



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
JULY 8, 2025, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
JULY 8, 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 June 10, 2025.

Attachment: [HZC Minutes June 10 2025.pdf](#)

III. Unfinished Business

A. None.

IV. New Business

A. The application for a Certificate of Appropriateness, #A25-38, of the Rochford family, 909 Lynwood Boulevard, to demolish a single family residence.

Attachment: [74 HZC-Certificate-of-Appropriateness-909-Lynwood-Boulevard 6.8.25.pdf](#)

Attachment: [74 909-Lynwood-Blvd.-Demolition-Proposal 6.9.25.pdf](#)

Attachment: [STAFF REPORT 909 Lynwood Blvd.pdf](#)

B. The application for a Certificate of Appropriateness, #A25-40, of the Lechleiter family, 609 Westview Avenue, for an addition to a single family residence.

Attachment: [78 Lechleiter-Residence-HZC-Application.pdf](#)

Attachment: [78 Lechleiter-HZC-Set-6-20-25.pdf](#)

Attachment: [STAFF REPORT 609 Westview Ave ADD.pdf](#)

V. Other Public Comment

VI. Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, August 12, 2025 at Belle Meade City Hall.



MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
JUNE 10, 2025, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

Our apologies, but due to a technical error, there is no video available from this meeting.

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

Board Members Present

Chairman Bunny Blackburn
Charlie Rankin
Ray Hayles
Sarah Bartholomew

Board Members Not Present

Mark Harrison
Rene Poe

Staff Present

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

Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held May 13, 2025.

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

Unfinished Business

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

Nathan Fend, owner, reviewed the application as submitted reviewing changes as suggested by the commission at the May 13, 2025 meeting, for the proposed addition to the home.

Fend answered questions from the board about the changes following the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

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

New Business

The application for a Certificate of Appropriateness, #A25-21, of the Wells family, 4426 E. Brookfield Avenue, for an addition to a single family residence.

David Wells, homeowner, reviewed the plans as submitted for the addition of a three car garage with a living area above, the renovation of the current garage to kitchen space and new master suite renovation on the first level.

Questions from the board were addressed by Wells following the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

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

The application for a Certificate of Appropriateness, #A25-24, of the Goldberg family, 423 Ellendale Avenue, for an addition to a single family residence.

Jamie Pfeffer, Pfeffer Torode Architecture, reviewed the plans for the modifications to the front and rear elevations of the home, in keeping with the existing style.

Pfeffer addressed questions as asked by the board following the presentation.

Public Comment Opened

No Public Comment

Planning Director Mary Samaniego stated there were 3 letters of support for the project.

Public Comment Closed

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

The application for a Certificate of Appropriateness, #A25-26, of the Echols family, 4444 Tyne Boulevard, for a new single family residence - redesign.

Jamie Pfeffer, Pfeffer Torode Architecture, was asked by Chairman Blackburn

to present the redesign as a new project since there had been significant changes from the original design presentation.

Pfeffer provided plans to the chairman and each board member and Planning Director Samaniego for the record. Pfeffer also provided material samples for the board to review.

Questions from the board were addressed by Pfeffer and Matt Daniel.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve with administrative review on lights: Hayles Second: Bartholomew Vote: All aye

The application for a Certificate of Appropriateness, #A25-37, of the Stauffer family, 418 Lynwood Boulevard, for an addition to a single family residence.

Gavin Duke, Duke Design Group, reviewed the plans as submitted for the addition of a mud room to the existing home.

Questions from the board were answered by Duke.

Public Comment Opened

No Public Comment

Public Comment Closed

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

The application for a Certificate of Appropriateness, #A25-28, of the Cain family, 221 Deer Park Drive, for a demolition of a single family residence.

Van Pond, Architect, reviewed the request for demolition of the 1958 ranch style home at 221 Deer Park Avenue.

Questions were addressed by Pond following the review.

Public Comment Opened

No Public Comment

Planning Director Samaniego stated there were four letters of support from the neighbors.

Public Comment Closed

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

The application for a Certificate of Appropriateness, #A25-35, of the Cain family, 221 Deer Park Drive, for a new single family residence.

Van Pond, Architect, reviewed the plans as submitted for the new home at 221 Deer Park Drive.

Questions from the board followed the presentation which were addressed by Pond.

Public Comment Opened

No Public Comment

Planning Director Samaniego stated there were four letters in support of the project from the neighbors.

Public Comment Closed

Motion to approve with comments: Rankin Second: Bartholomew

A board discussion ensued, which included additional questions for Pond, which he addressed.

The board had several recommendations about the project, including architectural style, windows and color palette.

Motion to postpone: Bartholomew Second: Hayles Vote: All aye

Other Public Comment - None

The meeting adjourned at 4:41 p.m.

Chairman Bunny Blackburn

City Recorder Rusty Terry



**CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION**

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

APPLICATION # _____

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: _____

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

PROPERTY OWNER or APPLICANT

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

____ New Construction

____ Demolition

____ Exterior Alteration or Repair

____ Addition

Define Architectural Style _____

Describe Proposed Work _____

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

- ☐ Description of Property Condition and Proposal

☐ PDF Photos of Existing Property
- ☐ Site Plan showing building envelope

☐ PDF Photos of Neighboring Properties
- ☐ All building elevations showing finish grade

☐ PDF Inspirational Photos
- ☐ Wall Section with siding, roofing, doors,
windows, and ornamentation.

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

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

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

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

- **New Construction and Additions:**
- A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

<u>Window Manufacturer:</u>	<u>Railings, Columns, Pilasters:</u>
<u>Window Material:</u>	<u>Chimney Material:</u>
<u>Frame Material:</u>	<u>Roofing Material:</u>
<u>Windowsills:</u>	<u>Exterior Doors:</u>
<u>Brick, Painted/Natural:</u>	<u>Eaves/Cornice:</u>
<u>Brick/Stone Thickness:</u>	<u>Gutters:</u>
<u>Clapboard Material:</u>	<u>Gutter Dimensions:</u>
<u>Clapboard Dimensions/Reveal:</u>	

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: _____

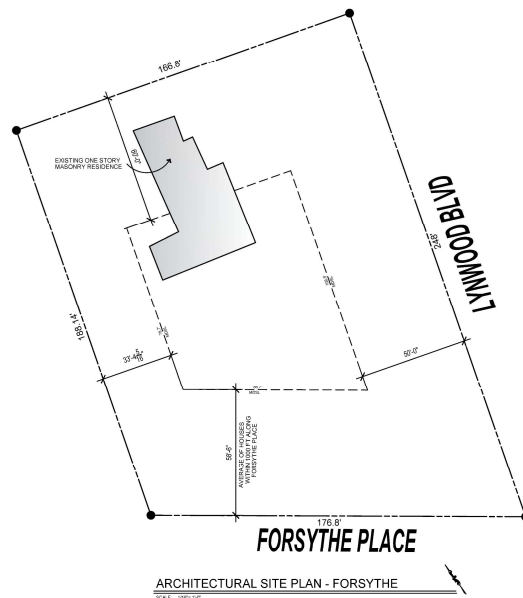
Jeffrey Robert Steele AIA
a r c h i t e c t u r e
42 wyn oak nashville tennessee 37205
615.804.1431 jeffsteelearchitect@gmail.com

909 Lynwood Boulevard
Demolition Proposal



909 Lynwood Boulevard, built in 1968, sits in the Historic District of Belle Meade due to its age. This simple one-story ranch with modest trim and roofline has fallen beyond repair due to lack of on-going care and maintenance. Water intrusion has created exterior and interior failure.

Site Conditions:



The house currently sits over 50% outside of the building envelope, with a side yard distance of 18'-4".

Exterior Elevations:



Front Porch



Rear Elevation



Front Elevation

Excessive disrepair, water intrusion and settlement are found on every elevation which has jeopardized the structure.

Interior Conditions:



Kitchen / Dining



Kitchen



Back Hall

Excessive mold, mildew, decay and rot are present throughout structure.

Conclusion:

Decades of differed maintenance has left this structure weak and beyond repair. Excessive mold, mildew, decay, and rot due to water intrusion has left this residence structurally unsound and environmentally dangerous for living conditions.

