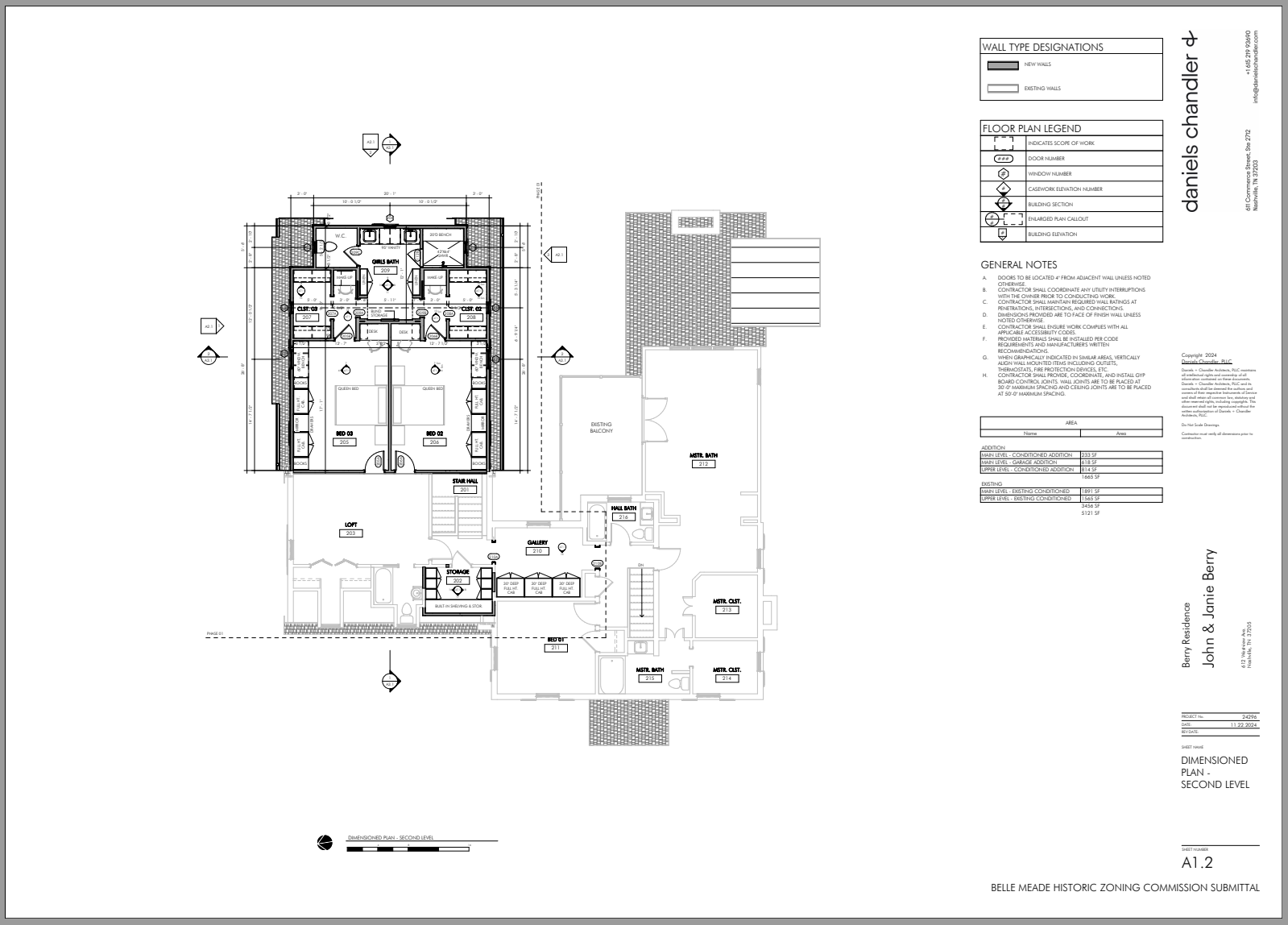
BELLE MEADE HISTORIC ZONING COMMISSION SUBMITTAL

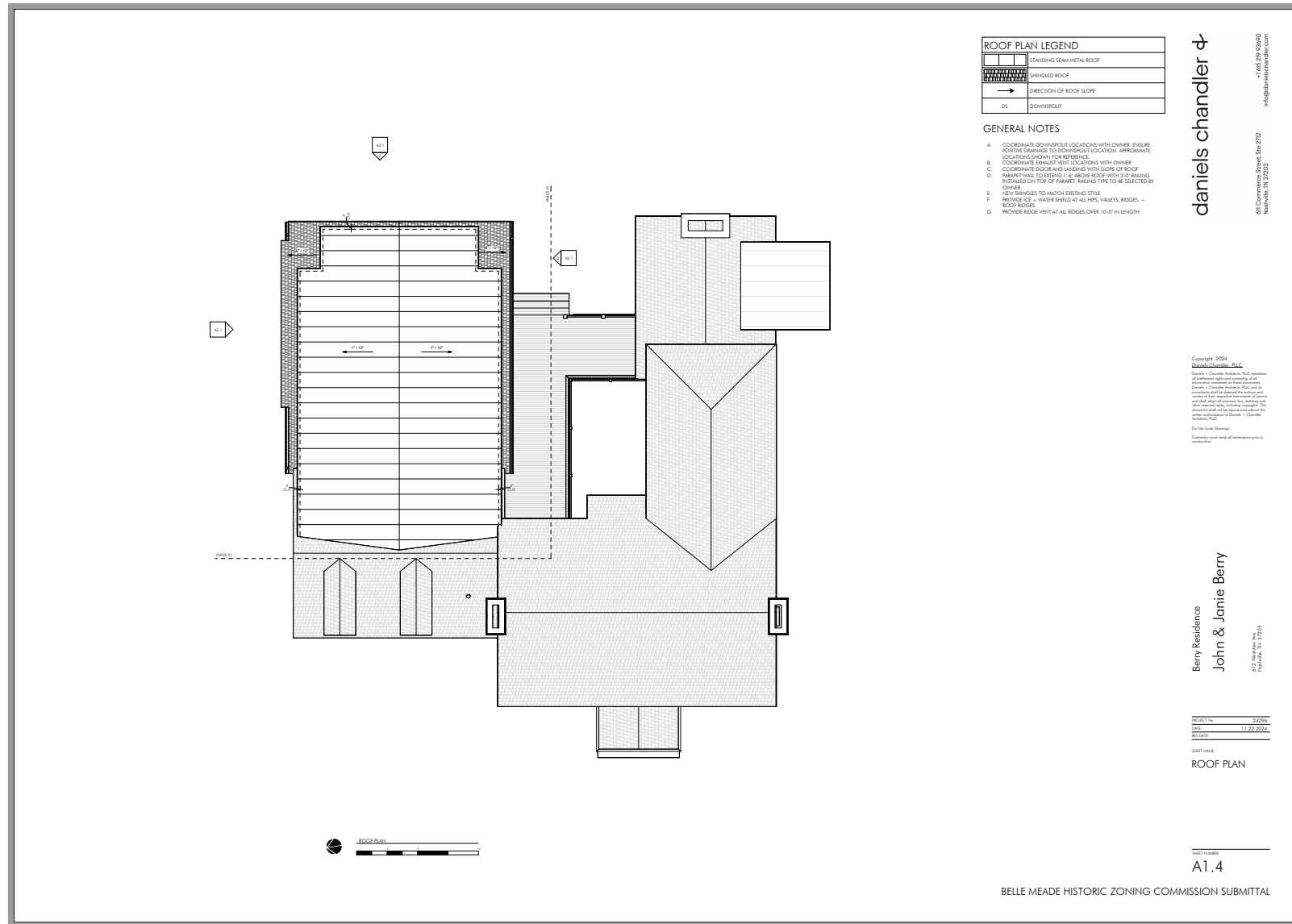
Page 4 of 14
General Attachment: 24296 - ... A Submittal - 2024.11.22.pdf (Page 4 of 14)

