



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
MAY 13, 2025, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
MAY 13, 2025, 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 April 8, 2025.

Attachment: [HZC Minutes March 11 2025.pdf](#)

III. New Business

A. The application for a Certificate of Appropriateness, #A25-13, of Catherine Sloan for the Barfield family, 4406 Tyne Boulevard, for construction of a single family residence.

Attachment: [Application.pdf](#)

Attachment: [49_4406-Tyne-Boulevard-for-HZC.pdf](#)

Attachment: [49_Rendering.pdf](#)

Attachment: [49_A2.pdf](#)

Attachment: [49_A3.pdf](#)

Attachment: [49_A4.pdf](#)

Attachment: [49_A5.pdf](#)

Attachment: [49_A6.pdf](#)

Attachment: [49_4406-Tyne-Boulevard-Exterior-Materials.pdf](#)

Attachment: [49_SP1.pdf](#)

Attachment: [49_UPDATED-Barfield-DDG-Proposed-Schematic-Plan-04-18-2025.pdf](#)

Attachment: [STAFF REPORT 4406 Tyne Boulevard.pdf](#)

Attachment: [STABLE COMMENT.pdf](#)

B. The application for a Certificate of Appropriateness, #A25-14, of the Fend family, 608 Westview Avenue, for an addition to a single family residence.

Attachment: [50_applic-historic-608-westview.pdf](#)

Attachment: [50_fend-608-westview-historical-zoning-.pdf](#)

Attachment: [STAFF REPORT 608 Westview Ave ADD..pdf](#)

C. The application for a Certificate of Appropriateness, #A25-22, of the Turitto family, 510 Lynwood Boulevard, for demolition of a single family residence.

Attachment: [Certificate for Demo 510 Lynnwood Turitto.pdf](#)

Attachment: [510 LYNNWOOD BLVD survey July 2018 .pdf](#)

Attachment: [STAFF REPORT 510 Lynwood Boulevard.pdf](#)

IV.Other Public Comment

V.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, June 10, 2025 at Belle Meade City Hall.



**MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
MARCH 11, 2025, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

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

Board Member Present

Vice-Chairman Mal Wall
Mark Harrison
Rene Poe
Charlie Rankin

Board Members Not Present

Chairman Bunny Blackburn
Sarah Bartholomew
Ray Hayles

City Staff Present

City Manager Jennifer Moody
Planning Director Mary Samaniego
City Recorder Rusty Terry
City Attorney Doug Berry

Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held February 11, 2025.

Without objection the minutes were approved as submitted.

Unfinished Business - None.

New Business

The application for a Certificate of Appropriateness, #A25-05, of Jacob Bushey for the Bollinger family, 1320 Page Road, for an addition to a single family residence.

Gavin Duke, Landscape Architect Duke Design Group, provided background and details on the existing home and property followed by Michael Katsaitis who reviewed the architectural plans for the project, providing samples of the materials and colors to be used.

A period of questions followed the presentation which were addressed by Duke and Katsaitis.

Public Comment Opened

No Public Comment

Public Comment Closed

Additional questions from the board ensued, which were addressed by Katsaitis.

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

Recommendation for design of new signal at Belle Meade Boulevard and Harding Place intersection.

City Manager Jennifer Moody reviewed the project providing background and the scope of the signal and upgrade project. Moody added that the commissioners would be reviewing the plans at the March 19 Board of Commissioners meeting, and that the commissioners had asked that the Historic Zoning Commission make a recommendation to the commissioners noting it would not be a binding recommendation.

Planning Director Mary Samaniego reviewed the location of the mast arms and the style options for the pole and mast arm.

A discussion and period of questions from the board ensued; questions were addressed by City Manager Moody.

Motion to postpone: Poe Second: Harrison

Public Comment Opened

Gavin Duke, 407 Lynwood Boulevard, spoke in favor of the vote to postpone.

Jeannette Whitson, 4410 Forsythe Place, spoke recommending the HZC be involved in what she called the re-development of Belle Meade through KCI Technologies adding she knows Belle Meade Boulevard was not a house but was historic suggesting that the board ask to be involved.

Mary Proctor, 4426 Warner Place, spoke in opposition to the poles stating that trucks would hit the poles.

Wilson Robinson, 715 Belle Meade Boulevard, inquired about the location of the crosswalks.

Mary Proctor, 4426 Warner Place, after realizing she was looking at the drawing incorrectly, clarified her statement.

Vice-Chairman Wall asked if there were any other comments.

A brief board discussion followed.

City Attorney Doug Berry addressed the board regarding their legal authority over whether the project is built, adding it was a courtesy and that many of the issues raised would be addressed by the Board of Commissioners at their March meeting reiterating it was referred to the Historic Zoning Commission as a courtesy by the Board of Commissioners because they thought their (HZC) input on the appearance would be relevant. As far as engineering, safety,

where things go that is not a decision of the Historic Zoning Commission, they have no jurisdiction over that just so everyone understands that.

Tom Landstreet, 4430 Tyne Boulevard, spoke in opposition

Lindsey Bohannon, 300 Sutherland, stated that since the board has no jurisdiction and that it was merely a courtesy and they did not approve the project.

A discussion between the board and the City Attorney ensued.

Planning Director Samaniego again addressed the reason and scope of the review requested of the Historic Zoning Commission.

Mary Catherine McClellan, 116 Belle Meade Boulevard, asked who and when the project had been approved.

Planning Director Samaniego reviewed the background on the project, providing a timeline of the project.

McClellan stated she found it interesting that no one was aware.

Duke spoke again in opposition.

Public Comment Closed

Vice-Chairman Wall stated there was a motion to defer and so it stands.

NOTE: The motion was never brought to a vote

Other Public Comment

The meeting adjourned at 3:49 p.m.

Vice-Chairman Mal Wall

City Recorder Rusty Terry

Historic Zoning Commission - Certificate of Appropriateness 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:

A new construction home with a two story stone central portion and 1.5 story stone wings on either side. The sides and rear have one story painted wood shingle portions.

Demolition of Structures:

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

Historical Significance

☐ Yes ☐ No Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

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

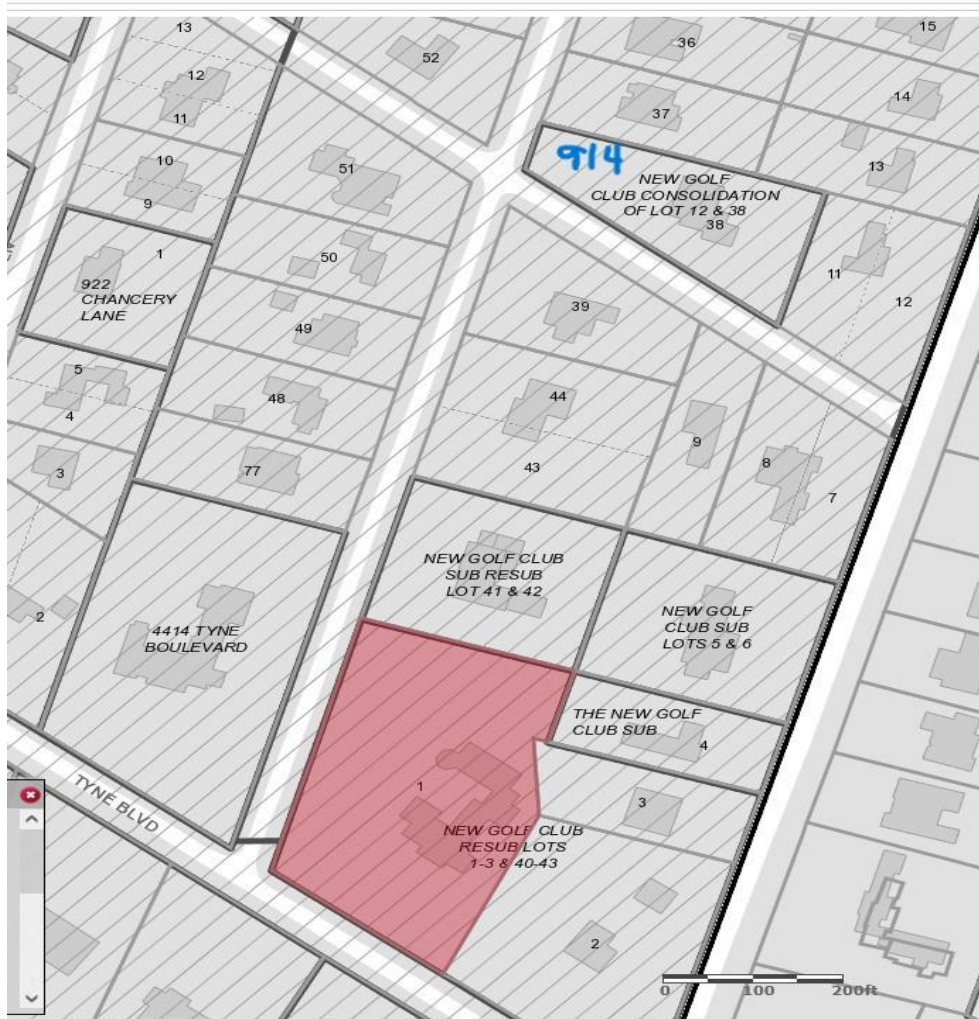
2025-04-17

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

4406 TYNE BOULEVARD VICINITY MAP



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



NEIGHBORING PROPERTIES
4400 TYNE BOULEVARD



919 LYNWOOD



921 LYNWOOD



923 LYNWOOD



4414 TYNE BOULEVARD



922 WESTVIEW

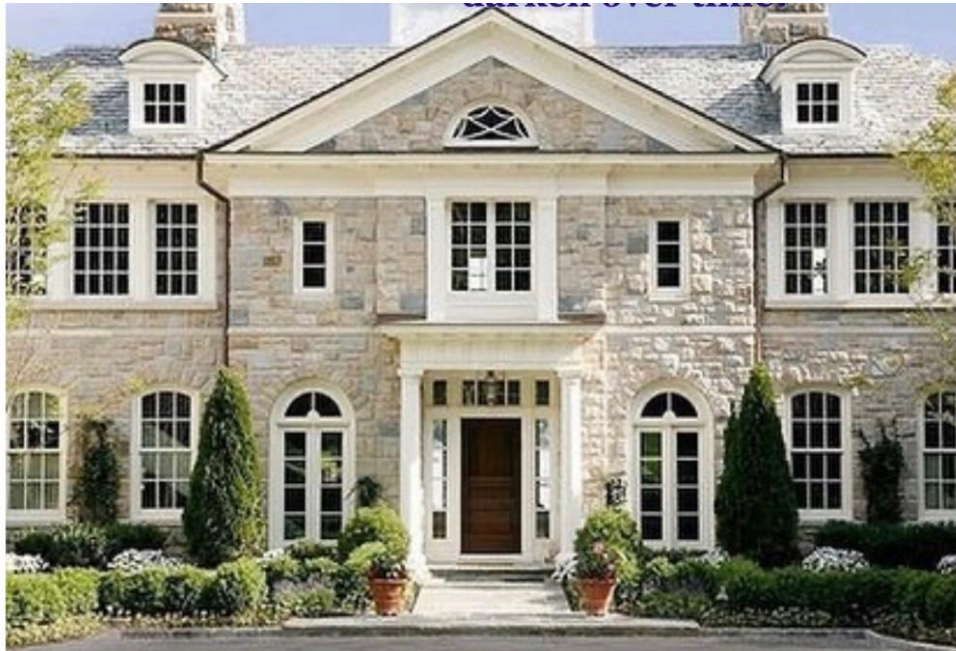


INSPIRATION IMAGES

ARCH AT PORTE COCHERE/PAINTED WOOD SHINGLE VENEER

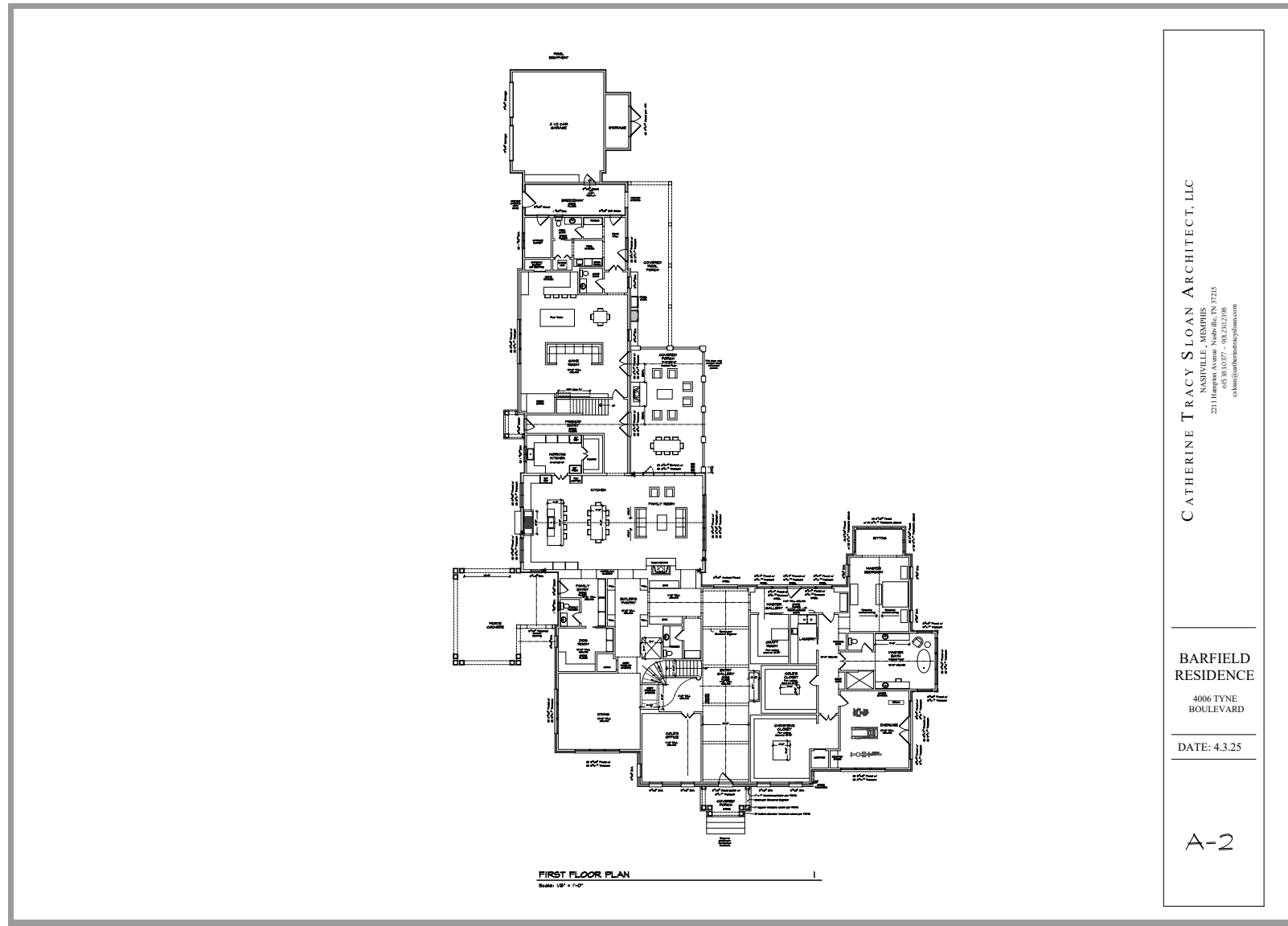


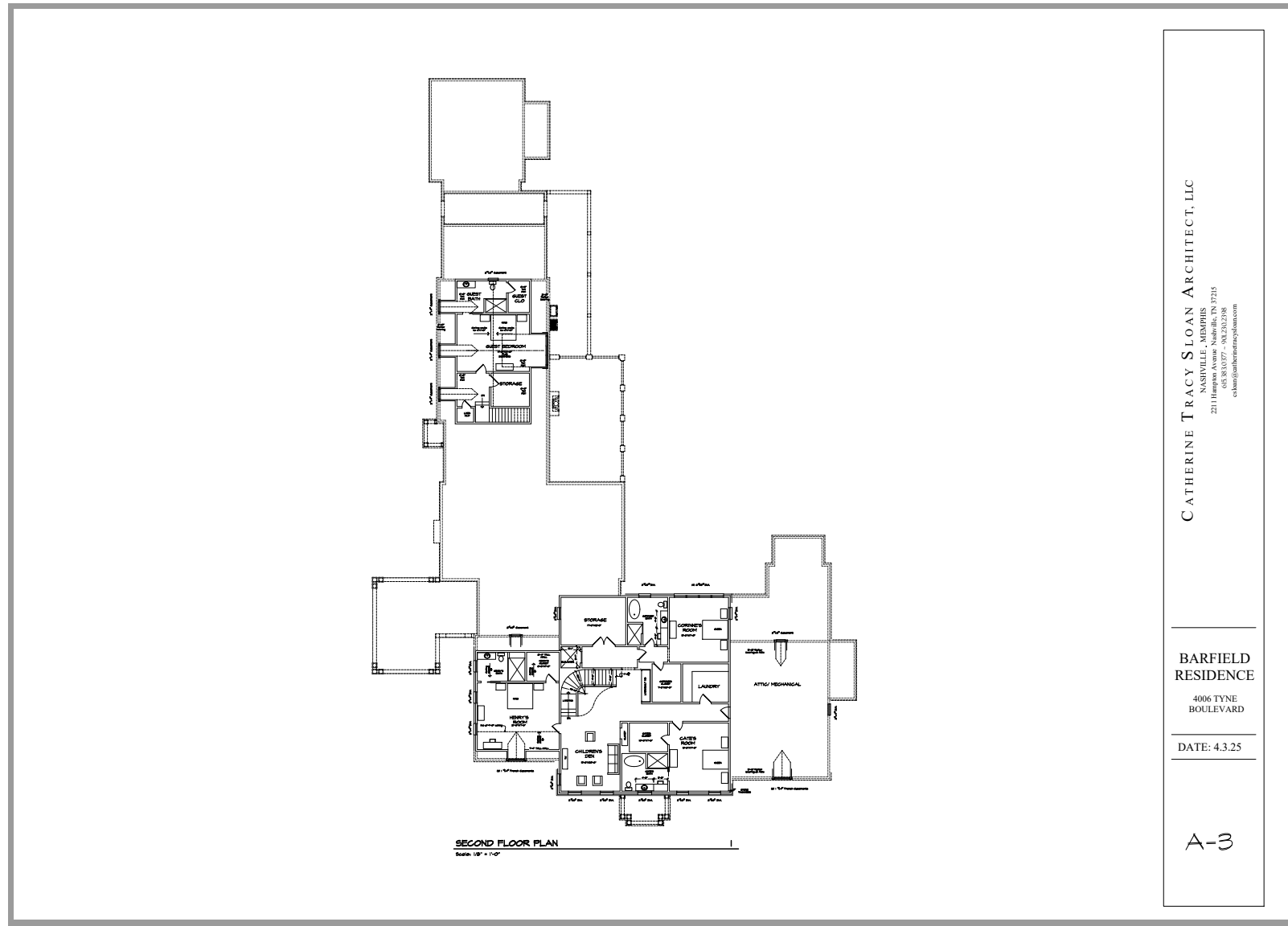
BUFF AND GREY STONE/ CHARCOAL SLATE ROOF

