



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
AUGUST 12, 2025, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
AUGUST 12, 2025, 03:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

TO ALL MEMBERS OF THE HISTORIC ZONING COMMISSION AND 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.citybellemeadetn.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 July 8, 2025.

Attachment: [HZC Minutes July 8 2025.pdf](#)

III. Unfinished Business

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

Attachment: [71_KC_221-DeerPark_NewResidence_BMHZC_CoA_2025-05-16.pdf](#)
Attachment: [2025-06-02_KC_BMHZC_SubmittalSet_Revised.pdf](#)
Attachment: [71_KC_221-Deer-Park-Drive_NewResidenceProjectDescription_2025-05-16.pdf](#)
Attachment: [STAFF REPORT 221 Deer Park Dr - new.pdf](#)
Attachment: [Avery Letter.pdf](#)
Attachment: [GRIER COMMENTS.pdf](#)
Attachment: [JONES COMMENTS.pdf](#)
Attachment: [OLIVER COMMENTS.pdf](#)
Attachment: [Tyrrell Letter.pdf](#)
Attachment: [71_KC_BMHZC-Submittal-Revised_2025-07-31.pdf](#)
Attachment: [71_KC_221-DeerPark_NewResidence_BMHZC_CoA_Revised-2025-07-31.pdf](#)
Attachment: [71_KC_NewResidenceProjectDescription_Revised-2025-07-31.pdf](#)

IV. New Business

A. The application for a Certificate of Appropriateness, #A25-46, of Ronald M. and Laura K. Stanley, 1214 Nichol Lane, for an addition to a single family residence.

Attachment: [Stanley Residence HZC Application.pdf](#)
Attachment: [6-19-25 Stanley HZC Set.pdf](#)
Attachment: [STAFF REPORT 1214 Nichol Ln.pdf](#)

B. The application for a Certificate of Appropriateness, #A25-47, of the Dawn and Jae Goodman Revocable Trust, 4428 Shepard Place, for an addition to a single family residence.

Attachment: [APPLICATION.pdf](#)
Attachment: [83 Goodman-HZC-set.pdf](#)
Attachment: [STAFF REPORT 4428 Shepard Pl ADD..pdf](#)

C.The application for a Certificate of Appropriateness, #A25-48, 1209 Canterbury Drive LLC, for an addition to a single family residence.

Attachment: [APPLICATION.pdf](#)
Attachment: [84 SP1.pdf](#)
Attachment: [84 McMillan---BFT-Site-Plan---062025-1.pdf](#)
Attachment: [84 1209-Canterbury-Exterior-Materials.pdf](#)
Attachment: [84 1209-Canterbury-HZC.pdf](#)
Attachment: [84 A1.pdf](#)
Attachment: [84 A2.pdf](#)
Attachment: [84 A3.pdf](#)
Attachment: [84 A4.pdf](#)
Attachment: [84 A5.pdf](#)
Attachment: [84 A6.pdf](#)
Attachment: [84 A7.pdf](#)
Attachment: [84 A8.pdf](#)
Attachment: [84 A9.pdf](#)
Attachment: [84 A10.pdf](#)
Attachment: [Rendering.pdf](#)
Attachment: [STAFF REPORT 1209 Canterbury Dr ADD..pdf](#)
Attachment: [1209 Canterbury Letter of Support HAYLES.pdf](#)

D.The application for a Certificate of Appropriateness, #A25-52, Russell D. Hiller Trustee, 319 Walnut Drive, for an addition to a single family residence.

Attachment: [88 BSM 319-Walnut_HZC-Certificate-of-Appropriateness-2024.pdf](#)
Attachment: [88 2025-07-18_Rev 7-28 BSM Historic-Zoning-Commission-Submittal.pdf](#)
Attachment: [STAFF REPORT 319 Walnut Dr ADD..pdf](#)

V.Other Public Comment

VI.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, September 9, 2025 at Belle Meade City Hall.



MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
JULY 8, 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 Members Present

Vice-Chairman Mal Wall
Rene Poe
Charlie Rankin
Mark Harrison

Board Members Not Present

Chairman Bunny Blackburn
Ray Hayles
Sarah Bartholomew

Staff Present

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

Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held June 10, 2025.

Without objection, the minutes were approved by Vice-Chairman Mal Wall.

Unfinished Business - None

New Business

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

Jeff Steele, representing the owners of 909 Lynwood Boulevard, reviewed the request for demolition, highlighting the condition of the property as well as the lack of historical status. John Rochford also addressed the board providing background on the condition of home.

Rochford addressed questions from the board.

Public Comment Opened

No Public Comment

Public Comment Closed

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

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

Ron Farris, Farris Concepts in Architecture PC, representing the Lechleiters reviewed the plans for the addition to the home.

Farris addressed questions from the board.

Public Comment Opened

No Public Comment

Public Comment Closed

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

Other Public Comment- None

The meeting adjourned without objection at 3:21 p.m.

Vice-Chairman Mal Wall

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.

PROPERTY OWNER or APPLICANT

NAME: Van G. Pond Jr., AIA

ADDRESS: 2929 Sidco Drive, Suite 105, Nashville, Tennessee

EMAIL: vpond@vanpondarchitect.com

PHONE NUMBER: 615-499-4387

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

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 221 Deer Park Drive, Belle Meade, Tennessee 37205

AGE/YEAR OF STRUCTURE: N/A 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: Tudor Revival (Late 19th/Early 20th Century)

DESCRIBE PROPOSED WORK: To construct a new residence composed of stone, slate, and composite

smooth, painted siding, with complementary landscape improvements/

revisions, and site improvements on the lot.

PROJECT CALCULATIONS

LOT SQ. FT: 52,103	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	6,252.36	0	5,580.00	5,580.00	-0-
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	10,420.60	0	9,060.00	9,060.00	-0-
FRONT YARD AREA	22,605.00				-0-
TOTAL DRIVEWAY AREA	6,252.36	0	6,241.00	6,241.00	-0-
DRIVEWAY IN FRONT YARD AREA	5,127.76	0	4,469.00	4,469.00	-0-
HARDSCAPE AREA	3,231.92	0	3,734.00	3,734.00	-0-
POOL AREA	1,042.06	0	0	0	-0-
* 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.)

N/A.

Historical Significance

N/A.

Is the property habitable?

N/A.

Give a compelling reason for demolition of property

N/A.

Describe the proposed reuse of existing materials, if any?

N/A.

➤ **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer: Marvin or Sierra-Pacific.

Railings, Columns, Pilasters: Railings - Painted Steel.
Pilasters/Columns - Wood or Fly-Ash Composite Painted.

Window Material: Wood with Powder-Coated Aluminum Cladding.

Chimney Material: Masonry, with Stone Veneer and Cut Stone Caps.

Frame Material: Wood with Powder-Coated Aluminum Cladding.

Roofing Material: Variegated Natural Vermont Slate.

Windowsills: Stone / Wood with Powder-Coated Aluminum Cladding.

Exterior Doors: Primary Entry: Painted Wood.
Side/Secondary Doors: Aluminum-Clad Wood or Painted Wood.

Brick, Painted/Natural: N/A.

Eaves/Cornice: Wood or Fly-Ash Composite Painted.

Brick/Stone Thickness: Stone, Nominal 5" Bed Depth.

Gutters: Aluminum - Painted Finish

Clapboard Material: Fly-Ash Composite ("TruExterior") - Smooth Face.

Gutter Dimensions: Half-Round, 6" Dimension - with appropriately-sized round downspouts.

Clapboard Dimensions/Reveal: Ship-Lap - 5" Face.

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.