It is my professional opinion with over 30 years experience in the industry that this structure should be slated for demolition.



Staff Report

Agenda No.: IV.A.
Case No.: A25-38
Staff: Mary Samaniego, Planning Director
Applicant: The Rochford family
Request: Certificate of Appropriateness for demolition
Location: 909 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 1946 and appears to be in original condition. The applicant has stated the architectural style as Ranch.

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 0.83 acres (36,155 square feet - SF), is rectangular and a corner lot with frontage on Lynwood Boulevard and Forsythe Place.
2. The residence was constructed in 1946 and has a Ranch 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 one-story and approximately 1,873 SF with an attached one-car garage.
4. The residence appears to be in original condition and has been owned by four families over the past 50 years.
5. The dwelling has been identified in the 2021 historical survey (DV-26190) 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.
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, 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.

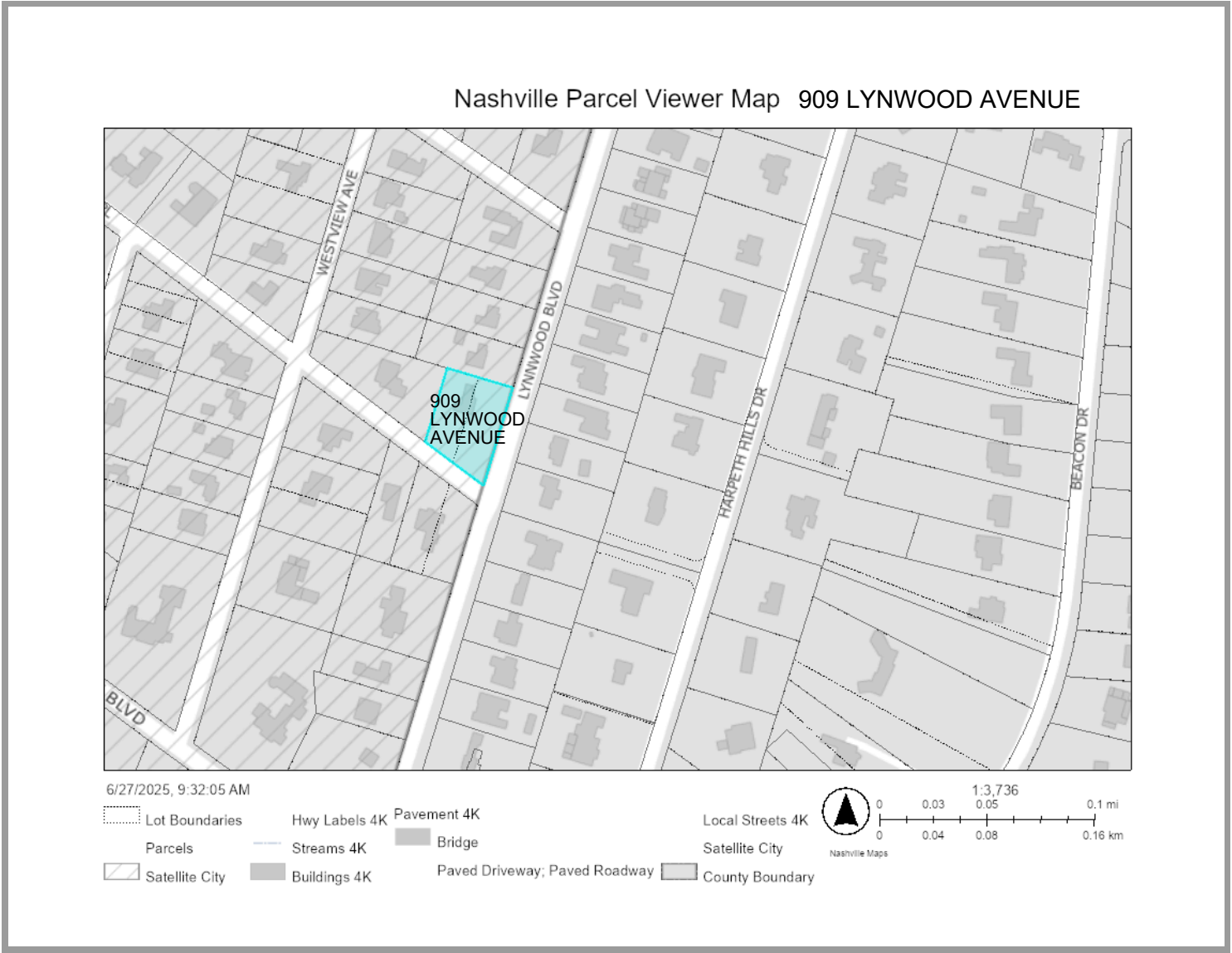
The following are specific guidelines that will be considered by the HZC when reviewing a proposal for demolition:

- Public safety and welfare requires the removal of the building or structure;
- 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; and
- 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 approving the Certificate of Appropriateness based on the written findings of fact and the supporting documentation regarding structural conditions.

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: Dan & Allison Lechleiter

ADDRESS: 425 Royal Oaks Dr.

EMAIL: danlech@gmail.com

PHONE NUMBER: (317)435-1783

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

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 609 Westview Avenue

AGE/YEAR OF STRUCTURE: 36/1989 PROPERTY OF SIGNIFICANCE (1901-1939) _____ YES

PROPERTY OF CONSERVATION (1940-2000) _____ YES

PROPERTY LESS THAN 50 YEARS X YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA): _____ New

Construction _____ Demolition _____ X Exterior Alteration or Repair X Addition

DEFINED ARCHITECTURAL STYLE: Georgian

DESCRIBE PROPOSED WORK: 1. Renovate existing interior.

2. Rebuild parapet wall & stud wall underneath due to significant water damage.

3. Proposed addition to master bedroom and bathroom, new side entry from driveway, and new stair to attic with dormer.

PROJECT CALCULATIONS

LOT SQ. FT: 60,166 sq. ft.	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	7,220 sq. ft.	4,348 sq. ft.	+510 sq. ft.	4,858 sq. ft.	0%
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	12,033 sq. ft.	6,242 sq. ft.	+987 sq. ft.	7,229 sq. ft.	0%
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 = 60,166 sq. ft. x 0.200 = 12,033 sq. ft.					

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.)
 Walls under parapet significant water damage.

Historical Significance

N/A

Is the property habitable?

No

Give a compelling reason for demolition of property

Parapet wall to be rebuilt to match existing, with new and improved waterproofing/drainage.

Describe the proposed reuse of existing materials, if any? Concrete balustrades to be preserved and reused

➤ **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer:

Marvin or Eq.

Window Material:

Wood & Clad

Frame Material:

Wood

Windowsills:

Wood/Brick

Brick, Painted/Natural:

Natural

Brick/Stone Thickness:

4"

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Railings - Wrought Iron

Chimney Material:

Roofing Material:

Match existing

Exterior Doors:

Marvin or Eq. / Wood & Clad

Eaves/Cornice:

Match existing

Gutters:

Ogee shape to match existing

Gutter Dimensions:

Match existing

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- Possesses one or more of the following criteria:

Yes No

- ☐ ☒ A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
- ☐ ☒ Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
- ☐ ☒ Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
- ☐ ☒ 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.