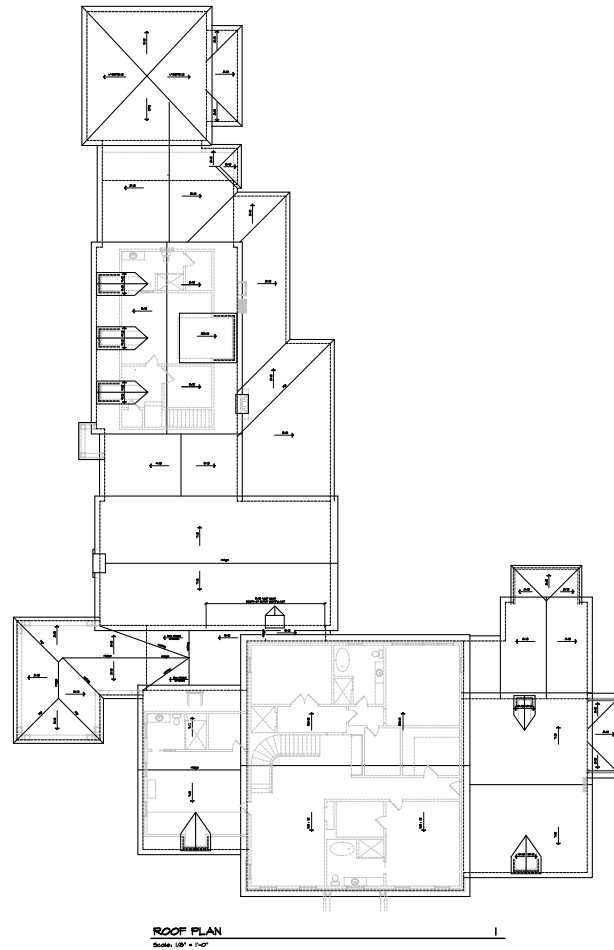




CATHERINE TRACY SLOAN ARCHITECT





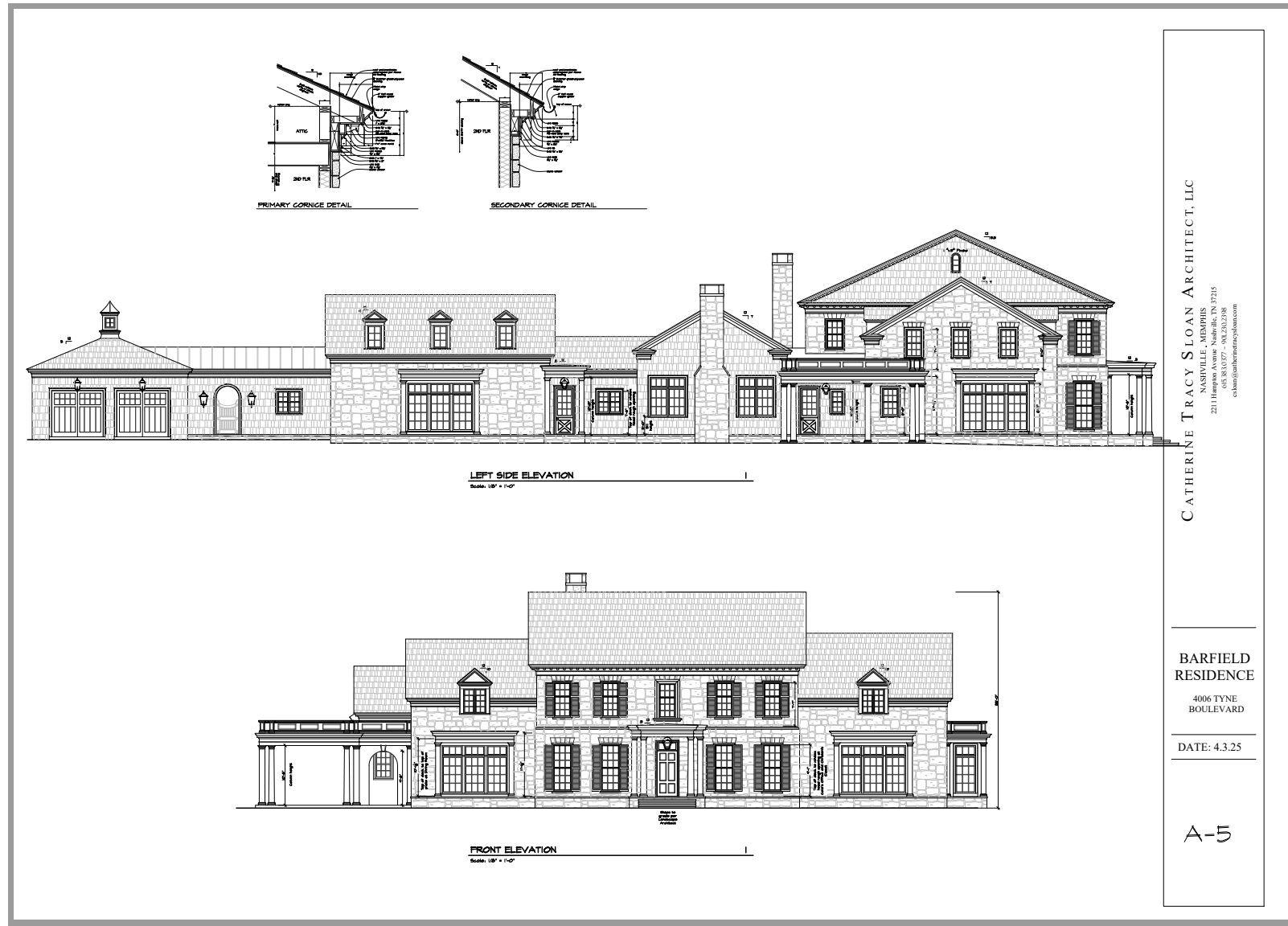


CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE, MEMPHIS
2211 Hampton Avenue Nashville, TN 37215
615.381.0377 - AOL 230.2298
csloan@cathinesloan.com

BARFIELD
RESIDENCE
4006 TYNE
BOULEVARD

DATE: 4.3.25

A-4





EXTERIOR MATERIALS

VERMONT UNFADING GRAY SLATE ROOF



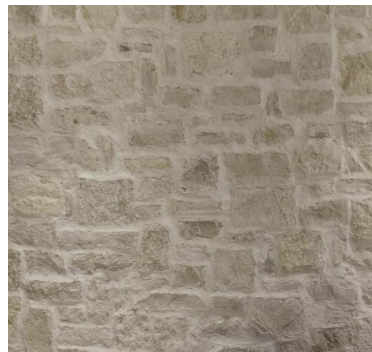
FARROW AND BALL WIMBORNE WHITE-
WINDOWS AND TRIM, POTENTIAL
SHUTTER COLOR

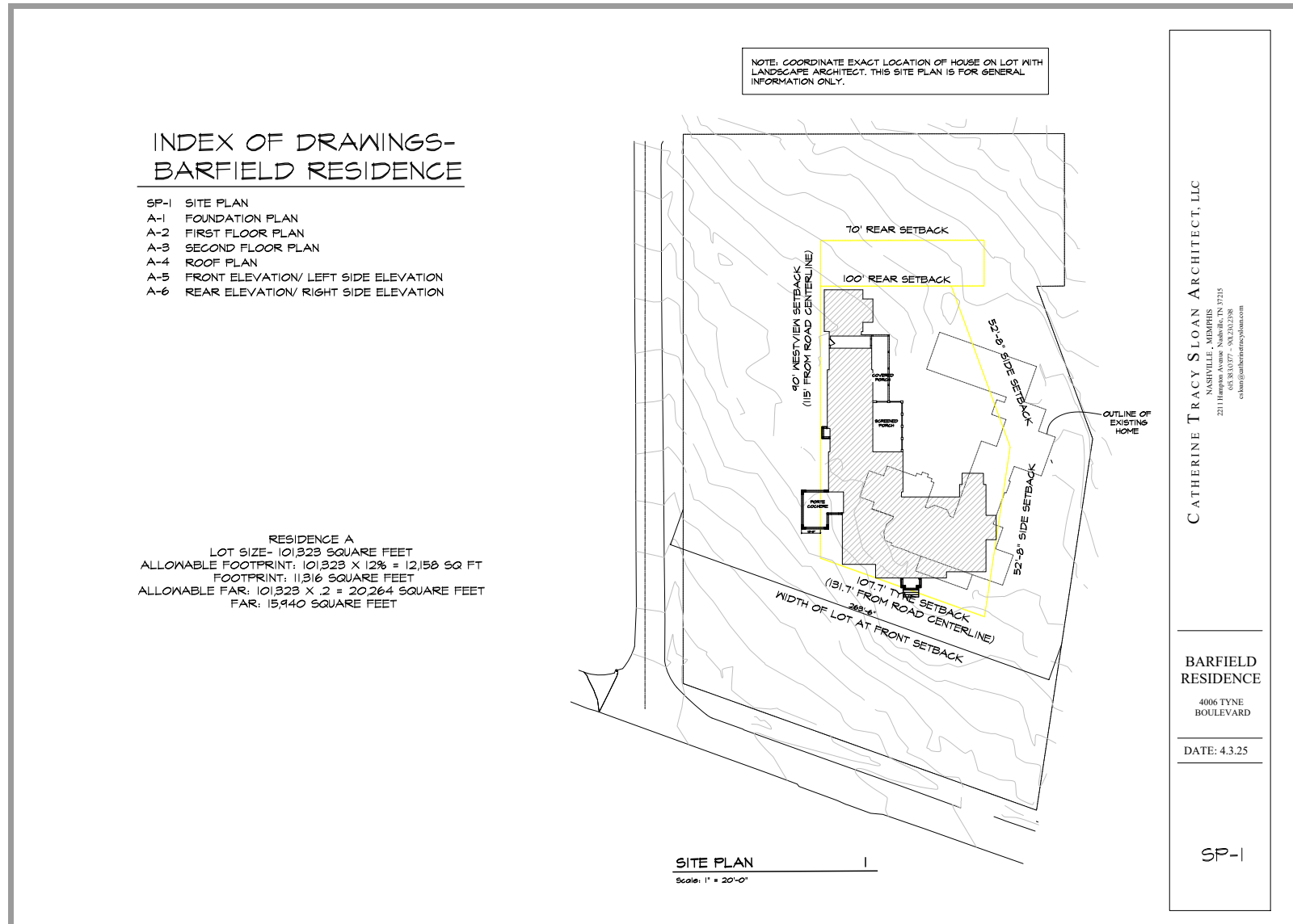


FARROW AND BALL MIZZLE-
POTENTIAL SHUTTER COLOR



STONE







Staff Report

Agenda No.: III.A.

Case No.: A25-13

Staff: Mary Samaniego, Planning Director

Applicant: Catherine Sloan for the Barfield family

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

Location: 4406 Tyne Boulevard

Summary:

The applicant and property owners are requesting Certificate of Appropriateness approval for a new single-family residence. The proposed architectural style is Colonial with standard elevations, materials, and references provided in the submittal for this meeting. The property is currently occupied by a residence that was approved for demolition by the HZC in December 2024. At the April 2025 Board of Zoning Appeals meeting, the following variances were approved to facilitate this project: a front yard setback on Westview Avenue (from 90' to 77').