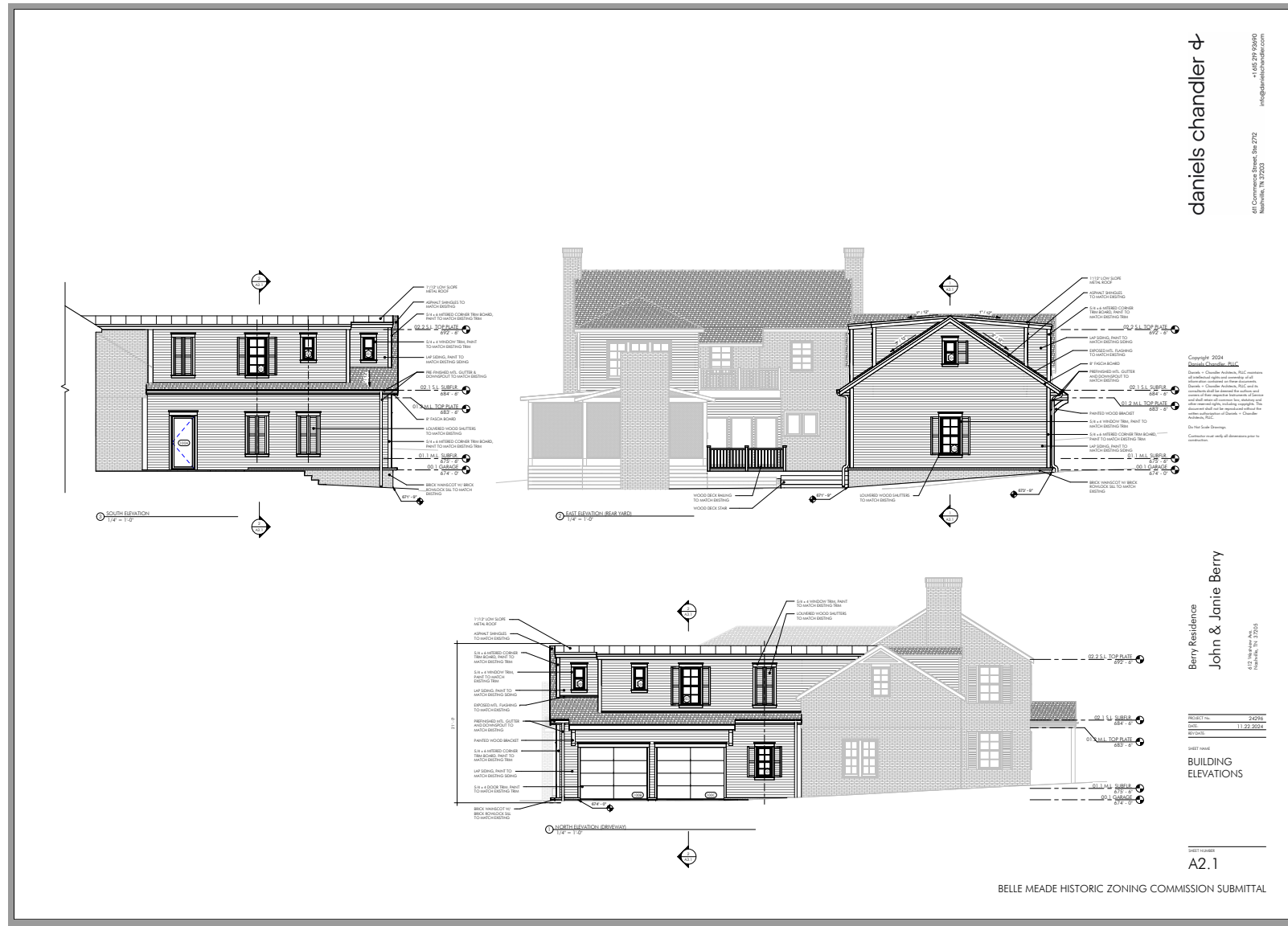


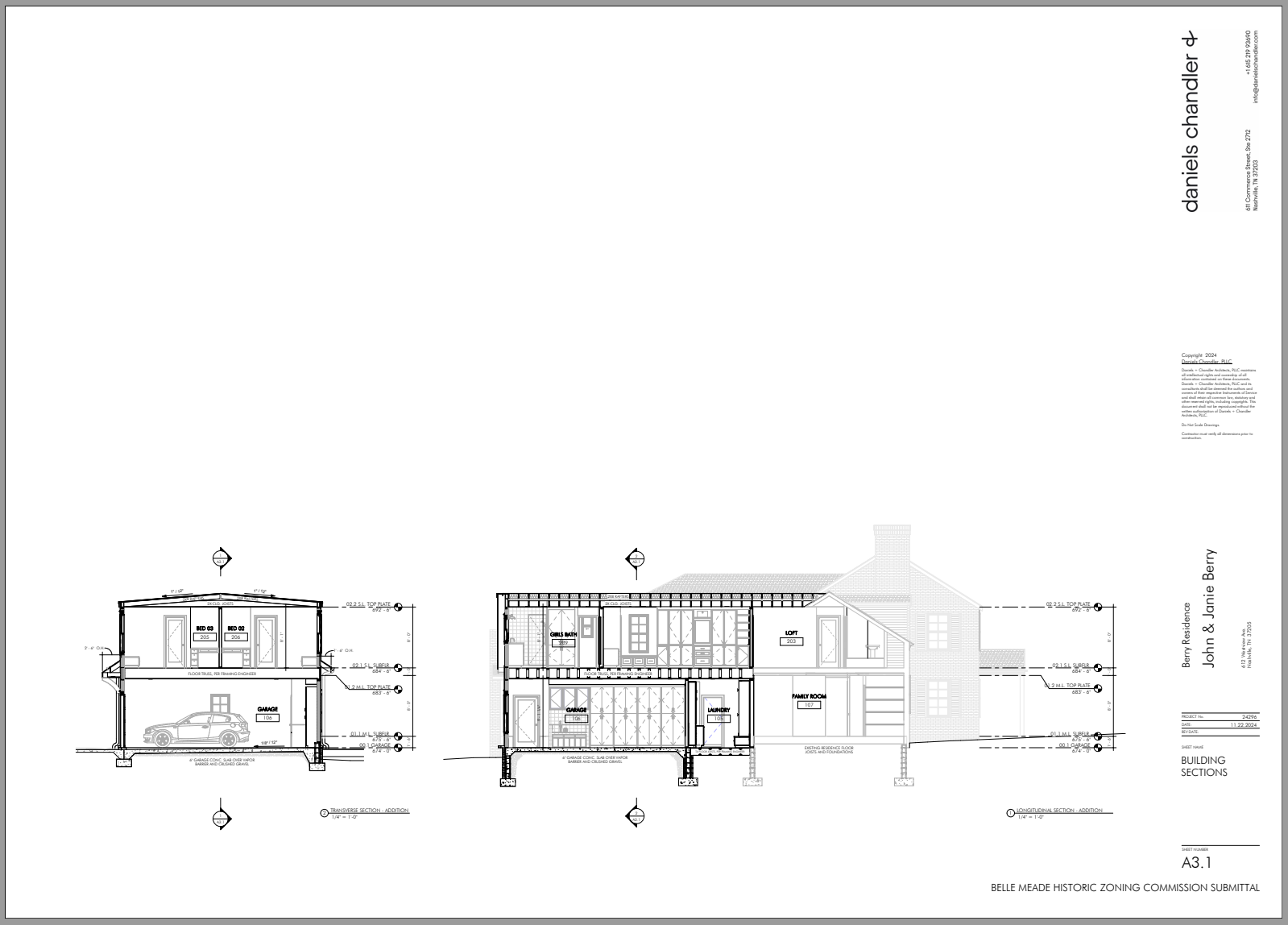














PAINTED WOOD BRACKET
30" ROOF OVERHANG, PER A3.1/2



ROOF OVERHANG - BRACKET INSPIRATION BANGERY

NEW LAP SIDING TO BE PAINTED TO
MATCH EXISTING SIDING



BRICK TO SIDING TRANSITION INSPIRATION BANGERY

5/4 x 4 WINDOW TRIM, PAINT TO
MATCH EXISTING TRIM

LOUVERED WOOD SHUTTERS TO
MATCH EXISTING



DOUBLE HUNG WINDOW - 5/4 x 4 WINDOW TRIM - SHUTTERS INSPIRATION BANGERY

daniels chandler &

441 Commerce Street, Suite 2720
Nashville, TN 37203
+1 615 299 9940
info@danielschandler.com

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Do Not Scale Drawings.
Consultants must verify all dimensions prior to construction.

Berry Residence
John & Jamie Berry

412 Third Street, NW
Nashville, TN 37215

PROJECT NO.	24296
DATE	11.22.2024
REV DATE	

SHEET NAME
INSPIRATION
IMAGERY

SHEET NUMBER
A9.2

BELLE MEADE HISTORIC ZONING COMMISSION SUBMITTAL



A17 WESTVIEW AVE. EXISTING RESIDENCE



A14 WESTVIEW AVE. EXISTING RESIDENCE



A10 WESTVIEW AVE. EXISTING RESIDENCE

daniels chandler &

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Do Not Scale Drawings.
Constructors must verify all dimensions prior to construction.

**Berry Residence
John & Jamie Berry**

412 Westview Ave.
Nashville, TN 37203

PROJECT NO.	24296
DATE	11.22.2024
BY DATE	

SHEET NAME
NEIGHBORING PROPERTIES

SHEET NUMBER
A9.3

BELLE MEADE HISTORIC ZONING COMMISSION SUBMITTAL

Staff Report

Agenda No.: III.C.

Case No.: #24-28

Staff: Mary Samaniego, Planning Director

Applicant: Ben Chandler for John and Janie Berry

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

Location: 612 Westview Avenue

Summary:

The applicant, Ben Chandler representing John and Janie Berry, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is to demolish a carport and second floor dormer and add a garage addition with for a second-story to the rear of the residence. The proposed architectural style is Colonial/Federal with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 0.68 acres (29,620 square feet).
2. The proposed addition has a footprint of 861 square feet with an overall area, including the second floor, of 1,665 square feet.
3. The existing dwelling was constructed in 1954 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 worthy of conservation*.
4. The dwelling has been identified in the 1993 historical survey (DV-22792) as having: frame construction type; gable with asphalt roof; double-hung wood windows; two brick chimneys; stone foundation; and a side addition.
5. The residence has been owned by eight families over the last 50 years.
6. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.
7. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.

8. Materials list:

Window Manufacturer:

Sierra Pacific

Window Material:

Wood

Frame Material:

Composite/polymer (AZEK)

Windowsills:

AZEK Exterior (paint to match existing trim)

Brick, Painted/Natural:

Match existing (brick wainscot & brick sill)

Brick/Stone Thickness:

3 5/8" (veneer only)

Clapboard Material:

Hardie Plank Lap Siding

Clapboard Dimensions/Reveal:

12' planks with 5/16" thickness

Railings, Columns, Pilasters:

Wood deck rail to match existing - 4x4 posts w/ 2x top/bottom rail and 1x balusters

Chimney Material:

Not applicable

Roofing Material:

Shingle: GAF Timberline // Metal:

Exterior Doors:

Sierra Pacific

Eaves/Cornice:

AZEK Exterior

Gutters:

Spectra Gutter Systems K-Style Gutters

Gutter Dimensions:

5"

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 14-207(5), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to:

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.

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.

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 Parcel Viewer Map 612 WESTVIEW AVE



11/22/2024, 8:53:00 AM





**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.

PROPERTY OWNER or APPLICANT

NAME: Michael and Margery Hartley

ADDRESS: 416 Lynwood Blvd, Nashville, TN 37205

EMAIL: mhartley@landcorp.com

PHONE NUMBER: 615.948.7975

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

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 416 Lynwood Blvd, Nashville, TN 37205

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):
XX New Construction Demolition Exterior Alteration or Repair Addition

DEFINED ARCHITECTURAL STYLE: farm house, eclectic

DESCRIBE PROPOSED WORK: demolition

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA					
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)					
FRONT YARD AREA					
TOTAL DRIVEWAY AREA					
DRIVEWAY IN FRONT YARD AREA					
HARDSCAPE AREA					
POOL AREA					
* F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =					

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

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

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

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

➤ **Demolition of Structures:**

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

_____ property is inhabited and in decent condition

Historical Significance No direct knowledge of these items, but this is what we have been told.
 Small portion of home was an outbuilding apparently built in 1920. Home was expanded in 1950's.
 Large additions in 1983 (back) and 1987 (front). Renovations completely consumed older portions.