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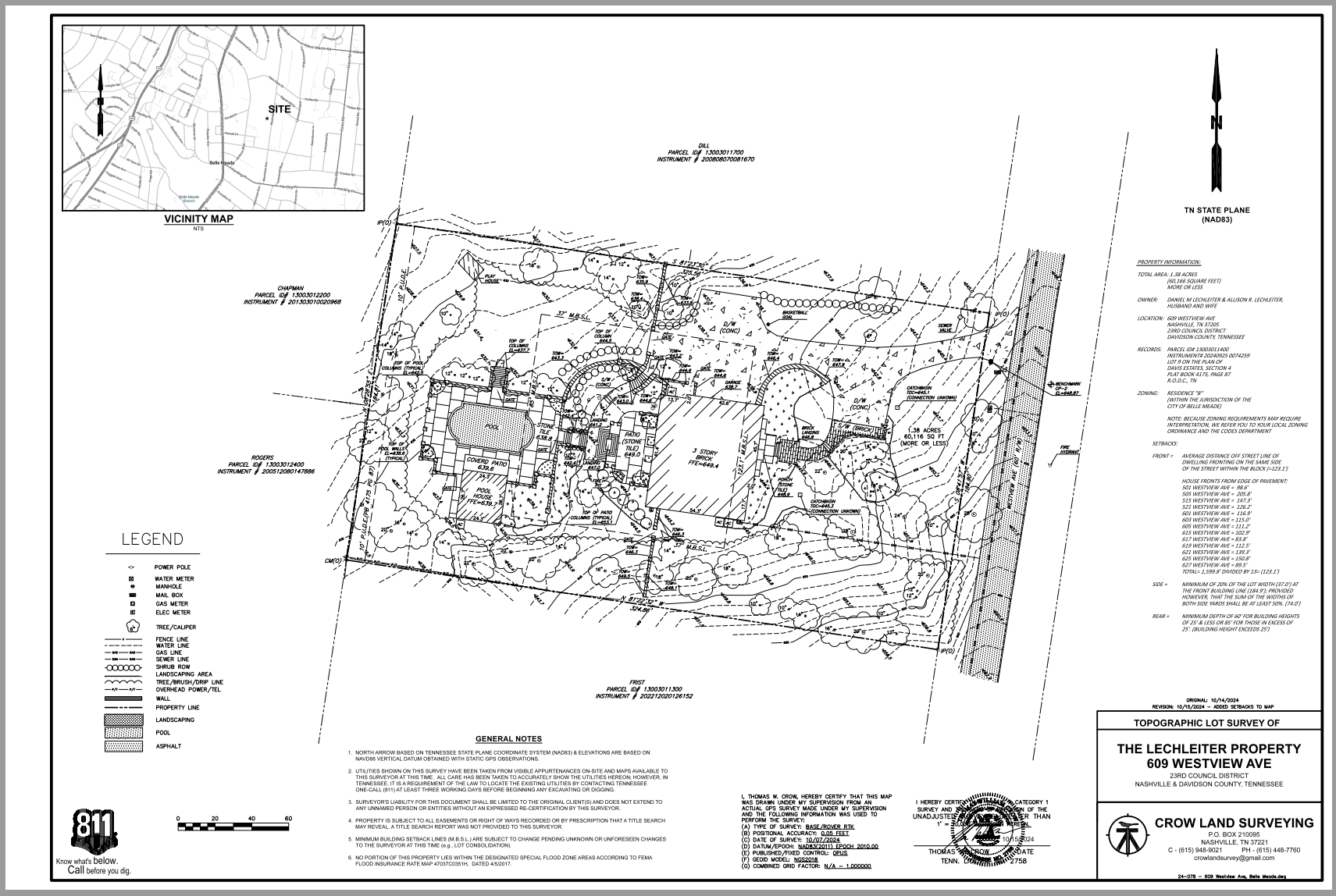
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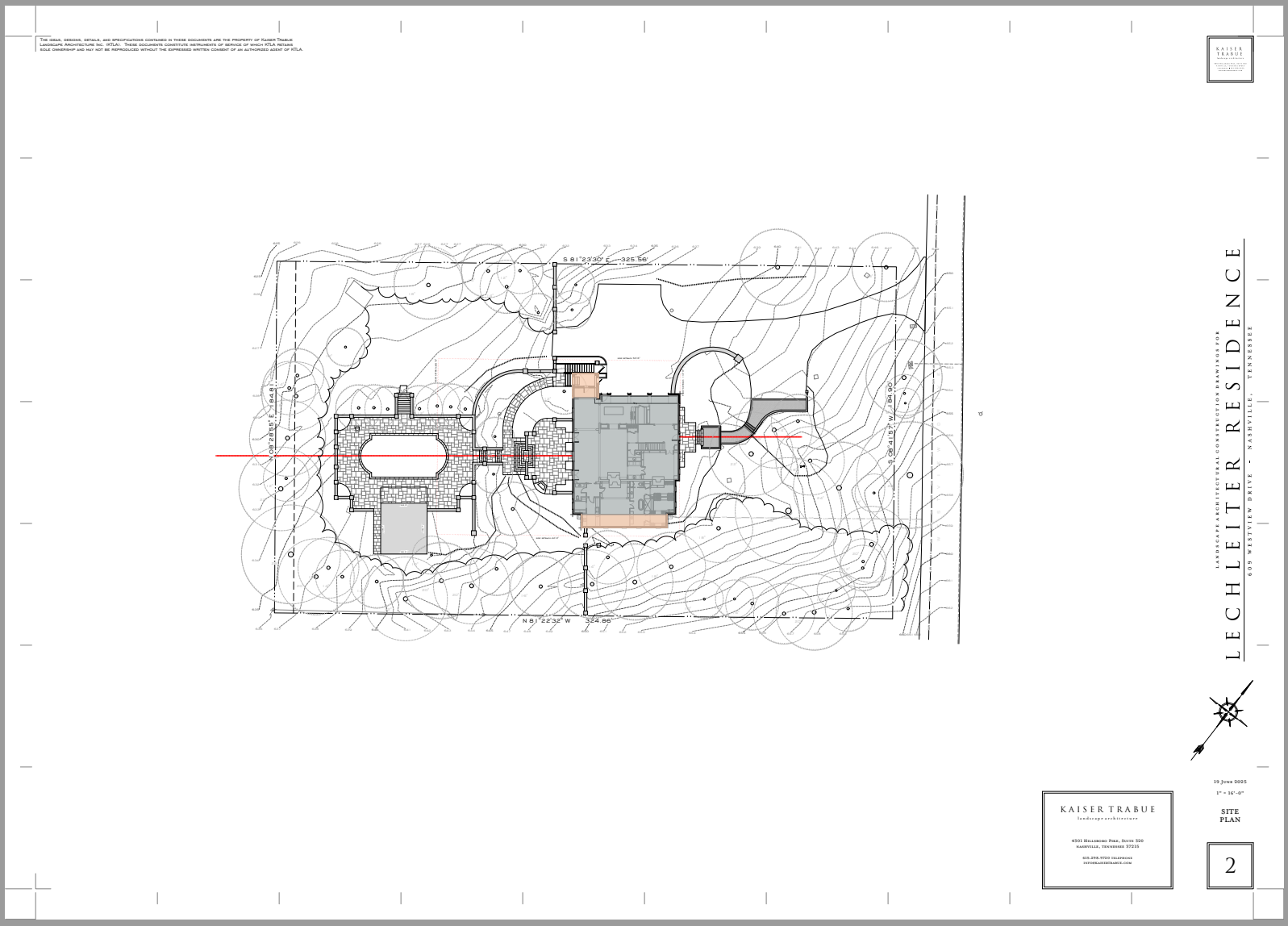
Applicant/Property Owner Signature: Ron Farris