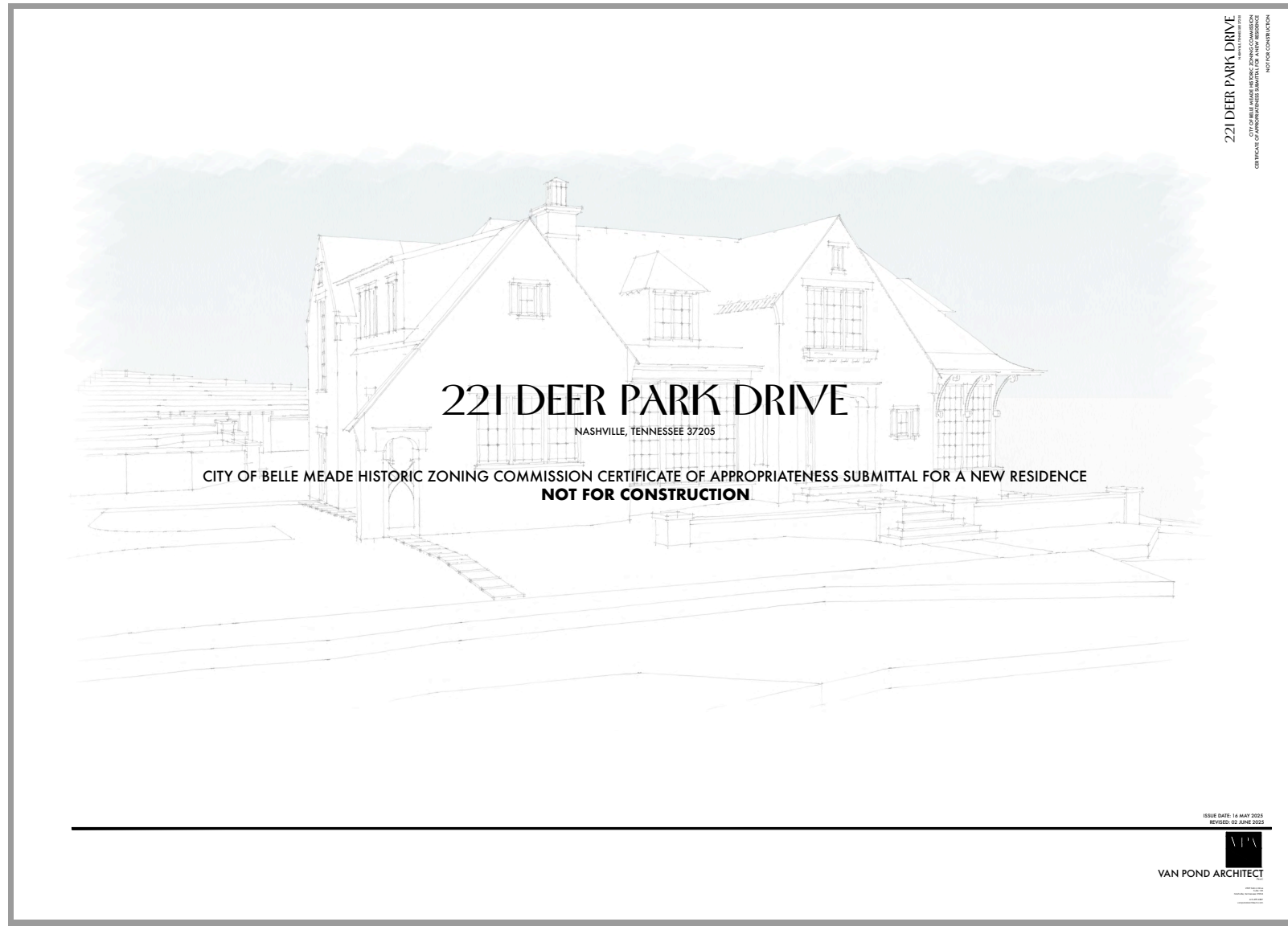
Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court.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