Is the property habitable?
 yes

Give a compelling reason for demolition of property
 Home was built in numerous phases. Floor plan is unusual and not easily expandable. Roof lines are
 inconsistent; structure, systems and materials are substandard.
 Home does not comply with Belle Meade architectural character, materials, craftsmanship,
 streetscape or compatibility with neighbors. It would be very difficult to do with existing structure.

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

➤ **New Construction and Additions:**

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.

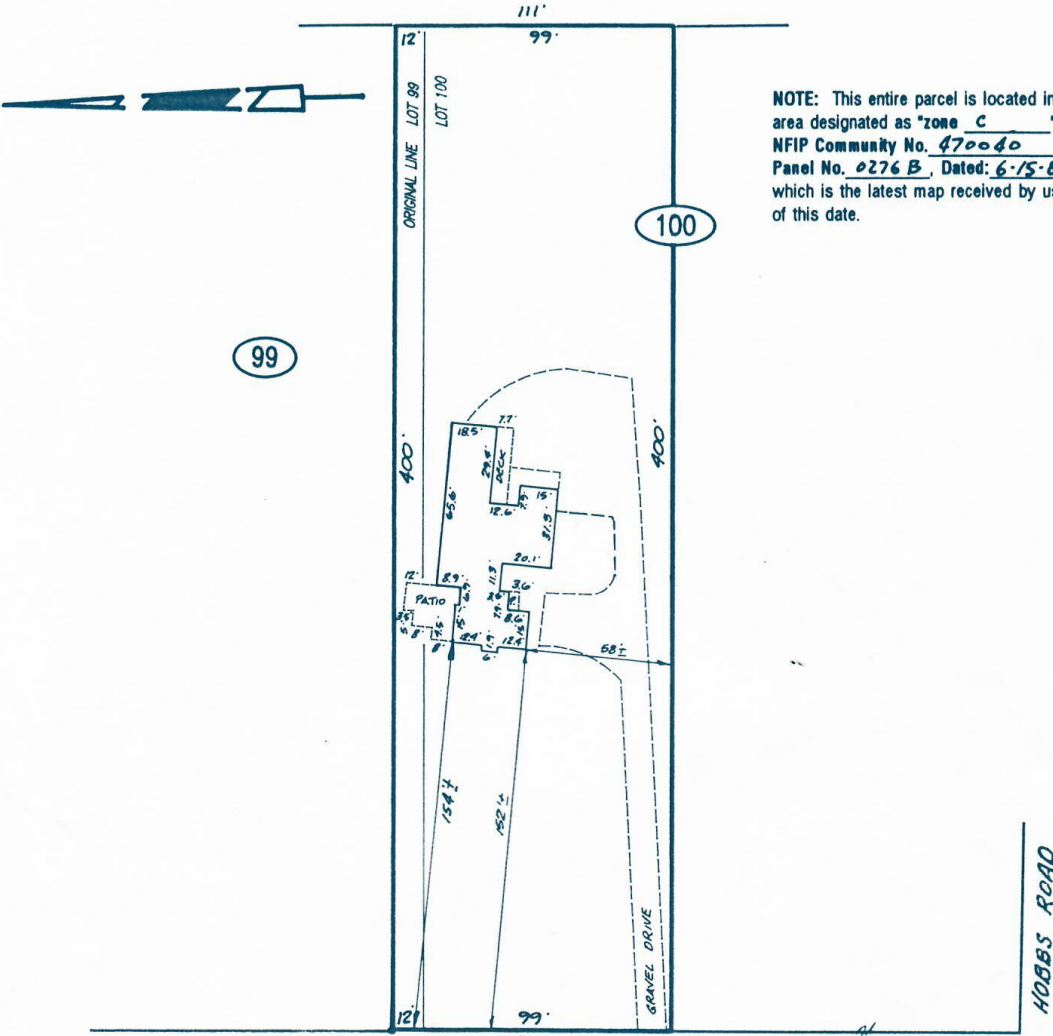
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving 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: 10.17.2021



NOTE: This entire parcel is located in an area designated as "zone C" on NFIP Community No. 470040, Panel No. 0276 B, Dated: 6-15-82, which is the latest map received by us as of this date.

LYNWOOD BOULEVARD
OR LYNNWOOD

MORTGAGE LOAN INSPECTION

FILE NO: 35942-H-72

OWNER: MICHAEL A. HARTLEY

PROPERTY LOCATED: 416 LYNWOOD BOULEVARD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: BEING THE NORTH 99 FEET OF LOT NO. 100 AND THE SOUTH 12 FEET OF LOT NO. 99 ON THE MAP OF ROYAL OAKS LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT

RECORDED: BOOK 421 - PAGES 102 & 103 - R.O.D.C.

SCALE: 1" = 60' DATE: SEPTEMBER 29, 1992

This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

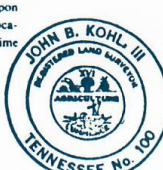
SIGNED: JOHN KOHL & COMPANY, P.C.

By: 

JOHN KOHL & COMPANY, P.C.

400 7th Ave. S., Nashville, TN 37203

(615) 255-3535



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

[A 416 Lynwood Streetscape.jpg \(LINK\)](#)

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

[B 414 Lynwood Neighbor.jpg \(LINK\)](#)

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

[C 418 Lynwood Neighbor.jpg \(LINK\)](#)

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

[D Whole House.JPG \(LINK\)](#)

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

[F Whole House.JPG \(LINK\)](#)

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

[G Original House.JPG \(LINK\)](#)

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

[H Original House.JPG \(LINK\)](#)

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

[I Original House interior.JPG \(LINK\)](#)

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

[J Original House Basemenet.JPG \(LINK\)](#)

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[K 1983 Addition.JPG \(LINK\)](#)

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

[L 1987 addition.JPG \(LINK\)](#)

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

[M 1987 Addition.JPG \(LINK\)](#)

Staff Report

Agenda No.: III.D.
Case No.: A24-29
Staff: Mary Samaniego, Planning Director
Applicant: Michael and Margery Hartley
Request: Certificate of Appropriateness for demolition
Location: 416 Lynwood Boulevard

Summary:

The applicant/property owner is requesting Certificate of Appropriateness approval for demolition of a residence determined to be a property of significance. This residence was constructed in 1920 and was expanded in the 1950's, 1983 and 1987. The applicant has stated the architectural style as farmhouse eclectic.

Planning Considerations:

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

1. The subject property is 1.04 acres (44,106 square feet - SF) and is rectangular with frontage on Lynwood Boulevard.
2. The residence was constructed in 1920 as an outbuilding and has a rustic/farmhouse architectural style (in staff's opinion). Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property of significance*. However, several large additions were completed in the 1950's and 1980's.
3. According to the 1937 Sanborn maps, this residence appears to have been on the same lot and an accessory dwelling to a now demolished residence at 414 Lynwood Boulevard. From title research, it appears that the two lots (414 and 416 Lynwood Blvd.) were split in 1944.
4. The residence is two-story and approximately 3,509 SF with an attached two-car garage.
5. The dwelling has not been identified in the Tennessee Historical Commission surveys for Belle Meade. The overall style of the residence has inconsistencies among the additions and does not have a strong front façade presence facing Lynwood Boulevard.
6. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.