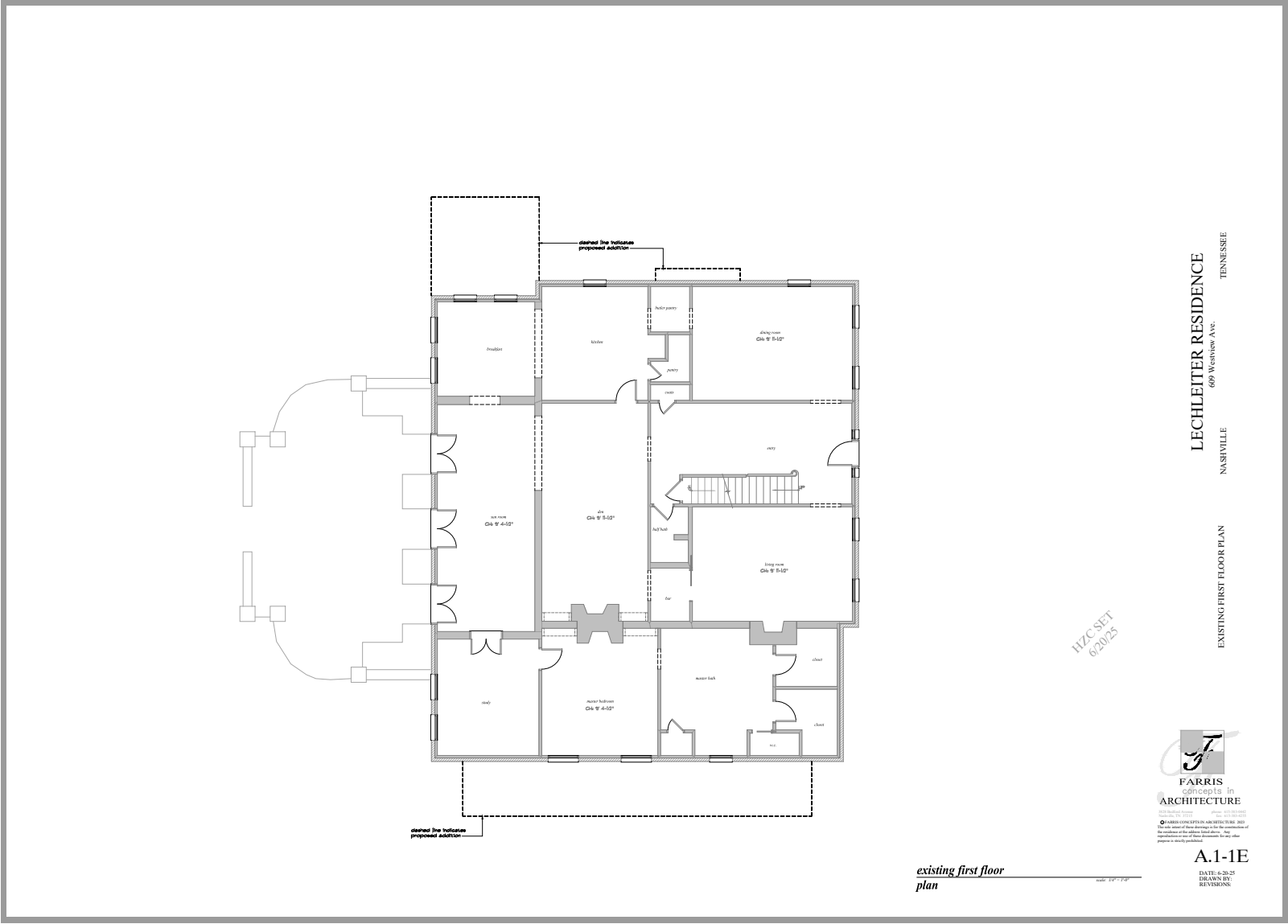
Date: 6-20-25

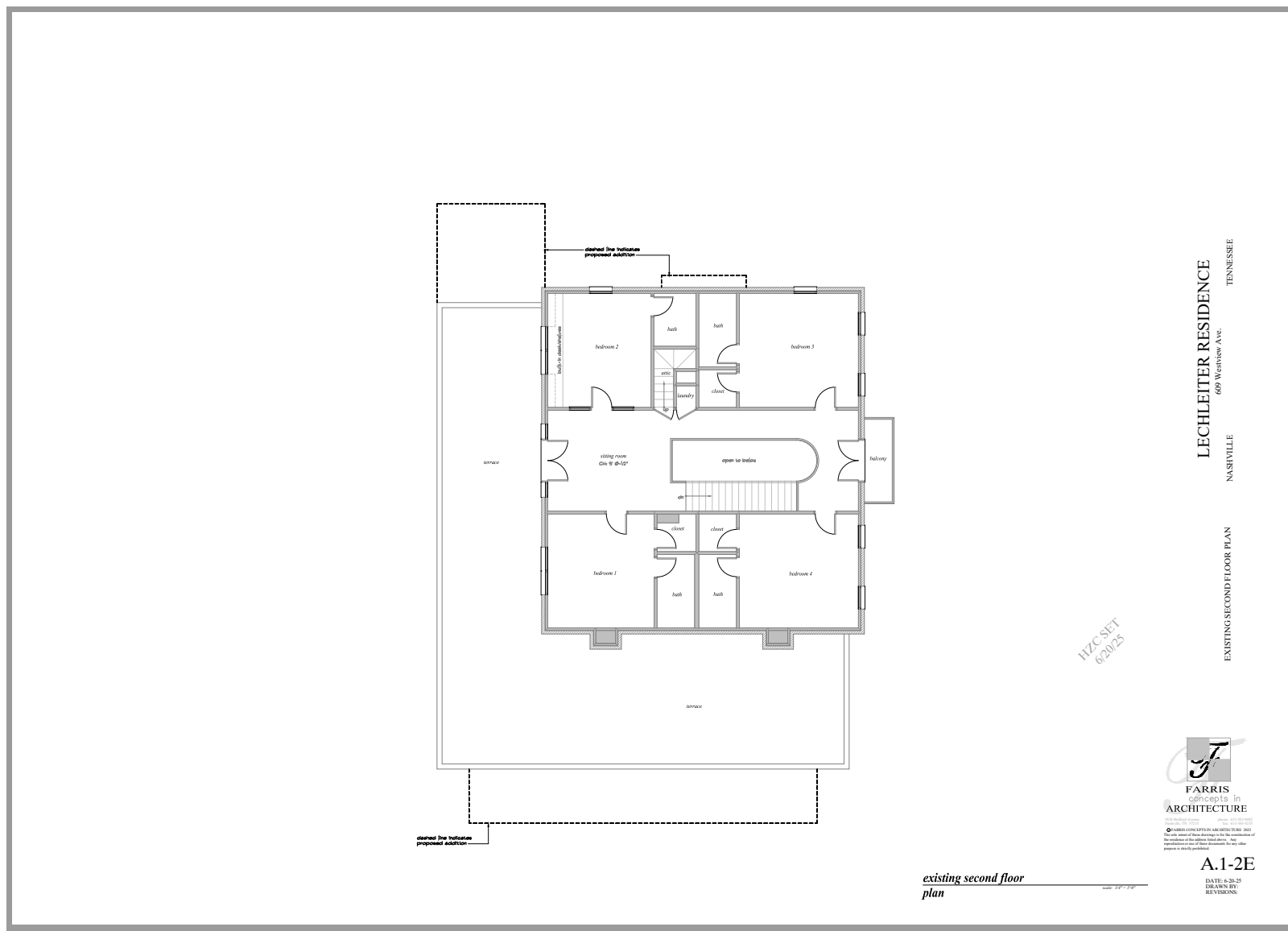


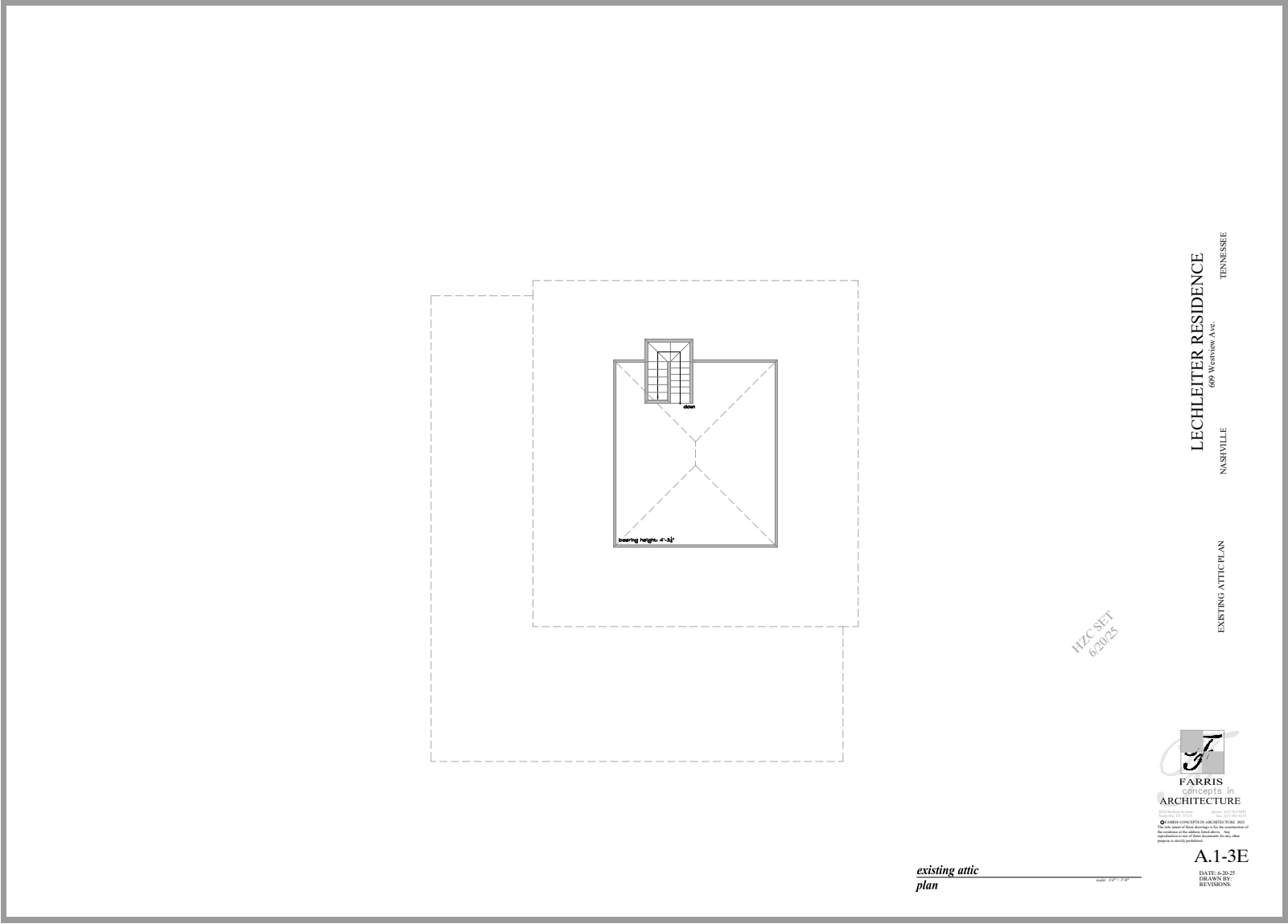


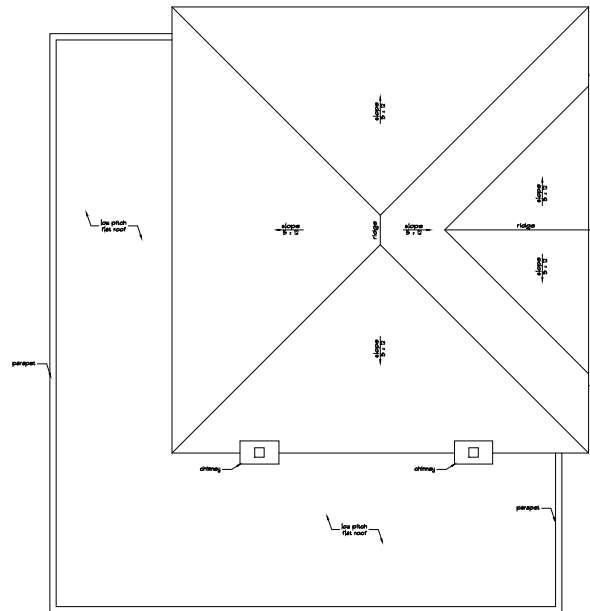












LECHLEITER RESIDENCE