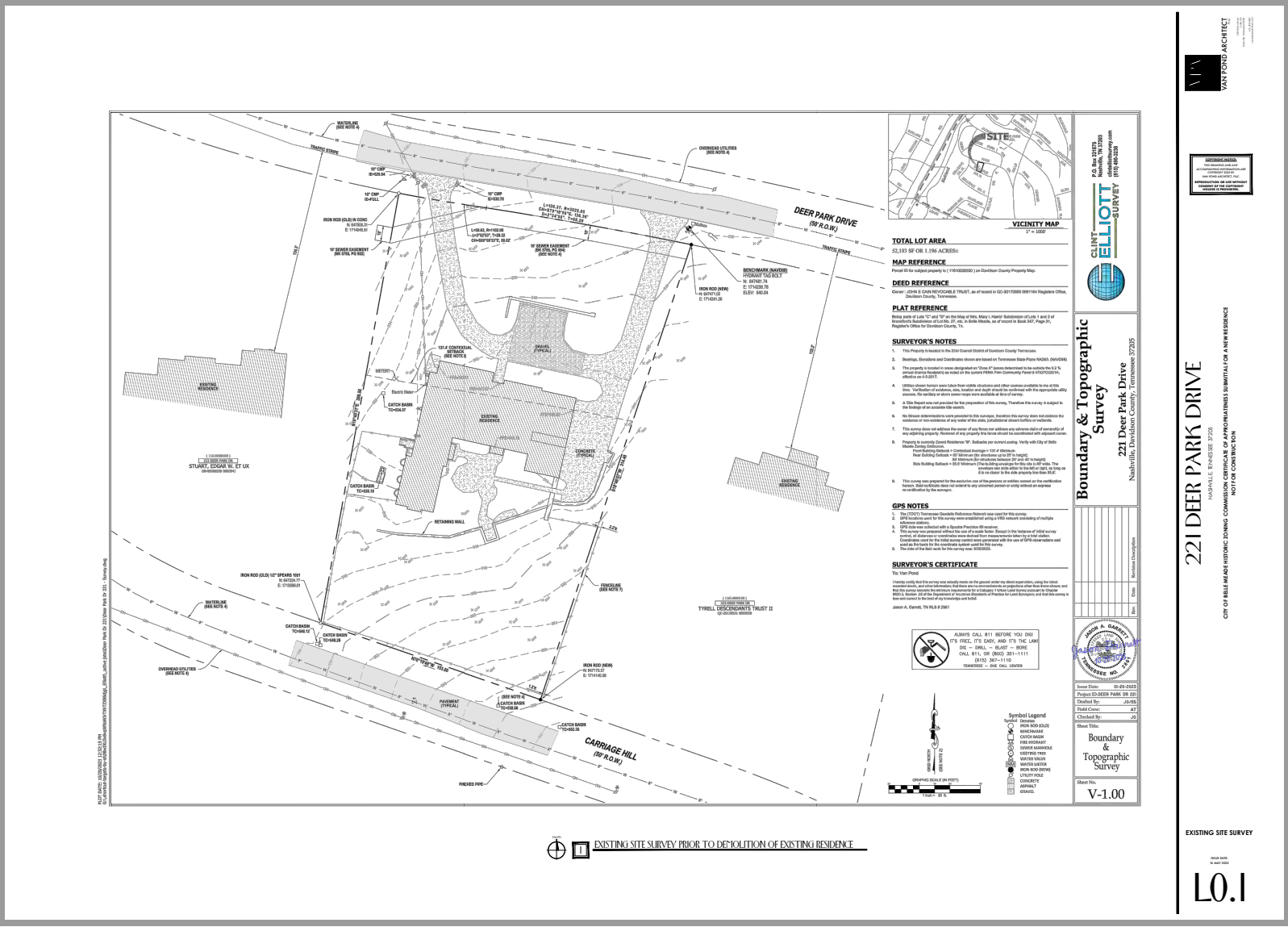
I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application,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