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 14-207(5), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to:

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

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

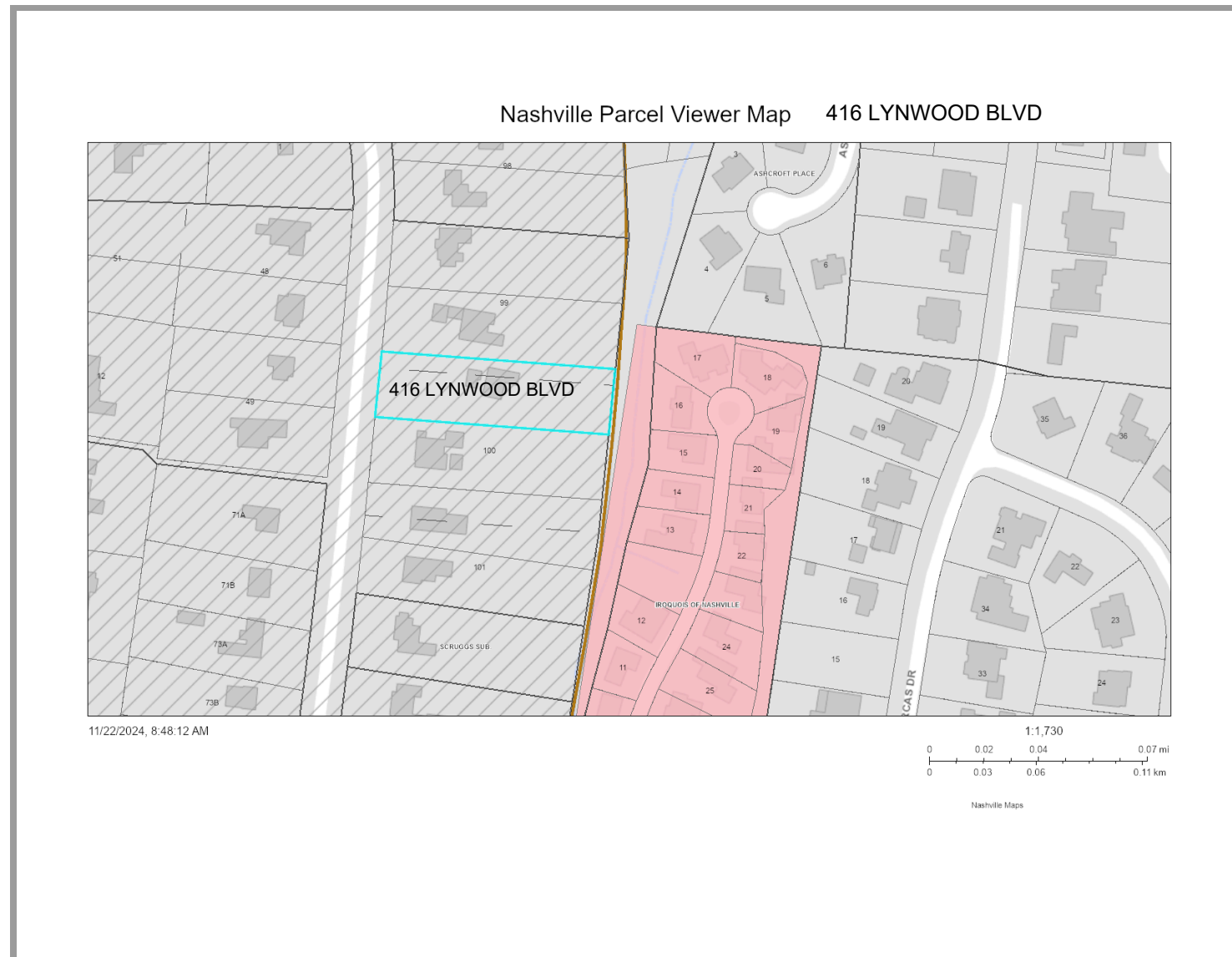
1. Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date, and,
2. Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places; or,
3. Embody such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade; or,
4. Be listed or determined eligible for listing in the National Register of Historic Places, and/ or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; or,
5. Possesses one or more of the following criteria:
 - A. A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
 - B. Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
 - C. Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
 - D. Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or;
 - E. Is a notable work of a master builder, designer, or architect, and/or;
 - F. Possesses or may likely yield information important in prehistory or history, and/or;
 - G. Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

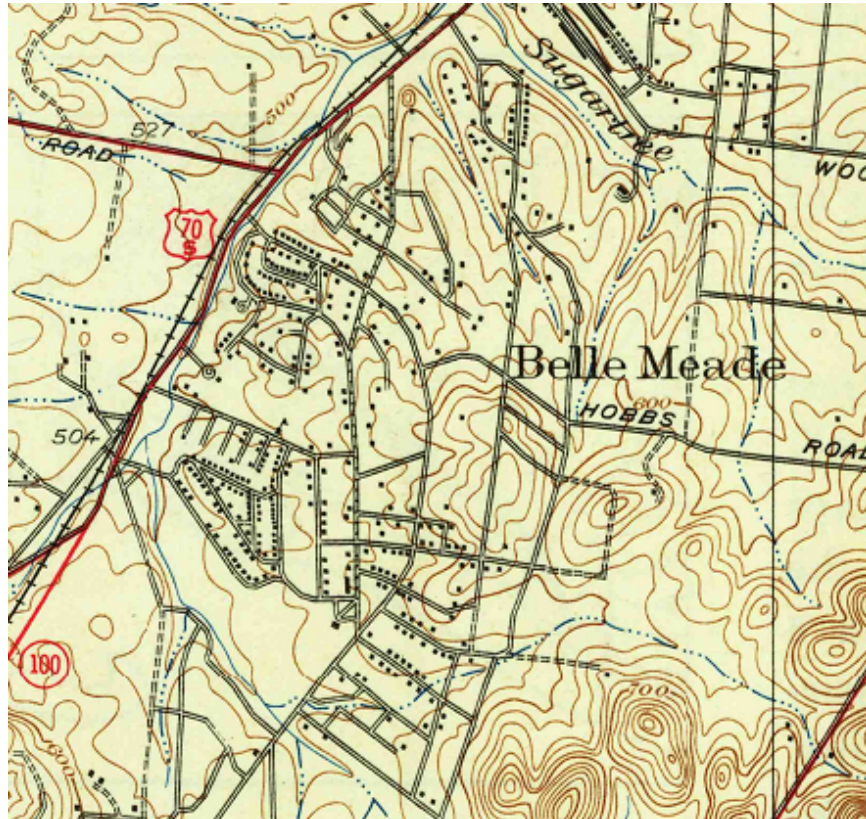
The HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

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

Attachment:

1. Location Map





CITYWIDE CONSERVATION OVERLAY DESIGN GUIDELINES

**CITY OF BELLE MEADE, TENNESSEE
ADOPTED AUGUST 2022
AMENDED DECEMBER 2024**

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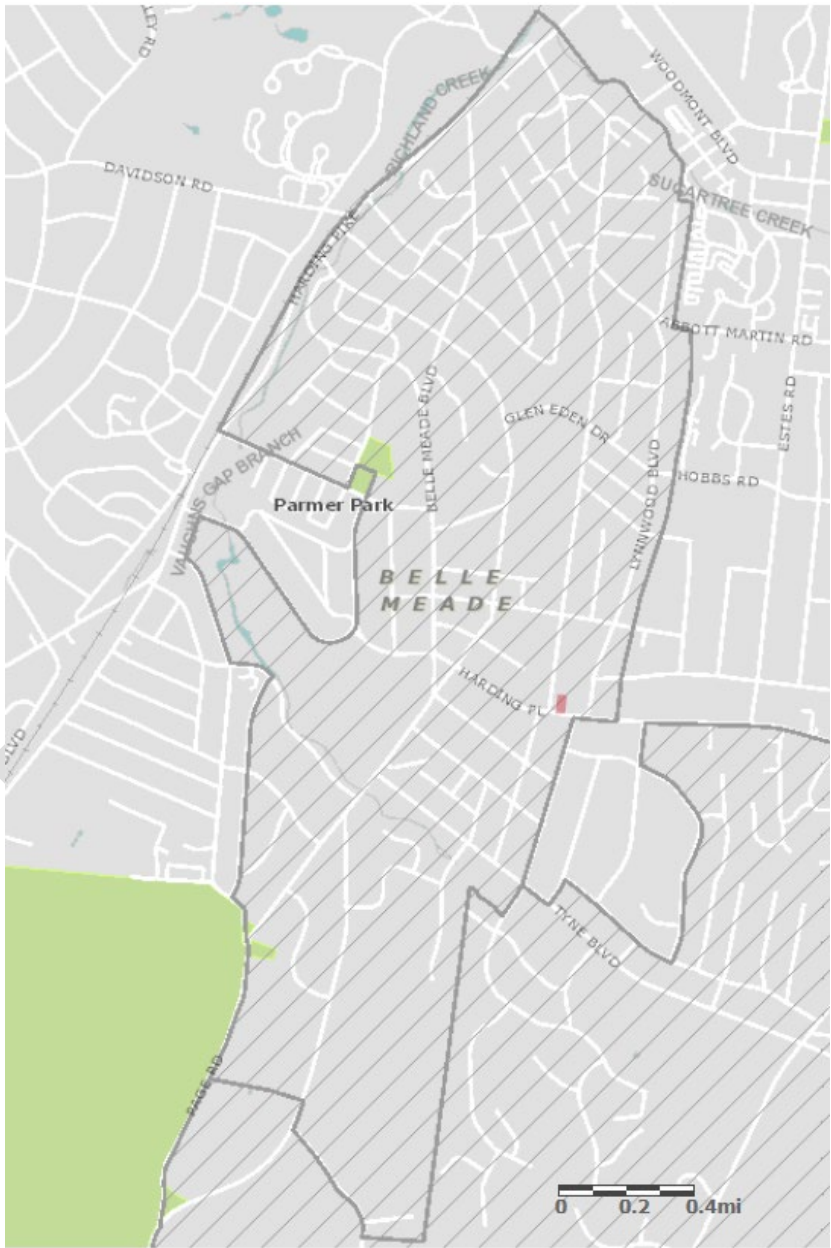
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Map of the City of Belle Meade

INTRODUCTION AND PURPOSE OF THESE GUIDELINES**Belle Meade's Conservation Overlay - Policy Statement**

The purposes of the Conservation Overlay and Historic Zoning Commission (HZC) are to protect and benefit Belle Meade's residents, their quality of life, and the cultural heritage of the Belle Meade community by preserving, protecting, carrying forward, and improving its distinct visual and aesthetic architectural character and value, quality of excellence in design and materials, and craftsmanship of both historic and modern buildings, structures, streetscapes, neighborhoods, and areas within its cultural landscape that are of significant importance and beauty; to regulate exterior design, arrangement, texture and materials proposed to be used to insure compatibility; to create an aesthetic appearance which complements and is in harmony with Belle Meade's historic and/or architecturally worthy structures; to embrace both heritage properties and creativity of new modern properties; to stabilize and improve property values; and to maintain and foster Belle Meade's legacy of civic beauty and pride.

Belle Meade's Heritage - A Guiding Principles

Belle Meade is recognized as one of the most prestigious and significant residential communities in the United States. The city was created in the early 1900s from lands associated with the Belle Meade Plantation which was prominent in the 19th century as a nationwide leader in horse racing and breeding. As Nashville grew into a major city, much of the Belle Meade property was subdivided and platted into exclusive residential lots. Located approximately six miles southwest of downtown Nashville, the development of Belle Meade was aided by rising automobile ownership, its rural setting away from the noise and pollution of the city and the growing prosperity of Nashville's merchant and business class.

Between 1910 and 1930, over two hundred homes were built in the city. Most of these were designed by Nashville's most prominent architects in the Neo-classical, Colonial Revival, Georgian Revival and Tudor Revival styles. Construction in the city slowed during the 1930s and early 1940s due to the effects of the Great Depression and World War II. After 1945 many new homes were built as vacant lots were filled and the city expanded to the south. The popular Ranch style was widely built during the 1950s and 1960s along with more traditional Colonial Revival and Tudor Revival influenced houses.

Since the mid-20th century, Belle Meade has maintained much of its architectural legacy. While some historic homes have been replaced or enlarged, the city retains a strong sense of place. Concerns over the potential loss of this sense of place led the city to create a historic overlay ordinance and Historic Zoning Commission in 2019. The purpose of this ordinance is to preserve and protect the historical and/or architectural value of buildings, structures, or areas of significant importance; to regulate exterior design, arrangement, texture and materials proposed to be used within the historic districts to insure compatibility; to create an aesthetic appearance which complements the historic or other structures; to stabilize and improve property values; and to foster civic beauty. The protection and preservation of the city's heritage is now a guiding principle for

residents and city leaders. The city's commitment to its heritage supports these objectives:

- Preserve the architectural and historical character of Belle Meade's significant historic properties.
- Encourage development that is compatible with the character of the city's historic resources.
- Conduct design review to assist property owners to be good stewards and utilize best practices for their properties.
- Expect that builders, developers and architects will respect the traditional architectural character of the City of Belle Meade and design new construction of the highest possible quality.

HOW TO USE THIS MANUAL

Property owners, real estate agents, developers, contractors, tenants, architects, and building designers should use these design guidelines when considering any project that will affect demolition, additions or new construction within the City of Belle Meade. For any project that is subject to review by the HZC or staff, the applicant should refer to the design guidelines at the beginning of the planning process to avoid efforts that later may prove to be inappropriate and are ultimately rejected by the HZC.