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 2.32 acres (101,324 square feet - SF) and is rectangular with frontage on Tyne Boulevard and Westview Avenue.
2. Per the block averaging calculations, the required front yard setback from Westview Avenue is 90' from the front property line. The applicant is requesting a 77' front yard setback from the front setback line in order to construct a porte cochere.
3. The proposed residence has a footprint of 11,316 square feet and a gross floor area of 15,940 square feet. The maximum height is 35' in the front and 42' in the rear from finished grade.
4. The zoning district is Residence A and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for all applicable standards beyond the BZA variance approvals.
5. The property is not located within the regulated floodplain.
6. Materials list:

Window Manufacturer: Dale

Window Material: Wood

Frame Material: Wood

Windowsills: Wood and stone

Brick, Painted/Natural: N/A

Brick/Stone Thickness: 5"

Clapboard Material: Cedar wood shingles- no

Clapboard Dimensions/Reveal: N/A

Railings, Columns, Pilasters: Wood- per VMI

Chimney Material: Stone

Roofing Material: Slate

Exterior Doors: Wood and Steel (in rear)

Eaves/Cornice: Wood

Gutters: Copper half rounds

Gutter Dimensions: 4" round downspouts

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), the HZC will make their decisions on CoA applications based on the design guidelines. In making its review the HZC 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; and
4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

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

1. 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;
2. 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 should be representative of the window patterns of the proposed architectural style. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, exhibit an interior bar, exterior bar, as well as a spacer between glass panes, and true divided light and historical windows are acceptable; and
3. 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.

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

Materials In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.

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. Only wrapping an interior flue chase that penetrates the roof would be allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.

Front Doors: No front door shall be of aluminum or vinyl.

Staff note – front door material is not stated.

Front Porch: No front steps visible from the street shall be finished concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. 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, must fit the window opening, and be mounted with operable hinges.

Staff note – window shutter material is not stated.

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. When chimneys are above the roofline, the materials may have a nominal thickness between 2” – 4”. 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 be appropriate for 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, slate and cedar shake. 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 copper or painted to match roof color.

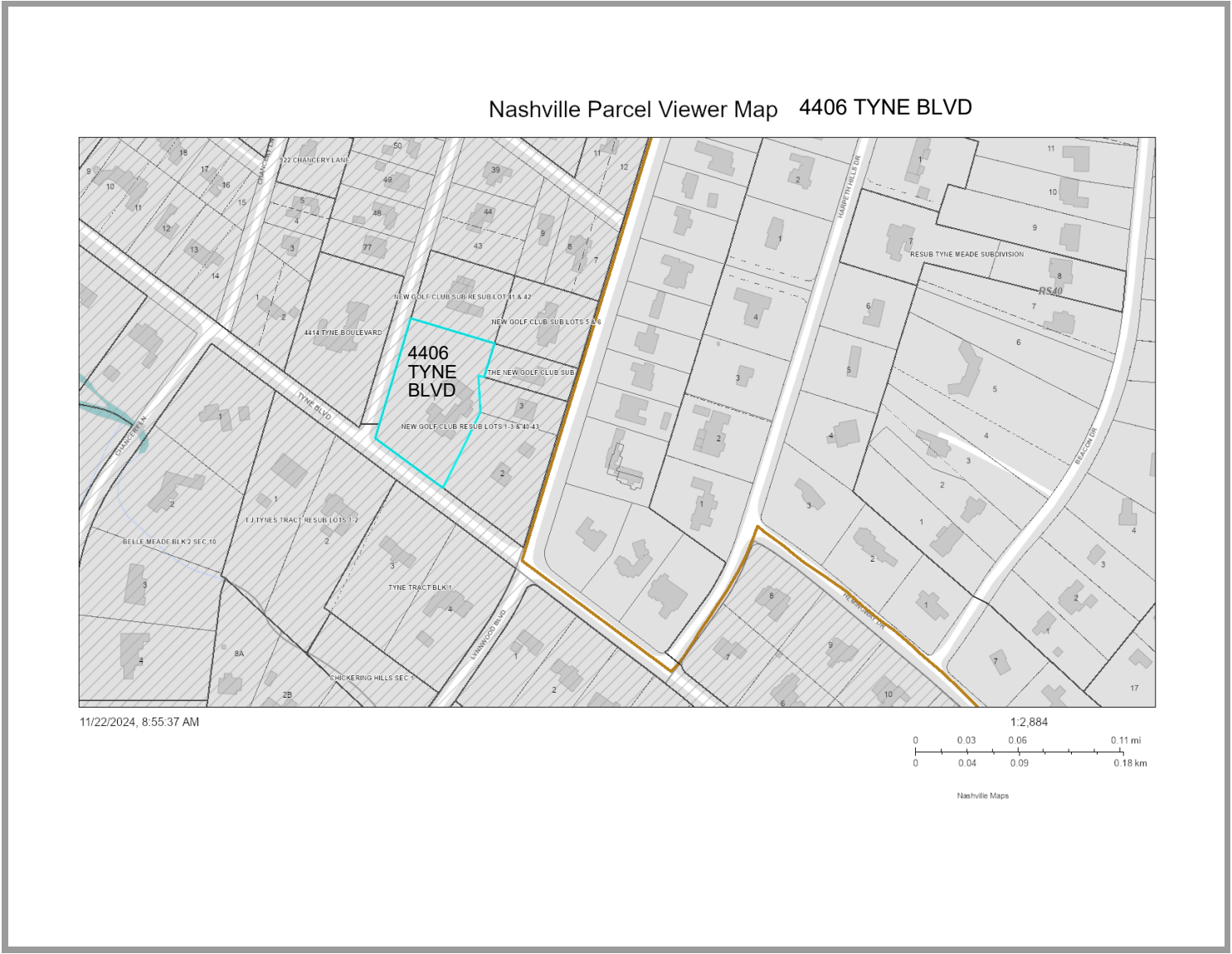
Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door.

Staff note – garage door Staff note – front door material is not stated.

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

Attachment:

1. Location Map





CITY OF
Belle Meade
TENNESSEE

Dear to "Whom it May Concern"

April 29, 2025

**Re: Historic Zoning Commission – Tuesday, May 13, 2025 3:00 p.m. Belle Meade City Hall,
4705 Harding Pike**

Attention Homeowner:

You are receiving this notification because one of your neighbors is planning a construction project and is requesting approval from the Historic Zoning Commission (HZN) before a building permit can be issued.

The agenda packet, including plans and property maps will be available on the City's website:
www.citybellemeadetennessee.org, no less than 48 hours before the meeting date and time.

**** Please display on an easel today*

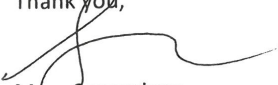
Should you have any questions regarding the plans you can contact the City of Belle Meade Planning Director at msamaniego@citybellemeadetennessee.org or (615) 297-6041.

A Public Hearing with Public Comment will be held. If you are unable to attend the meeting of the Historic Zoning Commission but would like to express your views, you may do so in writing addressed to the Historic Zoning Commission at the following address:

Historic Zoning Commission
City of Belle Meade-Planning Director
4705 Harding Road
Nashville, TN 37205
Or email the letter to: msamaniego@citybellemeadetennessee.org

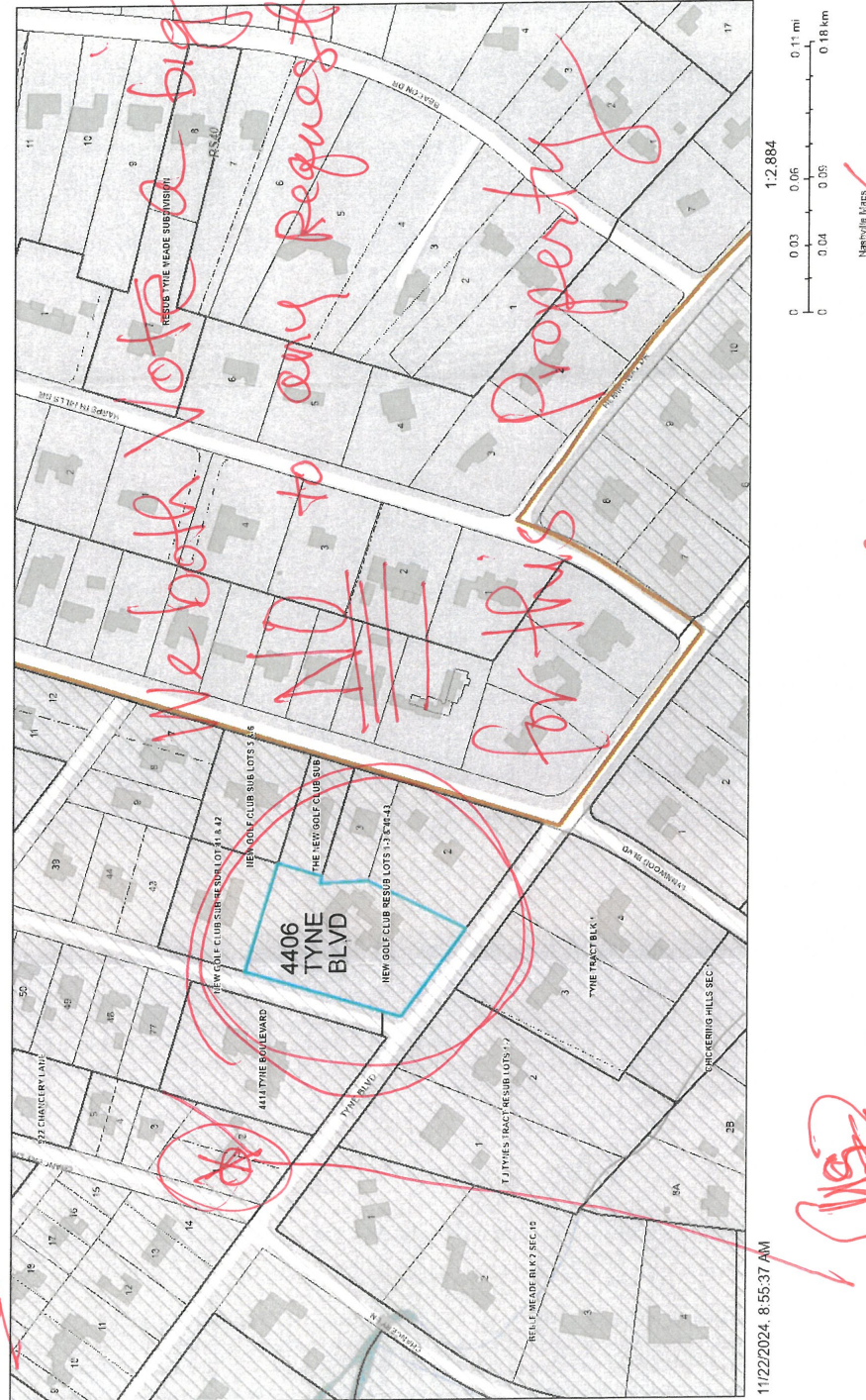
Please be sure to include in your letter your name and street address and the property owner's name and street address for the agenda item about which you are writing. Please also be advised that your letter will become part of the public record of the Historic Zoning Commission meeting.