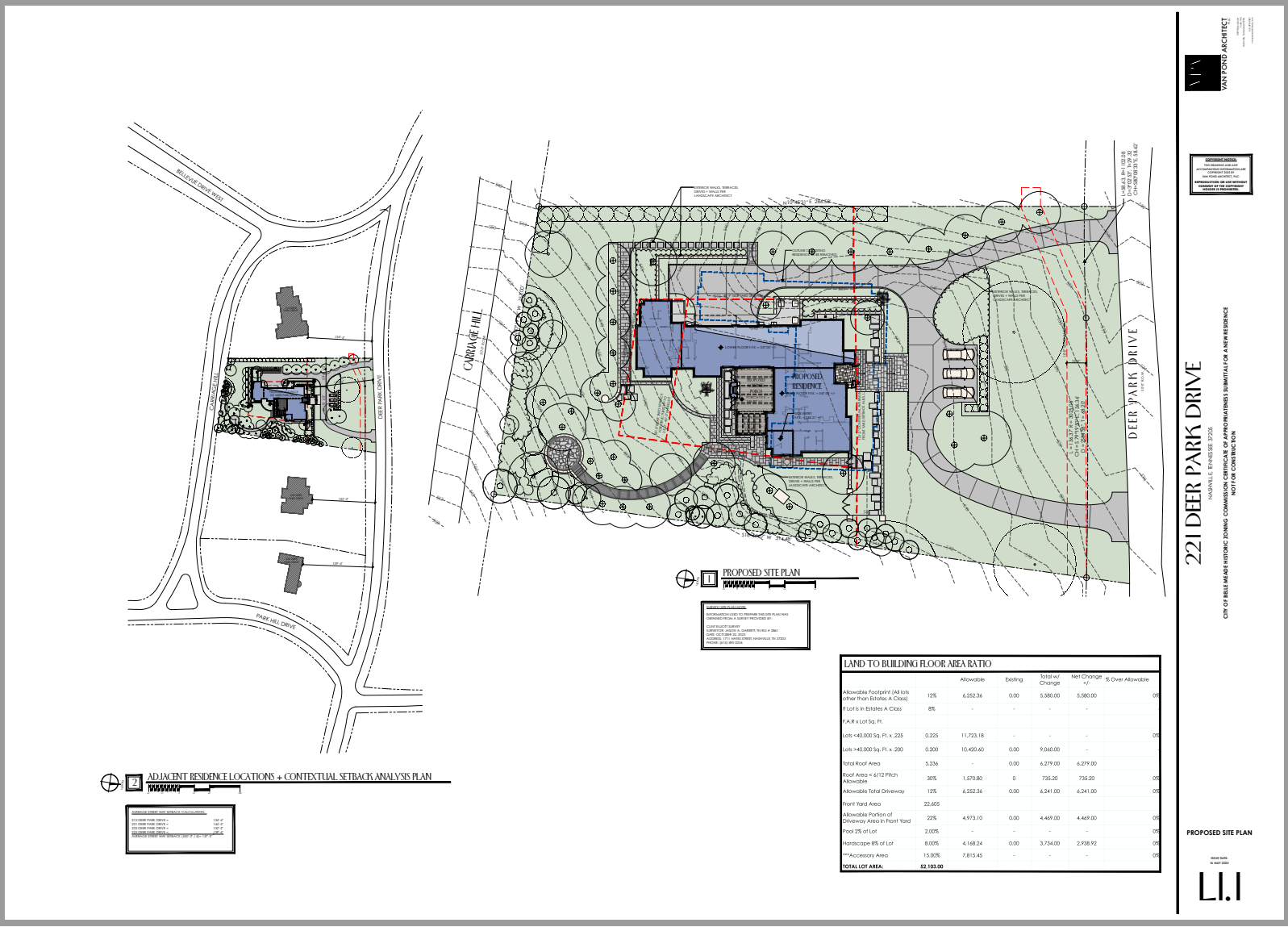
Applicant/Property Owner Signature: _____