The HZC will use these design guidelines in its review of proposed projects involving demolition, additions and new construction. In each case, the combination of circumstances and variables will require the HZC to conduct its review and make its decision on the merits of the particular case. In making its determination of the appropriateness of a project, the HZC will determine whether:

- The proposed work complies with the criteria in the design guidelines;
- The integrity of the individual historic building or property is preserved; and
- New buildings or additions are designed to be compatible with surrounding historic properties.

Each design guideline element is described with a broad policy statement followed by justification of this policy based on design principles. The information in the background, policy statement and specific itemized design guidelines all serve as the basis for HZC decisions.

TERMINOLOGY AND INTERPRETATION

Throughout the design guidelines a number of terms are frequently used to reflect the design principles that the HZC and staff will consider when making decisions. These terms and their interpretation are as follows:

Addition

The extension or increase in floor area or height of any structure.

Alteration

A change in building material, an addition and/or elimination of any architectural features.

Appropriate

Where a feature, action or design choice relates to demolition, new construction or an addition is stated to be “appropriate,” the project will be in compliance with the design guidelines. Sometimes a feature, “action” or design choice that is appropriate for one design or style is not appropriate for other designs and styles.

Certificate of Appropriateness

A Certificate of Appropriateness (CoA) is a form issued to ensure that the work planned for new construction, additions or demolition meets the criteria of the design guidelines. The CoA needs to be obtained in addition to the regular building permit.

Character

The term “character” means the attributes, qualities and features that make up and distinguish a particular place or development and give such a place a sense of definition, purpose, and uniqueness.

City

The land area within the boundaries of the City of Belle Meade jurisdiction.

Compatible and Compatibility

The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. Compatible actions reinforce the established rhythm of a streetscape, maintaining typical placement of buildings on their lots, and common features among the buildings, such as similar roof forms, materials, window and door sizes and placement, porch size and location, and foundation heights.

Demolition

The complete removal of part or all of any structure.

Design Guidelines

Standards or criteria which the HZC and staff must consider determining the appropriateness of a proposal for work.

Inappropriate

In some cases, a stated feature, action, or design choice is stated to be “inappropriate.” In such cases, by choosing the design approach referred to as “inappropriate,” the project would not be in compliance with the design standards.

Non-residential Use

This term applies to any existing or proposed church and other place of worship, school, the Belle Meade Historic Site, the Belle Made Country Club, or multi-family housing.

Preservation

The term “preservation” means the adaptive use, conservation, protection, reconstruction, restoration, rehabilitation, or stabilization of sites, buildings, districts, or structures significant to the heritage of the City of Belle Meade.

Recommended

The term “recommended” means suggested, but not mandatory actions outlined in the design guidelines.

Rehabilitation

The term “rehabilitation” means the act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historic, cultural, or architectural values.

Repair

The reconstruction or renewal of any part of an existing structure for the purpose of maintenance.

Residence

A building which is to be used as a single occupancy unit which also includes sanitary and cooking facilities for one or more persons, either permanently or temporarily.

Shall or Should

Where the terms “shall” or “should” are used, compliance is specifically required.

Significant

Those characteristics that are important to, or expressive of, the historical, architectural, or cultural quality and integrity of the resource and its setting, and includes, but is not limited to, building material, detail, height, mass, proportion, rhythm, scale, setback, setting, shape, street accessories, and workmanship.

Thin Veneer

Featuring a shallow depth from $\frac{3}{4}$ to 1 $\frac{1}{2}$ -inch. Thin veneer differs from full veneer stone in its thickness, but is made from the exact same high-quality material. Natural thin stone veneer weighs under 15 pounds per square feet.

WHAT THE HISTORIC ZONING COMMISSION REVIEWS

The City of Belle Meade Historic Zoning Commission has the authority to require design review and subsequent issuance of a Certificate of Appropriateness for any proposed demolition, new construction or additions to existing properties that are designated in one of the two categories below. This review will be in accordance with the following categories:

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 the city. 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 other sections of these design guidelines. A property of significance is defined as follows:

- Generally, these will be properties built prior to 1939;
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places;
- Embody such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of the City of Belle Meade;
- Are listed or determined eligible for listing in the National Register of Historic Places, and/or determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and/or
- Possesses one or more of the following criteria:
 - A broad cultural, political, economic, or social association with the historic development of the City of Belle Meade, the state, or the nation;
 - Identification with a historic person or with important events in the city, state, and/or national history;
 - Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in the city and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship;
 - Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period;
 - Is a notable work of a master builder, designer, or architect;
 - 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.

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 the City of Belle Meade through their design, scale, and materials. 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. Properties worthy of conservation are defined as follows:

- Generally, these will be properties built after 1939;
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction; and/or
- Are determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

HISTORIC ZONING COMMISSION REVIEW PROCESS

Property owners are encouraged to contact the Planning Director if they have any questions concerning the need for a Certificate of Appropriateness and the level of review required for their specific project. There are two primary approaches to work reviewed in the City of Belle Meade:

- **Historic Zoning Commission Review**
Projects with greater complexity and more permanent effect including extensive alterations, new construction, and requests for demolition for significant properties and properties worthy of conversation are among the actions that require review by the HZC.
- **Staff Review**
Many actions involving properties can be reviewed directly by the Belle Meade Building and Zoning Staff and can typically be reviewed in a brief period of time as long as such actions would not require review by the HZC and are consistent with the design guidelines.

Zoning Requirements

In addition to these design guidelines, property owners must follow the zoning requirements set forth in the Belle Meade Zoning Code, Title XIV, Chapter 2. The Zoning Code outlines the allowable floor area, front and side yard setbacks, allowable height and parking requirements for new construction and additions. When planning for new construction or additions within the city the Zoning Code must be consulted and followed.

Step One - Does Your Work Require a Certificate of Appropriateness (CoA)?

These requirements apply to Properties of Significance and Properties Worthy of Conservation as described previously unless exempted below. Within the City of Belle Meade, a CoA is required for the following activities:

- Any new construction of a residence;
- Any exterior alteration to an existing residence;
- Partial or complete demolition to an existing residence that reduces the building footprint and/or gross floor area;
- Any addition to an existing residence;
- Any relocation/moving of an existing residence; and/or
- Any of the activities non-residential use (as defined herein) which requires a building or demolition permit.

CoAs are not required for:

- Demolition of accessory structures and appurtenances;
- Demolition of any structure that has become a major life-safety hazard and is requested to be demolished for that reason;
- Construction of accessory structures and appurtenances; or
- Interior renovation or remodel that does not alter the exterior of the structure.

Step Two - Obtain and Complete a CoA Application

Property owners must first meet with the Belle Meade Planning Director and obtain a CoA application prior to the initiation of work outlined in Step One. The director will discuss the project, answer questions, and offer advice on how to meet the guidelines. Upon application, the applicant must define the architectural style as found in A Field Guide to American Houses or Get Your House Right books.