609 Westview Ave.
NASHVILLE TENNESSEE

EXISTING ROOF PLAN

HZC SET
6/20/25

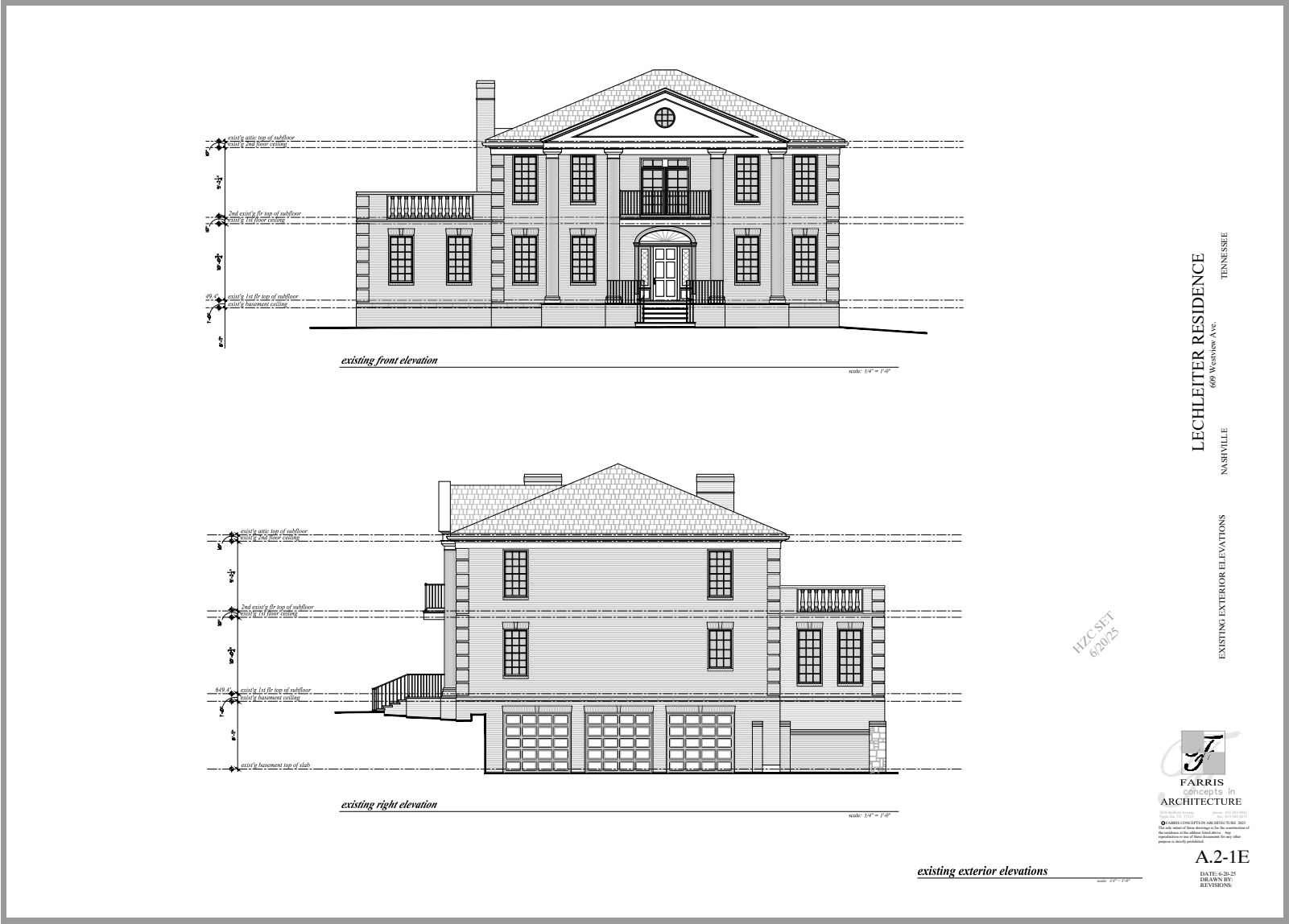


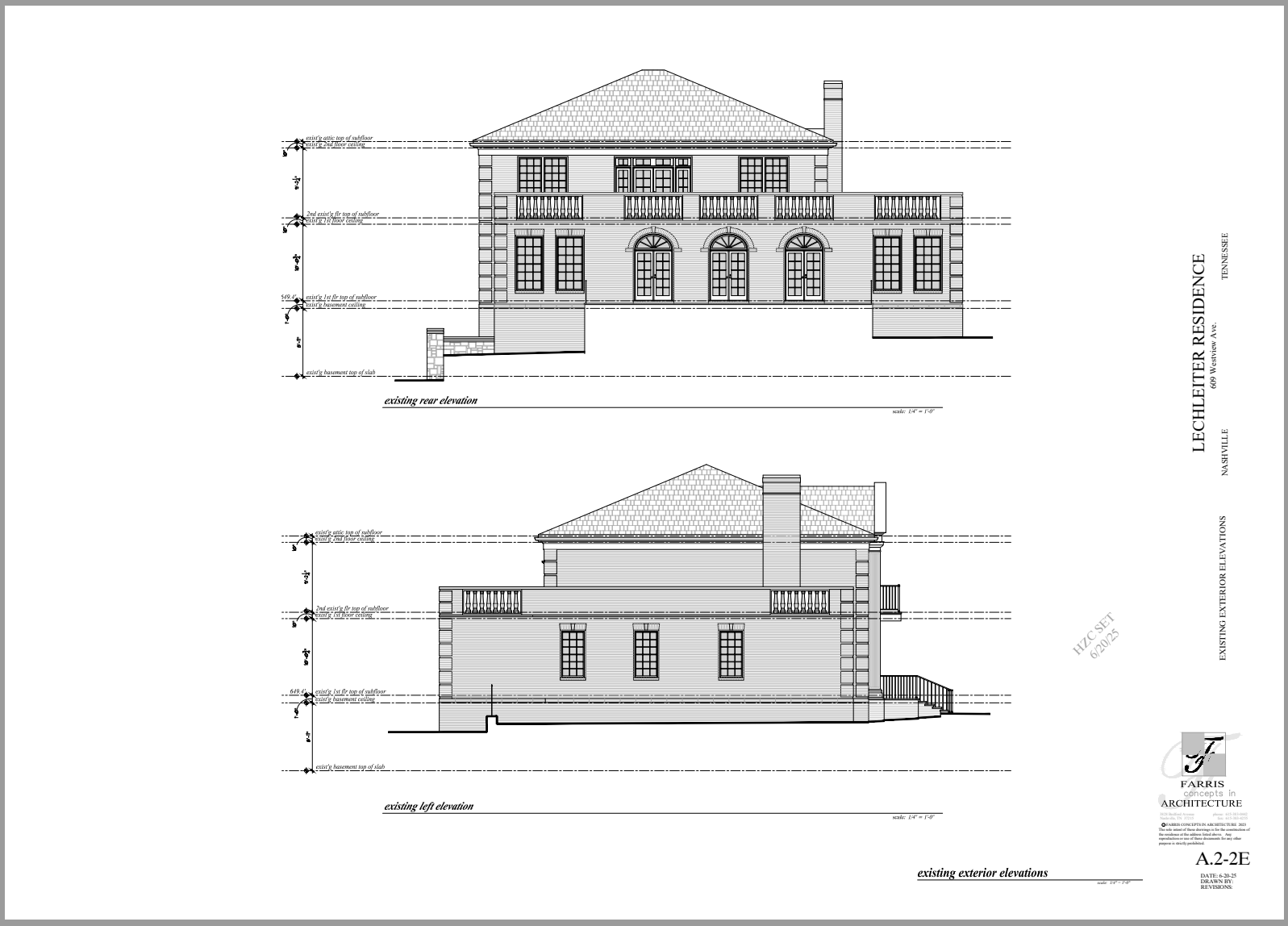
A.1-4E

DATE: 6-20-25
DRAWN BY:
REVISIONS:

existing roof
plan

rule 18² = 19







existing front elevation



existing left side elevation



existing rear elevation



existing right side elevation



water damage @ master bedroom wall



water damage @ rear wall

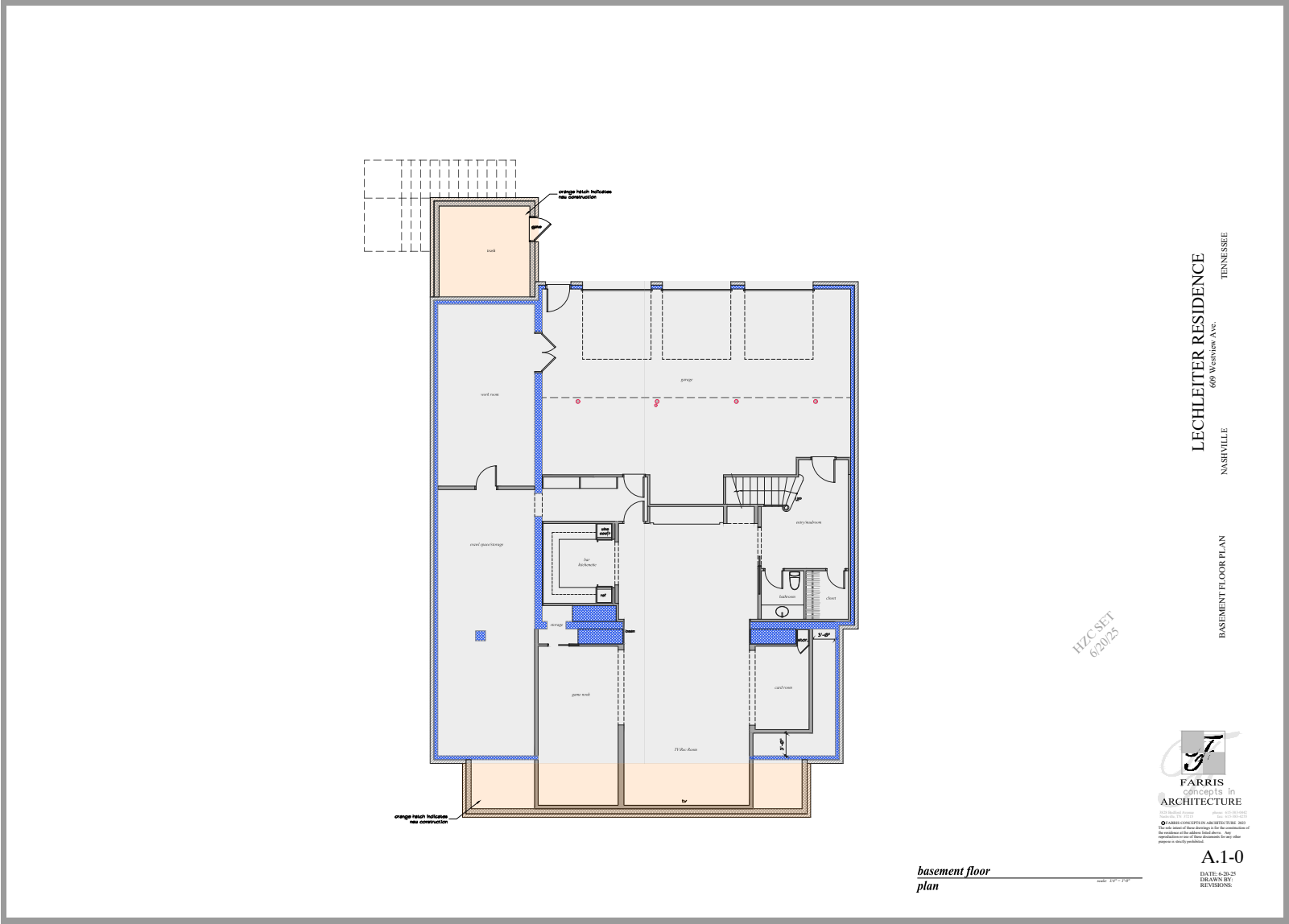
existing house

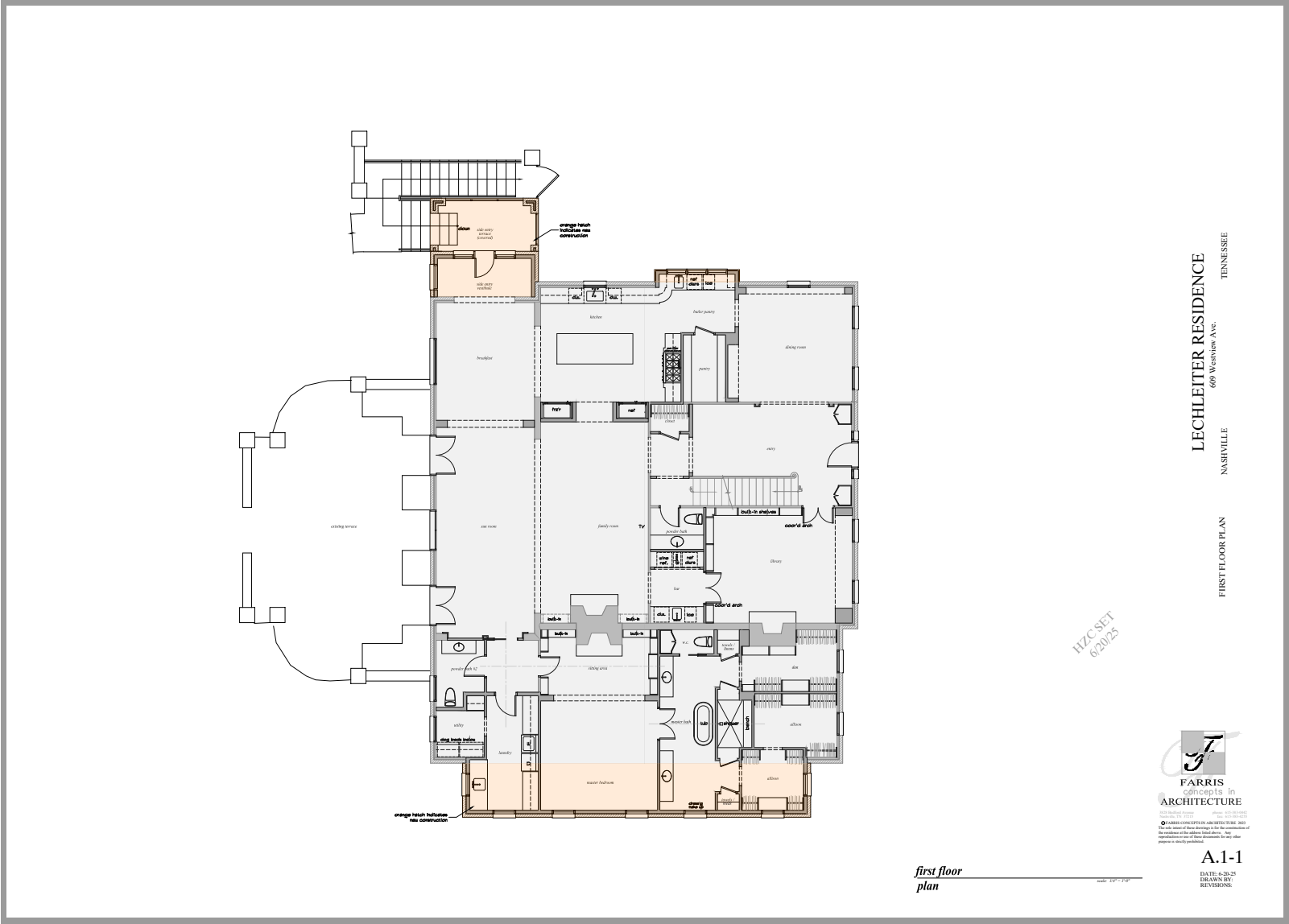
LECHLEITER RESIDENCE
609 Westview Ave.
NASHVILLE
TENNESSEE