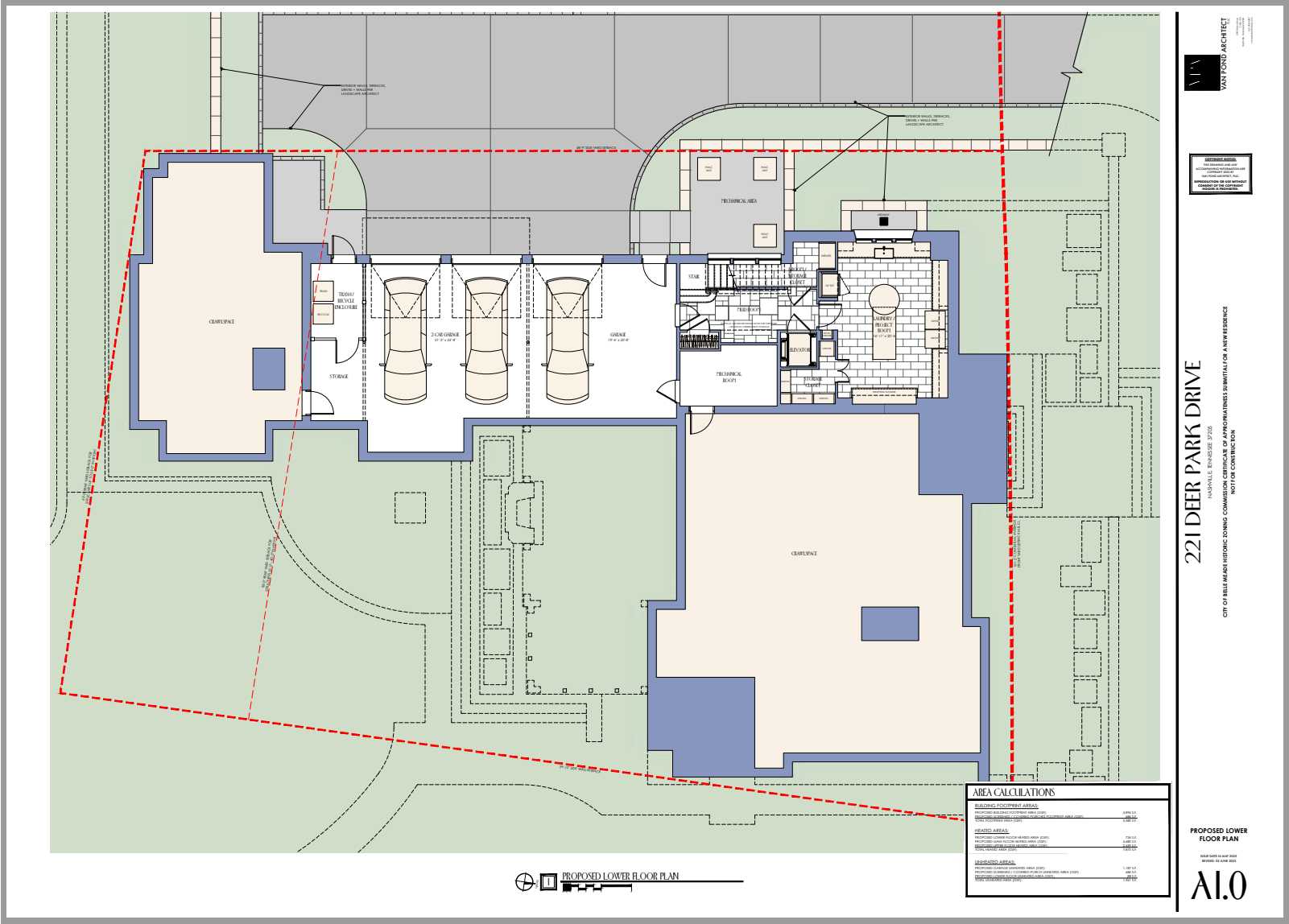