Required documentation (in pdf format) to accompany the CoA application submittal:

- For new construction and additions:
 - Description of property condition and proposal;
 - Site plan showing building envelope, all existing and proposed structures and site features;
 - Building elevations for each side of the structure showing finished grade;
 - Floorplans for each proposed story/floor;
 - Inspirational photos based on architectural style;
 - Wall section with siding, roofing, doors, windows, and ornamentation;
 - Photos of existing property;
 - Photos of neighboring properties; and
 - Presentation for HZC meeting.
- For demolition:
 - Description of property condition and reason for demolition;
 - Historic background and archival research;
 - A plan for dismantling of historic materials for salvation. Such materials to be salvaged include historic timber framing, windows, doors, mantels, newel posts, balusters, moldings, flooring, hardware, metalwork, brackets, weatherboard, brick, stone, other masonry components, and any other interior or exterior decorative elements;

- A report stating the condition of the building by a registered architect, licensed contractor, licensed building inspector, or licensed structural engineer.
- Survey showing existing structures and site features;
- Photos of existing property (inside and outside);
- Photos of neighboring properties; and
- Presentation for HZC meeting.

Step Three - Review and Approval by the Historic Zoning Commission

The HZC meets monthly to hear and approve CoA applications during a public meeting. The planning director will advise the HZC whether or not the proposed work meets the design guidelines. The HZC shall grant the CoA with or without conditions, postpone the approval for a resubmittal based on detailed guidance, or deny the application with reasons/findings stated. The HZC will make their decisions on CoA applications based on the criteria within these design guidelines.

Step Four - Obtain a Building Permit

Building permits are available at the Building and Zoning Office at City Hall. Building permits must be posted at the job site. A CoA is valid for two years from the date of issuance. If no work is performed during that period, a new CoA application must be submitted and approved.

Step Five - Begin Work and Enforcement

If your plans change while work/construction is in progress, contact the Planning Director BEFORE undertaking a change or deviation from the CoA. Work undertaken contrary to original approval of a CoA requires approval from the HZC or Planning Director. The Planning Director may approve a change to the original CoA approval if said change meets the following criteria:

- Building materials are upgraded but still in the assigned architectural style; and/or
- Alterations to building elements (windows, doors, etc.) that are in the assigned architectural style but were not specifically discussed during the HZC approval process.

The HZC chair will be informed of all administrative approvals by the Planning Director. A record of the administrative approval will be included in the original HZC application file.

If a violation is discovered or reported, the following steps may be taken:

- The Building/Zoning Office may issue a Stop Work Order. At this point the property owner should obtain CoA approval of the work from the HZC. If the work does not meet the design guidelines, the HZC may require that the work be redone or modified.
- If the property owner does not respond to the Stop Work Order, the Building/Zoning Office may issue a citation for violating the ordinance. This will outline deadlines for responding. If the property owner still does not respond, the Building/Zoning Office may issue a citation to appear in city court.

CRITERIA FOR REVIEW AND APPROVAL

The Secretary of the Interior's Standards for Rehabilitation

The HZC follows the standards set forth in the Secretary of the Interior's Standards for Rehabilitation. These guidelines provide information on best practices for rehabilitation and new construction, a document created in 1978 and revised in 2017. Tennessee state law requires that any conservation overlay district comply with these standards.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Criteria For Additions

Many of the City of Belle Meade's historic dwellings have been expanded with additions since their original construction. These additions vary in size but traditionally the additions have been added on rear elevations. In some cases, lateral additions have been constructed or porches enclosed for living space. Some early additions may now have

significance in their own right and merit preservation. Additions to properties are permissible as long as they minimally affect historic materials, are secondary in size and scale to the footprint of the original building, and maintain the dominance of the original structure. The new addition should be compatible with the character of the original dwelling while blending with the overall design. An addition should be designed and constructed in a manner that would allow its potential removal in the future with minimal effect to the historic building.

The following are specific guidelines that will be considered by the HZC when reviewing a proposal for an addition:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.

Criteria For New Construction

The City of Belle Meade contains a number of vacant lots that provide development opportunities for new construction. Construction of a new primary dwelling may also be necessary when a property is lost due to fire, flooding, or other disaster. In recent years there has also been increased development of existing properties resulting in the demolition of dwellings and their replacement with new construction. The general approach to new construction is for it to be compatible with adjacent dwellings and of the highest quality possible. New construction in Belle Meade should reflect traditional architectural styles such as the Colonial Revival, Georgian Revival, and Tudor Revival. However, early- to mid-20th century and contemporary designs are also appropriate if they are built with compatible massing, scale, proportions, and materials. Belle Meade is known for the high quality of its designs and craftsmanship and new dwellings and structures are required to maintain this standard.

The following are specific guidelines that will be considered by the HZC when reviewing a proposal for new construction:

- Most city dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited;
- The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) shall reflect the proposed architectural style as well as be compatible with surrounding historic buildings. Window openings on the primary street-related or front façade should be representative of the window patterns of the proposed architectural style. 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; and
- 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.

Material Requirements for Additions and New Construction

In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for the specific architectural elements:

- *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. Corner stones must have at least a 4" depth.
- *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 aluminum or vinyl.
- *Front Porch:* No front steps visible from the street shall be "Broom Finished" concrete.
- *Windows:* Wood construction is preferred for windows, especially those on the fronts of dwellings. Windows shall not incorporate vinyl or aluminum frames. 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"x4") 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:* All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the proposed plans.
- *Roofing Materials:* Roof slope ratio shall the proposed architectural style. Roof

forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile and slate. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. 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. Each garage bay shall have a separate door.

Criteria for Demolition

The loss of historic dwellings can occur through damage from fires or storms or by neglect and deterioration. Property owners may also want to demolish buildings that are no longer functional or in poor condition. However, demolition presents the greatest threat to the integrity of a significant historic resource. A demolished significant dwelling is not only irreplaceable—the city also loses an important piece of its historical context.

The following are specific guidelines that will be considered by the HZC when reviewing a proposal for demolition:

- Public safety and welfare requires the removal of the building or structure; and
- The owner is encouraged to consider moving or relocating the building to another location within the City. An experienced, licensed, and qualified structural or architectural engineer and builder with experience in historic properties should evaluate the condition of the subject building and whether it might be able to withstand relocation as an alternative to demolition. This assessment should consider how much damage can be caused by removal and be compiled into a historic conditions report for the HZC evaluation.

APPENDIX A - NATIONAL PARK SERVICE PRESERVATION BRIEFS

The National Park Service's **Preservation Tech Notes** provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. The Tech notes are available at the National Park Service's page <https://www.nps.gov//tps/how-to-preserve/tech-notes.htm>.

Preservation Briefs are made available by the National Park Service through this link (<http://www.nps.gov/hps/tps/briefs/presbhom.htm>).

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APPENDIX B - SOURCES OF INFORMATION

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