Thank you,



Mary Samaniego
Planning Director

Denise & Michael O. Sutton Stabile
932 Chancery Lane
37205



this is me @ 932 Chancery Lane. the OBJECT
 TO ANY and all requests by 4406 TYPE - PERIOD!!



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.

<u>PROPERTY OWNER or APPLICANT</u>	<u>APPLICANT</u>
NAME: <u>NATE & AMANDA FEND</u>	<u>PRESTON QUIRK, ARCHITECT</u>
ADDRESS: <u>608 WESTVIEW AVE</u> <u>NASHVILLE, TN 37205</u>	<u>2801 BLAIR BLVD.</u> <u>NASHVILLE, TN 37212</u>
EMAIL: <u>nathan.fend@gmail.com</u>	<u>preston.quirk@comcast.net</u>
PHONE NUMBER: <u>630-204-1316</u>	<u>615-568-0343</u>
RELATIONSHIP TO OWNER: Contractor _____ Architect _____ Other (explain) _____	

<u>PROPERTY DESCRIPTION & LOCATION</u>	
ADDRESS: <u>608 WESTVIEW AVENUE</u>	
AGE/YEAR OF STRUCTURE: <u>BUILT</u> <u>1944</u>	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: <u>COLONIAL REVIVAL</u>	
DESCRIBE PROPOSED WORK: <u>DEMOLISH EXISTING DETACHED GARAGE. NEW REAR</u> <u>ADDITION FOR GARAGE & SCREENED PORCH WITH 2ND FLR SPACE ABOVE.</u> <u>ADD 4 NEW DORMERS ON EXISTING FRONT ROOFS.</u>	

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	2412	3021	+685	3706	54%
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	4522	3733	+1967	5700	26%
FRONT YARD AREA	N/A	7500	NO CHANGE	7500	N/A
TOTAL DRIVEWAY AREA	2412	3448	-784	2664	10%
DRIVEWAY IN FRONT YARD AREA	1650	968	NO CHANGE	968	N/A
HARDSCAPE AREA	1608	644	+228	872	N/A
POOL AREA	N/A	N/A	N/A	N/A	N/A
* 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.)

EXISTING APPROX 19'x19' 2 CAR GARAGE, 8' CLG, 8' WIDE DOORS -
 LOCATED MOSTLY OUTSIDE BLDG ENVELOPE & HAS FRONT FACING
 GARAGE DOORS. OVERALL CONDITION - GOOD

 Historical Significance

 MINIMAL

 Is the property habitable?

 YES

 Give a compelling reason for demolition of property

 GARAGE IS OUTSIDE OF BUILDING ENVELOPE &
 DOES NOT FIT TYPICAL CURRENT VEHICLES

 Describe the proposed reuse of existing materials, if any?

 NONE

➤ New Construction and Additions:

New Construction Material List Description

Window Manufacturer: PELLA

Railings, Columns, Pilasters:

PAINTED WOOD RAILS

Window Material:

WOOD, ALUM CLAD EXTERIOR

Chimney Material:

BRICK, PAINTED

Frame Material:

WOOD & ALUM

Roofing Material:

 DIMENSIONAL FIBERGLASS
 SHINGLES

Windowsills:

ALUM. EXT SILL

Exterior Doors:

PAINTED WOOD

Brick, Painted/Natural:

PAINTED, CREAM COLOR

Eaves/Cornice:

PAINTED WOOD

Brick/Stone Thickness:

3 5/8" ±

Gutters:

ALUMINUM

Clapboard Material:

HARDIPANEL, SMOOTH FACE

Gutter Dimensions:

6" x 6" OGEE PROFILE

Clapboard Dimensions/Reveal:

5"

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: 4/17/2025

Fend Residence

608 Westview Avenue

Historic Zoning Commission



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Quirk Designs 2801 Blair Blvd Nashville TN 37212 Architect

Phone 615-568-0343 Email qdesigns@comcast.net

3/17/25

City of Belle Meade, Tennessee
Historic Zoning Commission

RE: 608 Westview Ave - Mr & Mrs Nate Fend
Proposed additions to existing residence

Dear Historic Zoning Commission,

In accordance with the Citywide Conservation Overlay Design Guidelines (CCODG), I have prepared this letter to summarize information on this existing residence and design changes proposed for this property.

The home at 608 Westview was built in 1944 according to Metro Nashville Tax Records. Since it was constructed after 1939, it would be classified as a "Property Worthy of Conservation" per the CCODG. The style of the home, using "A Field Guide to American Houses", is essentially a one and one half story Colonial Revival style home. It has a brick veneer and wood siding exterior, side gabled shingle roof and simple center mass with two wings, and a 1 story rear wing. There is a small existing two car garage at the back left of the home. The existing home has a partial second floor with 2 bedrooms and a bath, and a shed dormer facing the rear yard. The existing main floor gross area/footprint (including porches) is 2651 sf, the second floor is approximately 712 sf. The house is on a lot of 0.46 acres, measuring about 100' wide x 200' deep. The house is elevated about ten feet above the street level of Westview Ave. The current condition of the home is very good.

The adjacent home to the left (#606) was recently demolished and construction of a new home is underway. The home on the right (#610) is a 2 story brick home built in 2002.

The scope of the proposed project includes:

1. Demolition of the existing garage (approx 19' 4" square). This garage is small and does not easily accommodate current size vehicles, is not attached to the home, and is over the current side setback line. The garage appears to have been built with the house in 1944.
2. Adding a new attached two car garage that will fit cars of the current size.
3. Adding 4 dormers to the front roof of the home.
4. New rear additions for new living space on the main floor and second floor levels. The rooflines of all the proposed additions are below the existing main ridge line.

Exterior materials for the additions consist primarily of lap siding, a material consistent with the Colonial Revival style, and consistent with the Secretary of the Interior's standards regarding material changes to differentiate later additions from the original home. The home does not hav

Quirk Designs 2801 Blair Blvd Nashville TN 37212 Architect

Phone 615-568-0343 Email qdesigns@comcast.net

front dormers now, but the proposed dormers are single window gable dormers, which were commonly used on Colonial Revival homes.

The materials proposed for this project are as follows:

Foundations - brick veneer to match existing foundations.

Siding - smooth faced hardiplank siding, 5" exposure.

Brick - The owners propose to paint the brick a soft white/cream color. Siding will match the brick color.

Front door - existing to remain

Front porch - existing to remain

Windows - aluminum clad wood windows, exterior to have 2 1/4" brick molding profile aluminum casing.

Deck material - new rear terrace will be a stone paver patio over a concrete slab on grade.

Shutters - existing wood shutters to remain

Fascia - fascias will be painted wood

Gutters - all gutters will be aluminum and have a 6" opening and use 3x4" downspouts, cream color

Chimneys - two existing brick chimneys will remain. One new brick chimney is proposed as part of the rear addition.

Paint - to be Benjamin Moore or Sherwin Williams high grade paint

Roofing material - new fiberglass dimensional shingles, slate gray blend

Mechanical and plumbing vents - none shall be located on the front facing roof planes.

Garage doors - new insulated 24 ga steel carriage house doors, white

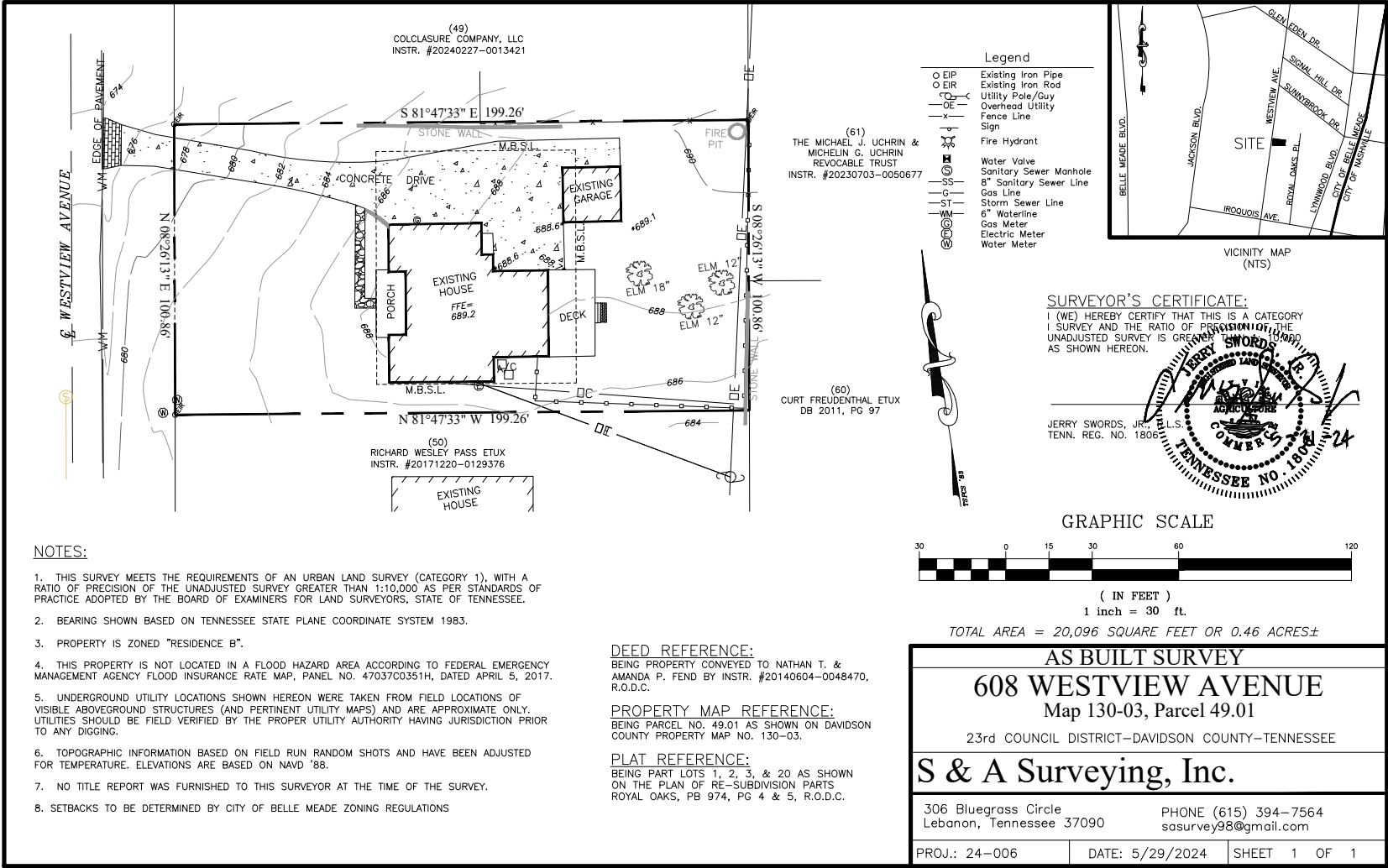
A sample board of the proposed new materials will be provided at the meeting.