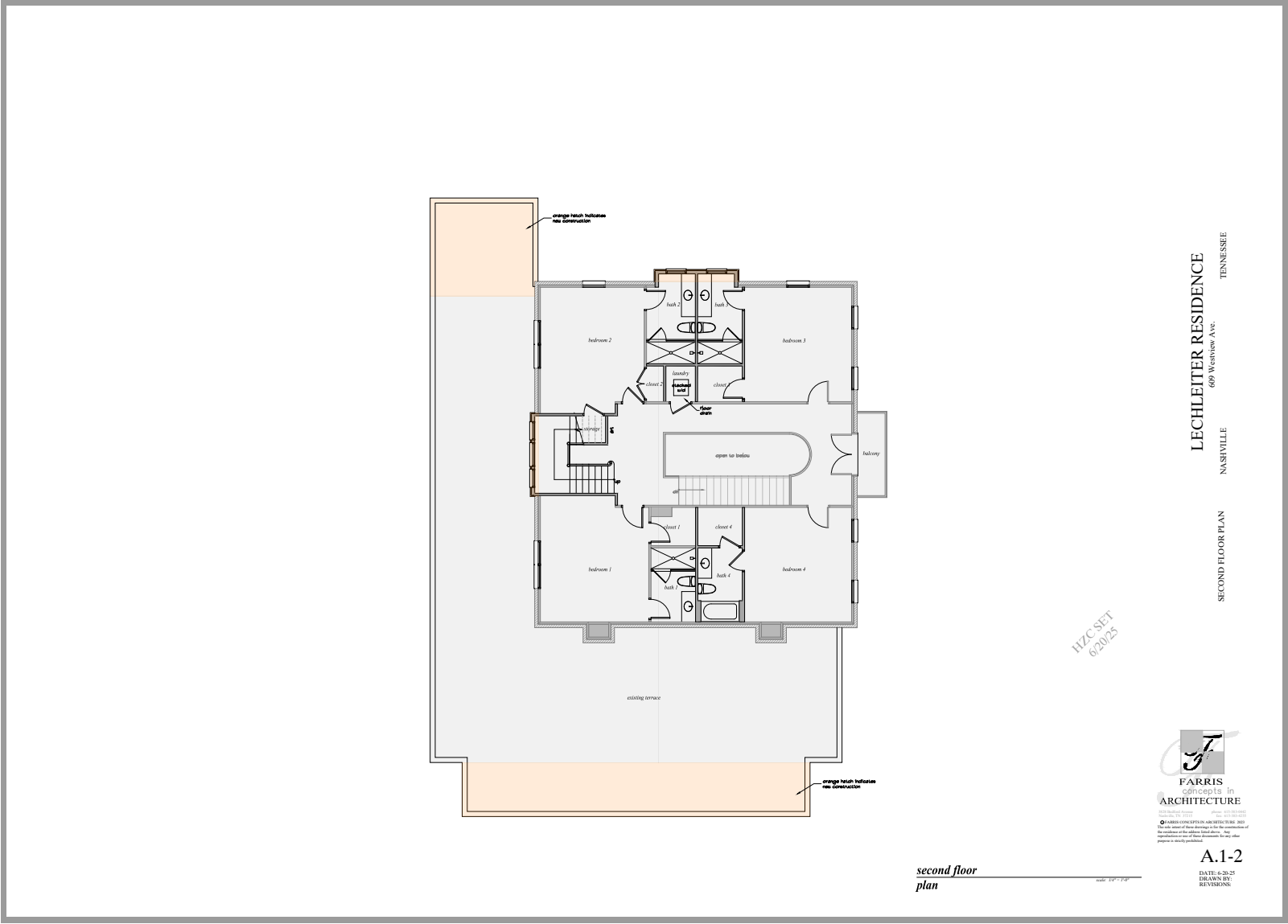
EXISTING HOUSE

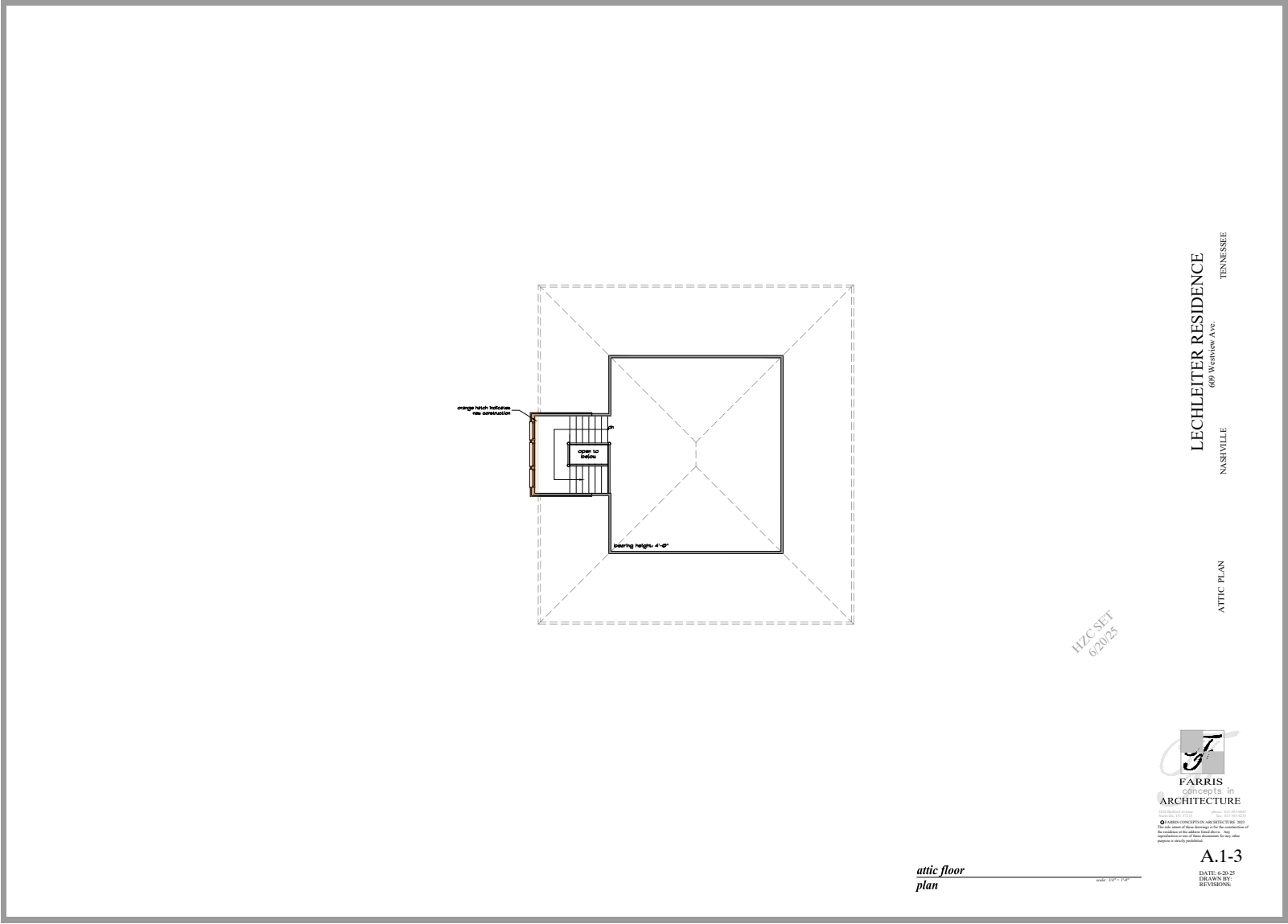


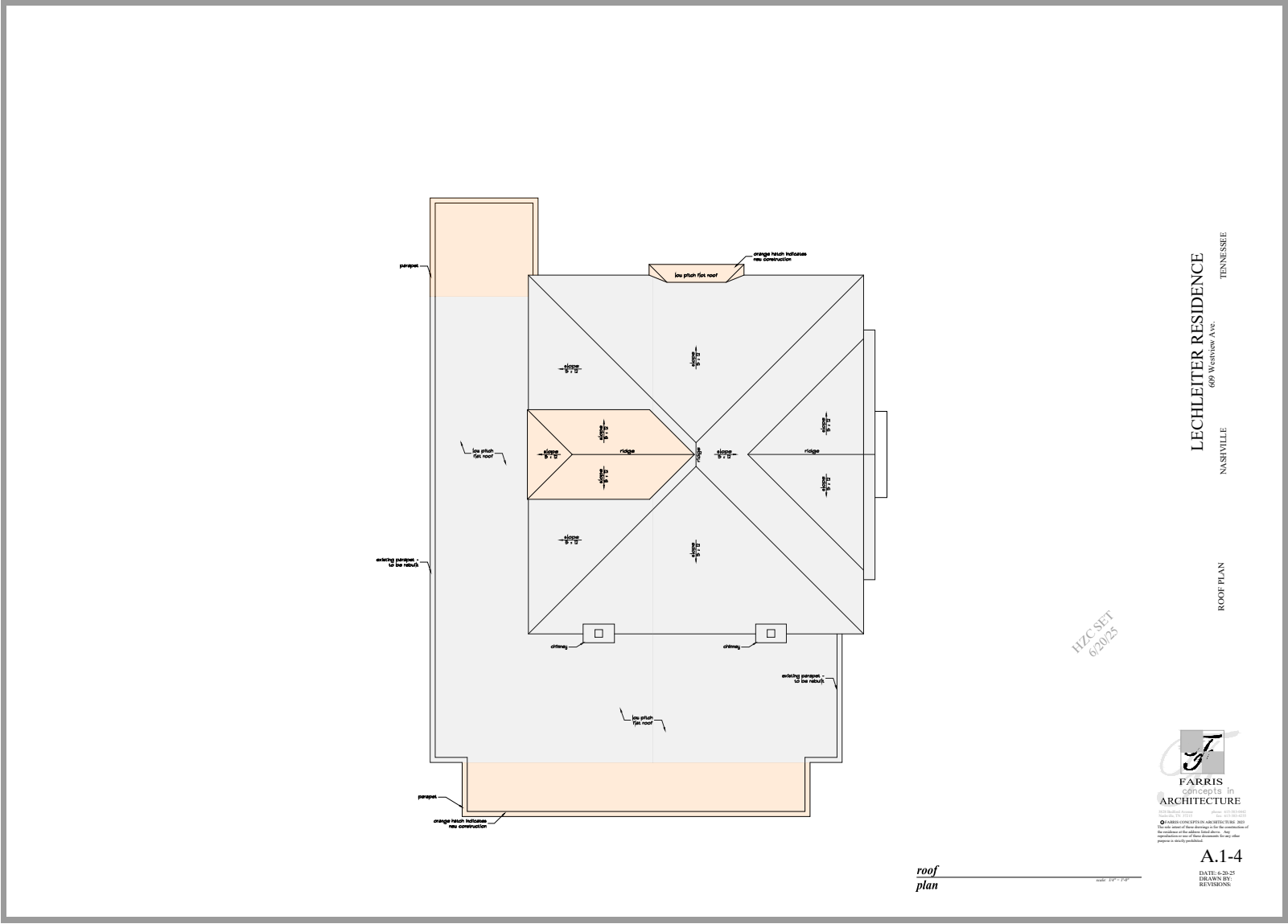
A.2-3E
DATE: 6.20.25
DRAWN BY:
REVISIONS:















exterior to match existing



brick to match existing



parapet to match existing



roof to match existing



dormer panel inspiration



bay inspiration

material and color inspiration

LECHLEITER RESIDENCE
609 Westview Ave.
NASHVILLE
TENNESSEE

MATERIAL AND COLOR INSPIRATION

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A.2-3
DATE: 6.20.25
DRAWN BY:
REVISIONS:



605 Westview Ave



615 Westview Ave



606 Westview Ave



604 Westview Ave



540 Jackson Blvd



Jackson Blvd Empty Lot

adjacent properties

LECHLEITER RESIDENCE
609 Westview Ave.
NASHVILLE
TENNESSEE

ADJACENT PROPERTIES



A.2-4
DATE: 6.20.25
DRAWN BY:
REVISIONS:

Staff Report

Agenda No.: IV.B.

Case No.: A25-40

Staff: Mary Samaniego, Planning Director

Applicant: The Lechleiter family

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

Location: 609 Westview Avenue

Summary:

The applicant/owner, the Lechleiter 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 north side of the residence and a one-story addition to the south side. The designated 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 1.42 acres (60,166 square feet).
2. The existing dwelling was constructed in 1989 and has a Colonial Revival architectural style and includes an attached three-car garage.
3. The proposed project will specifically include: a new trash enclosure; expansion of the basement recreational area; a new side entry and vestibule; expansion of the master bedroom; and noted rooflines additions.
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 not been identified in the 2021 historical survey due to its young age (36 years old).
6. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
7. Materials list:

Window Manufacturer:

Marvin or Eq.

Window Material:

Wood & Clad

Frame Material:

Wood

Windowsills:

Wood/Brick

Brick, Painted/Natural:

Natural

Brick/Stone Thickness:

4"

Clapboard Material:Clapboard Dimensions/Reveal:Railings, Columns, Pilasters:

Railings - Wrought Iron

Chimney Material:Roofing Material:

Match existing

Exterior Doors:

Marvin or Eq. / Wood & Clad

Eaves/Cornice:

Match existing

Gutters:

Ogee shape to match existing

Gutter Dimensions:

Match existing

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(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