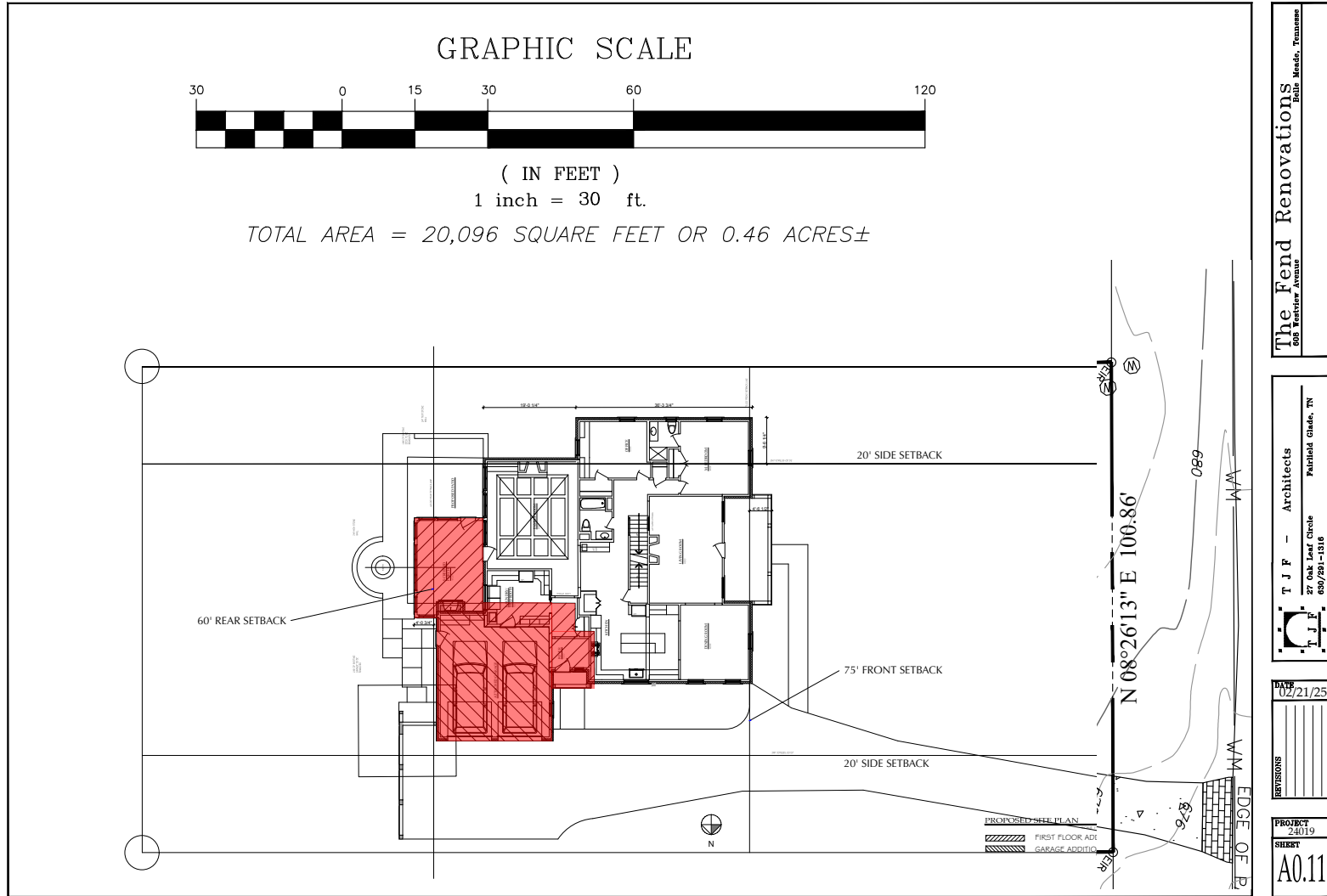
We hope that the Historic Zoning Commission finds the proposed addition, added dormers, and materials to be consistent with the Belle Meade Citywide Conservation Overlay Design Guidelines.

If you have questions regarding this matter, please contact Preston Quirk (architect) 615-568-0343 or quirkdesigns@comcast.net.

Sincerely,

Preston Quirk, architect







RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"

The Fend Renovations
608 Westview Avenue
Belle Meade, Tennessee

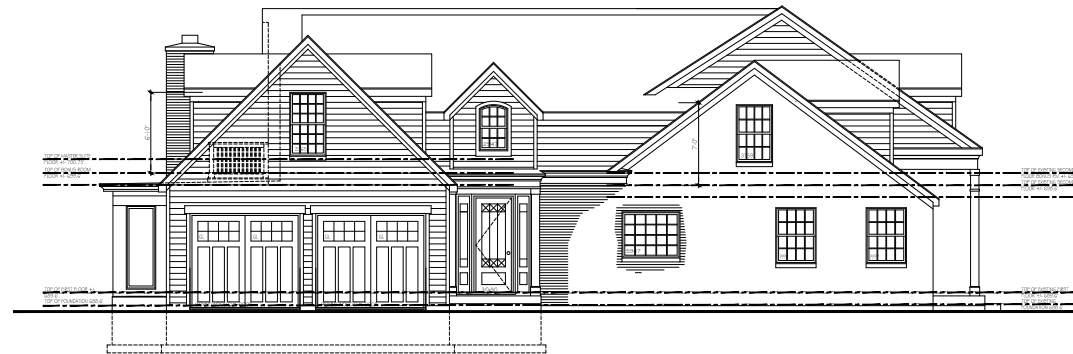
T J F - Architects
27 Oak Leaf Circle
Fairfield Glade, TN
615/291-1316

DATE
02/21/25

PROJECT
24019
SHEET
A4.0



REAR ELEVATION
SCALE: 1/4"=1'-0"



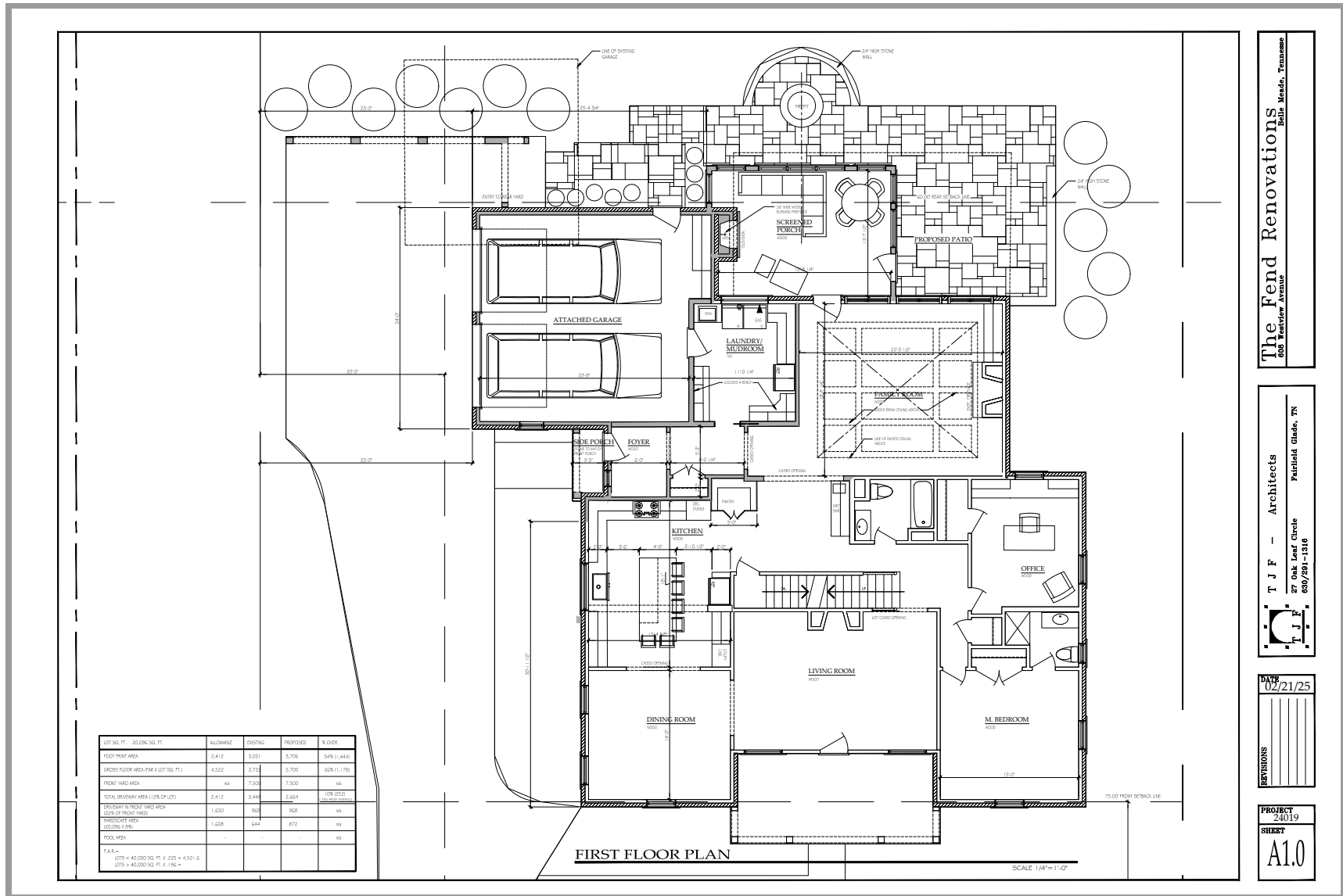
LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

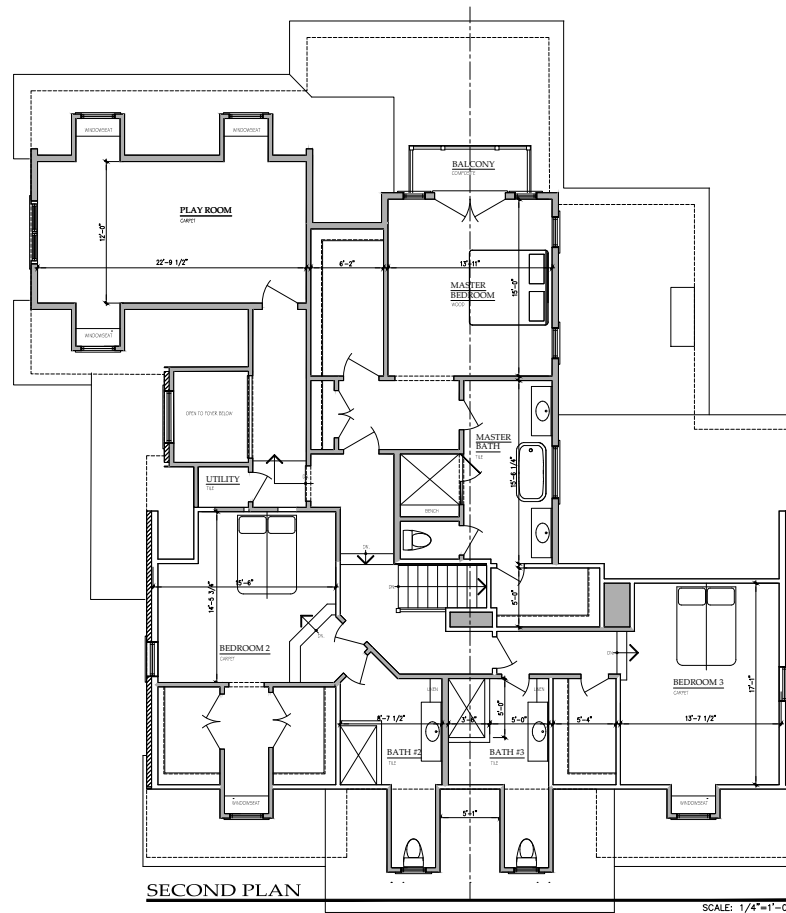
The Fend Renovations
Belle Meade, Tennessee
608 Westview Avenue

T J F - Architects
27 Oak Leaf Circle
Fairfield Glade, TN
615/291-1316

DATE
02/21/25

PROJECT
24019
SHEET
A4.1





The Fend Renovations
Belle Meade, Tennessee
608 Westview Avenue

T J F - Architects
27 Oak Leaf Circle
Fairfield Glade, TN
615/291-1316

DATE
02/21/25

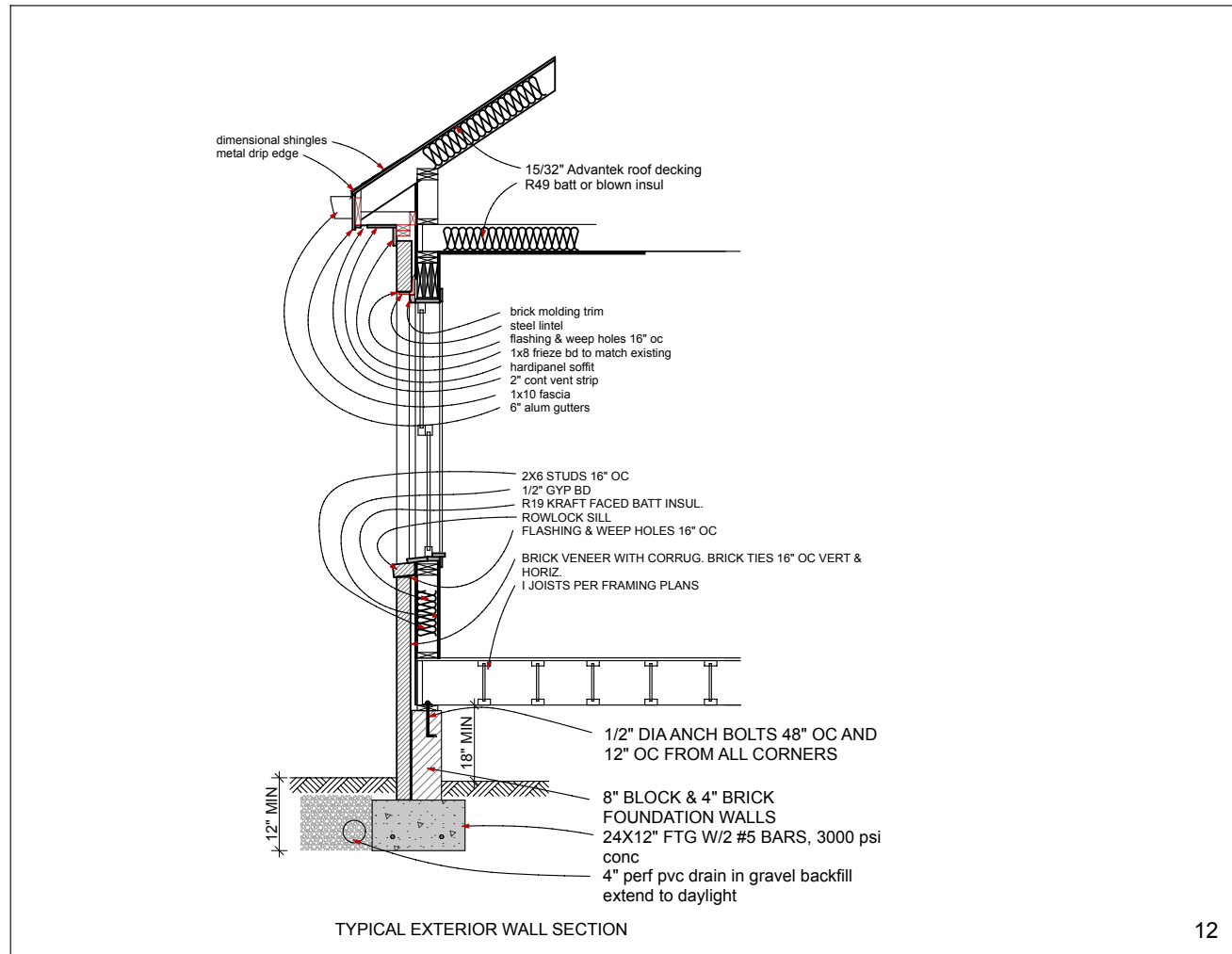
PROJECT
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SHEET
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Inspiration Photos



Historical Examples





Existing Property photos



13

Existing Property photos



Neighboring Properties



15

Staff Report

Agenda No.: III.B.
Case No.: A25-14
Staff: Mary Samaniego, Planning Director
Applicant: The Fend family
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 608 Westview Avenue

Summary:

The applicant/owner, the Fend family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for a second-story addition to the side of the residence for a two-car garage and a rear porch addition. The proposed architectural style is Colonial Revival with standard elevations, materials, and references provided in the submittal for this meeting. At the April 2025 Board of Zoning Appeals meeting, the following variances were approved to facilitate this project: a rear yard setback, maximum footprint, and maximum gross floor area.

Planning Considerations:

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

1. The subject property is 0.46 acres (20,096 square feet).
2. The existing dwelling was constructed in 1944 and has a Colonial Revival architectural style and includes a detached two-car garage.
3. The existing detached garage is proposed to be demolished. The proposed project will specifically include: a new attached two car garage with a second story to the north side, four dormers to the front roof, a two-story rear additions for new living space, and noted rooflines of all the proposed additions are below the existing main ridge line.
4. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
5. The dwelling has been identified in the 2021 historical survey (DV-26151) as having: brick/frame construction type; gable roof configuration with asphalt shingles; wood double-hung windows and a 24-light picture window; a brick chimney; 3-bay central porch; brick veneer and weatherboard wall cover; brick foundation; and central incised porch bay has wood siding, square, wood columns, entrance with pilasters and lintel, and a separate roof raised above that of the main block.
6. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is

2,412 square feet. The existing residence, including the detached garage, has a building footprint of 3,021 square feet and the proposed addition of 685 square feet will then provide as overall building footprint of 3,706 square feet (1,294 square feet over the maximum allowable).

7. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 4,522 square feet. The existing residence has a building area of 3,733 square feet and the proposed garage addition of 1,967 square feet will then provide as overall building footprint of 5,700 square feet (1,178 square feet over the maximum allowable).
8. Per Section 14-203(3)(Table 1), the minimum rear yard setback is 60'. The existing deck of the residence is 55' from the rear property line. With the proposed covered porch will replace the existing deck at 55' from the rear property line.
9. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
10. Materials list:

Window Manufacturer: PELLA

Railings, Columns, Pilasters:

PAINTED WOOD RAILS

Window Material:

WOOD, ALUM CLAD EXTERIOR

Chimney Material:

BRICK, PAINTED

Frame Material:

WOOD & ALUM

Roofing Material:

DIMENSIONAL FIBERGLASS
SHINGLES

Windowsills:

ALUM. EXT. SILL

Exterior Doors:

PAINTED WOOD

Brick, Painted/Natural:

PAINTED, CREAM COLOR

Eaves/Cornice:

PAINTED WOOD

Brick/Stone Thickness:

3 7/8" ±

Gutters:

ALUMINUM

Clapboard Material:

HARDIPANEL, SMOOTH FACE

Gutter Dimensions:

6" x 6" OGEE PROFILE

Clapboard Dimensions/Reveal:

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, 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





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: Chris + Nikki Turitto

ADDRESS: 510 Lynnwood Blvd

EMAIL: Cturitto@havenre.com

PHONE NUMBER: 917-886-3268

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

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 510 Lynnwood Blvd

AGE/YEAR OF STRUCTURE: 1949 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: Request for Demo of Existing Home

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.)

① Poor Condition - ② First Ceiling Height - 96" ③ First Addition Ceiling Height - 88"
 ④ 2nd Floor Ceiling Height - 98" ⑤ Significant water in crawl space, mold, structural cracking, ⑥ Roof - Multiple Structural Issues, Water Intrusion at Multiple areas

Historical Significance

No

Is the property habitable?

Yes, but poor condition and not up to today's standard

Give a compelling reason for demolition of property

① Ceiling Heights as mentioned previously

② Significant Water in Crawl, Structure cracking, mold everywhere. At 1st Floor Addition, the crawl is too short to access and has constant standing water

③ Extensive deterioration of Exterior, including brick (structural cracking), Wood Decay

④ Roof Framing is failing, multiple areas where structure is sagging

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:

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;
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- ☐ ☒ 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.

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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.

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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: _____

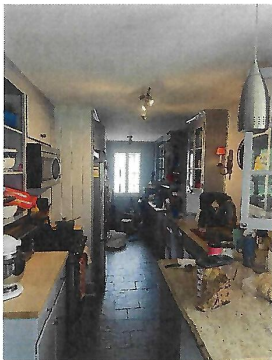


Date: _____

4/21/25

FIRST FLOOR

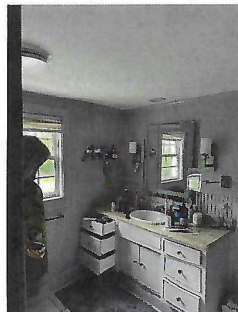
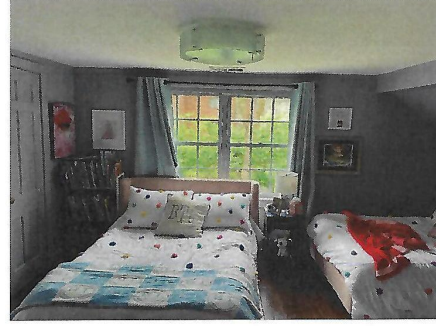
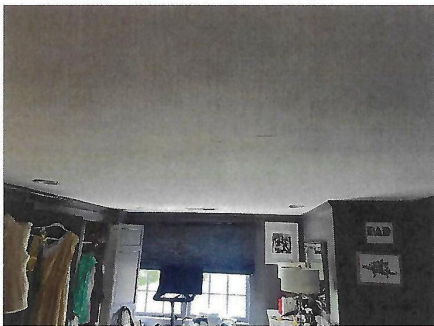
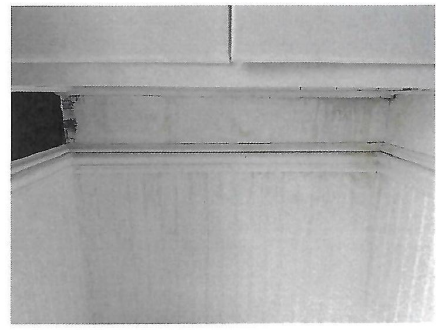
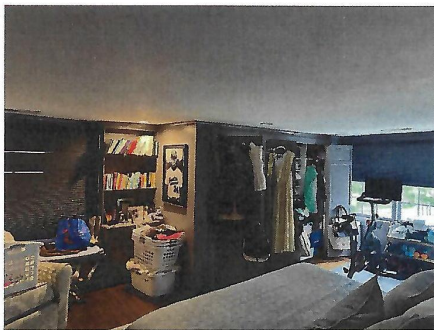
1st Floor Ceiling Heights - 96", 1st Floor Addition Ceiling Heights - 88"(Last Picture on Page), Significant Structural Ceiling Cracking at Various Areas, Visible Mold Several Locations, Active Water Intrusion



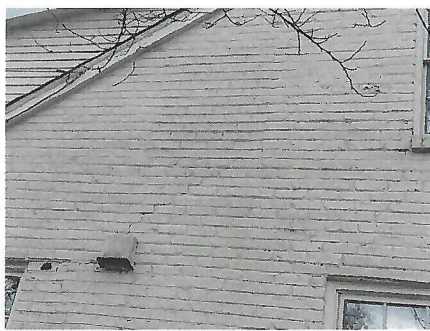
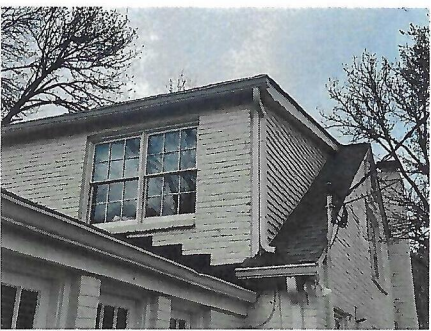
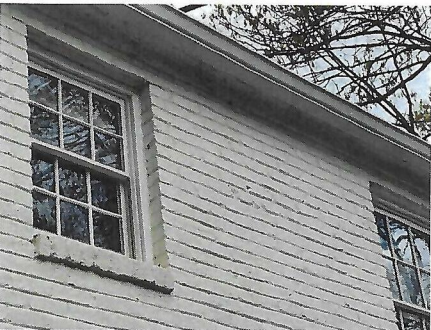
Stairs - Do not meet today's code standards, Risers are in excess of 8"



2nd Floor Ceiling Heights - 88", Significant Structural Cracking in Ceilings, Mold Various Locations, Active Water Intrusion



Additional Exterior Pictures



Crawlspace - Significant Water Intrusion, Structural Cracking - At Addition Crawl Space, Very Short Access and Filled with Water.

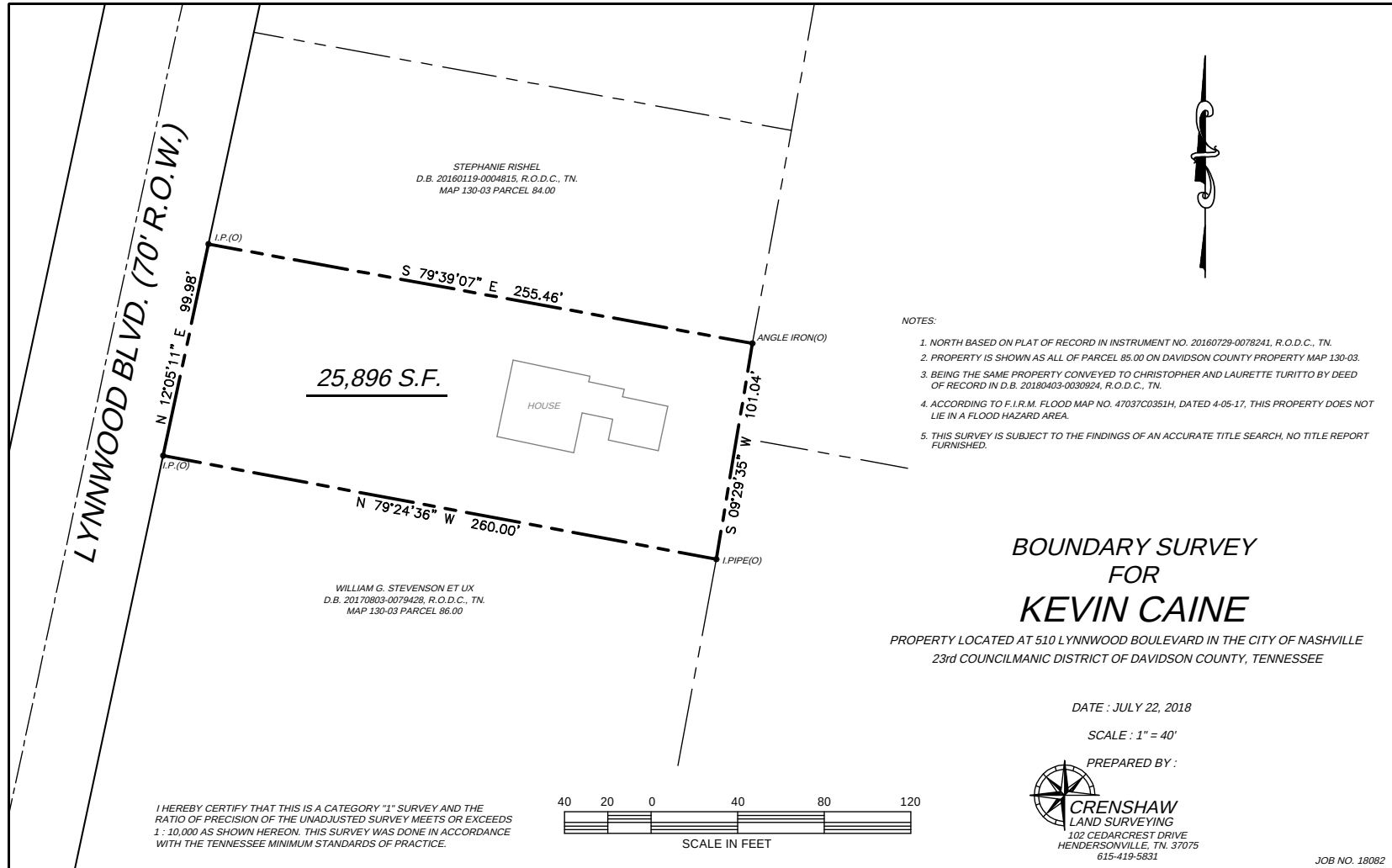


2nd Floor - Additional Mold Areas



Exterior - Significant Structural Cracking, Wood Decay, Roof Structural Issues and Water Intrusion





Staff Report

Agenda No.: III.C.
Case No.: A25-22
Staff: Mary Samaniego, Planning Director
Applicant: The Turitto family
Request: Certificate of Appropriateness for demolition
Location: 510 Lynwood Boulevard

Summary:

The applicant/property owner is requesting Certificate of Appropriateness approval for demolition of a residence determined to be a property worthy of conservation. This residence was constructed in 1949 and appears to be in original condition. The applicant has not stated the architectural style but Tennessee Historical Commission survey states the primary style as Colonial Revival.

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 0.59 acres (25,700 square feet - SF) and is rectangular with frontage on Lynwood Avenue.
2. The residence was constructed in 1949 and has a Colonial Revival architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
3. The residence is two-story and approximately 3,364 SF with an attached two-car garage.
4. The residence appears to have major additions to the rear prior to 1996 and there have been eight owners in the last 50 years.
5. The dwelling has been identified in the 2021 historical survey (DV-26175) as having: brick construction type; gable roof configuration with asphalt shingles; wood, double-hung windows; one brick chimney; brick veneer wall cover; and brick foundation. Porch has shed roof and square, wood posts.
6. Staff upon research did not find any significant architect, builder associated or previous owners with this residence.

Staff Recommendations and Findings of Fact:

Zoning Ordinance Standards

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), the HZC will make their decisions on CoA applications based on the design guidelines. In making its review the HZC 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; and
4. Any other factor, including aesthetic, which is reasonably related to the purpose of this part.

Property Worthy of Conservation

Properties worthy of conservation are all properties in the City of Belle Meade built after 1939 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 to ensure that the proposed work is in accordance with these design standards. 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.

Design Guidelines 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.

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.

- A home may have limited ability to meet current architectural trends such as ceiling heights of eight feet or less or inability to maintain due to building style.

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

Attachment:

1. Location Map