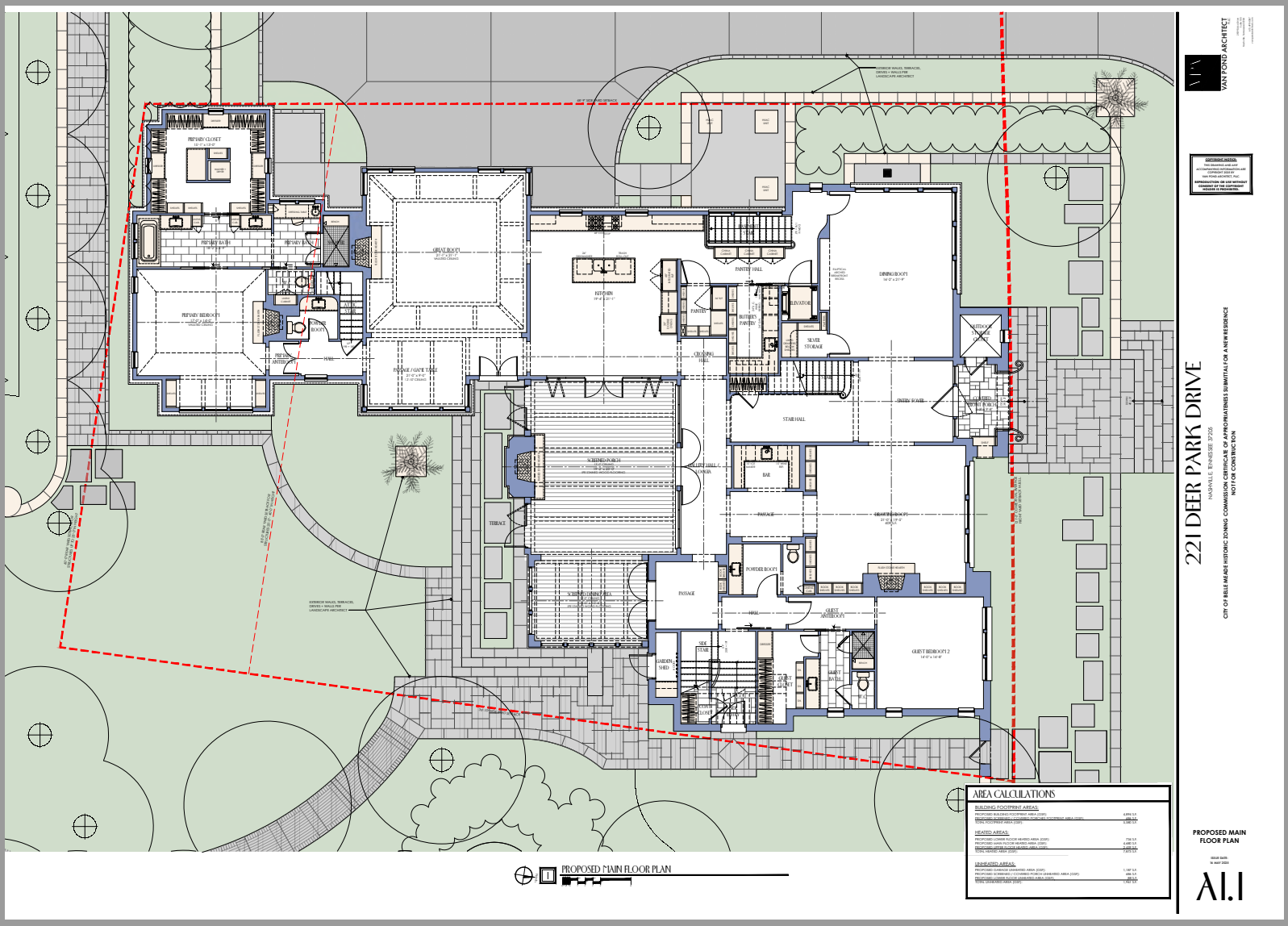
Date: 16 May 2025

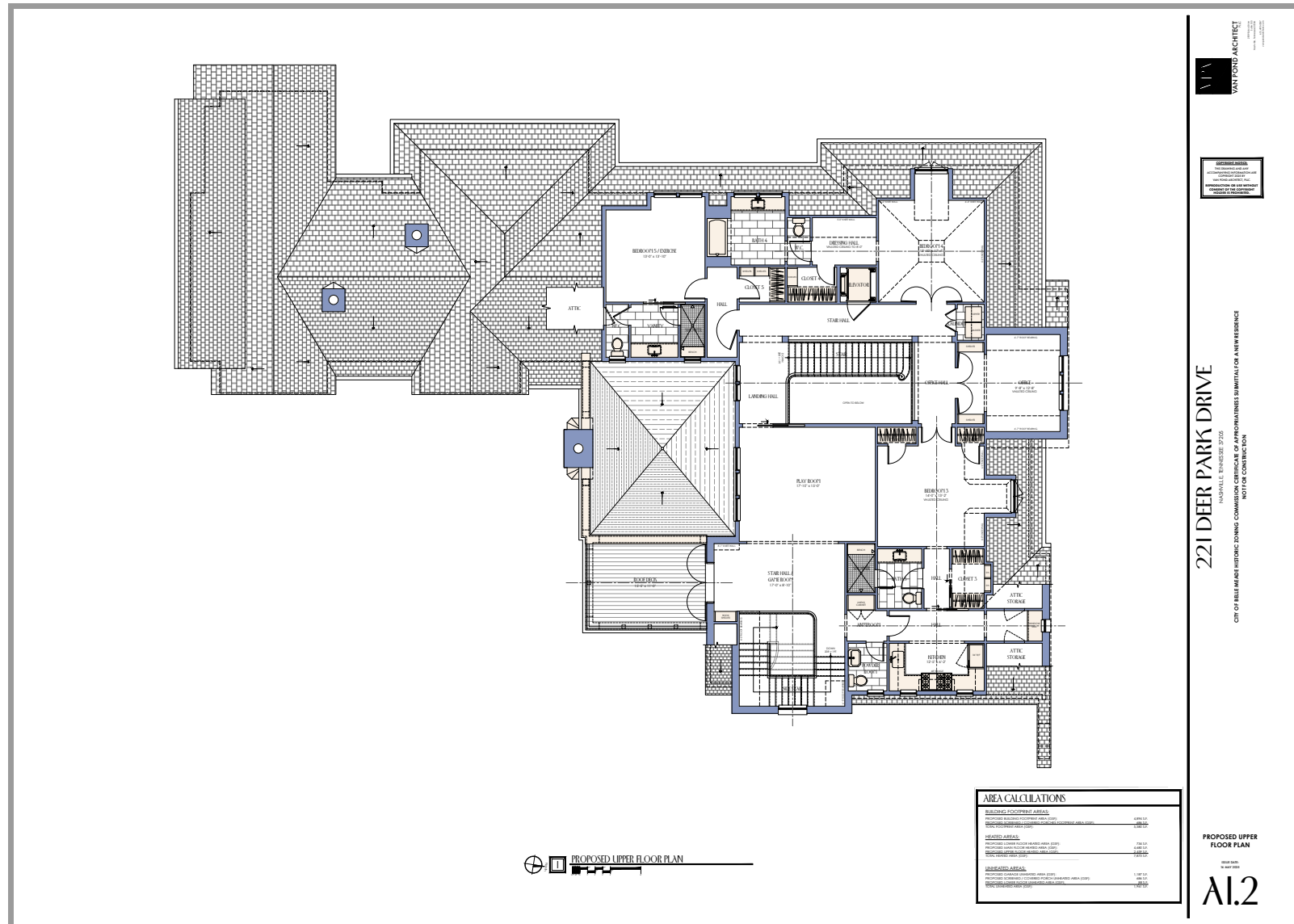


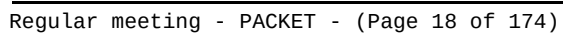


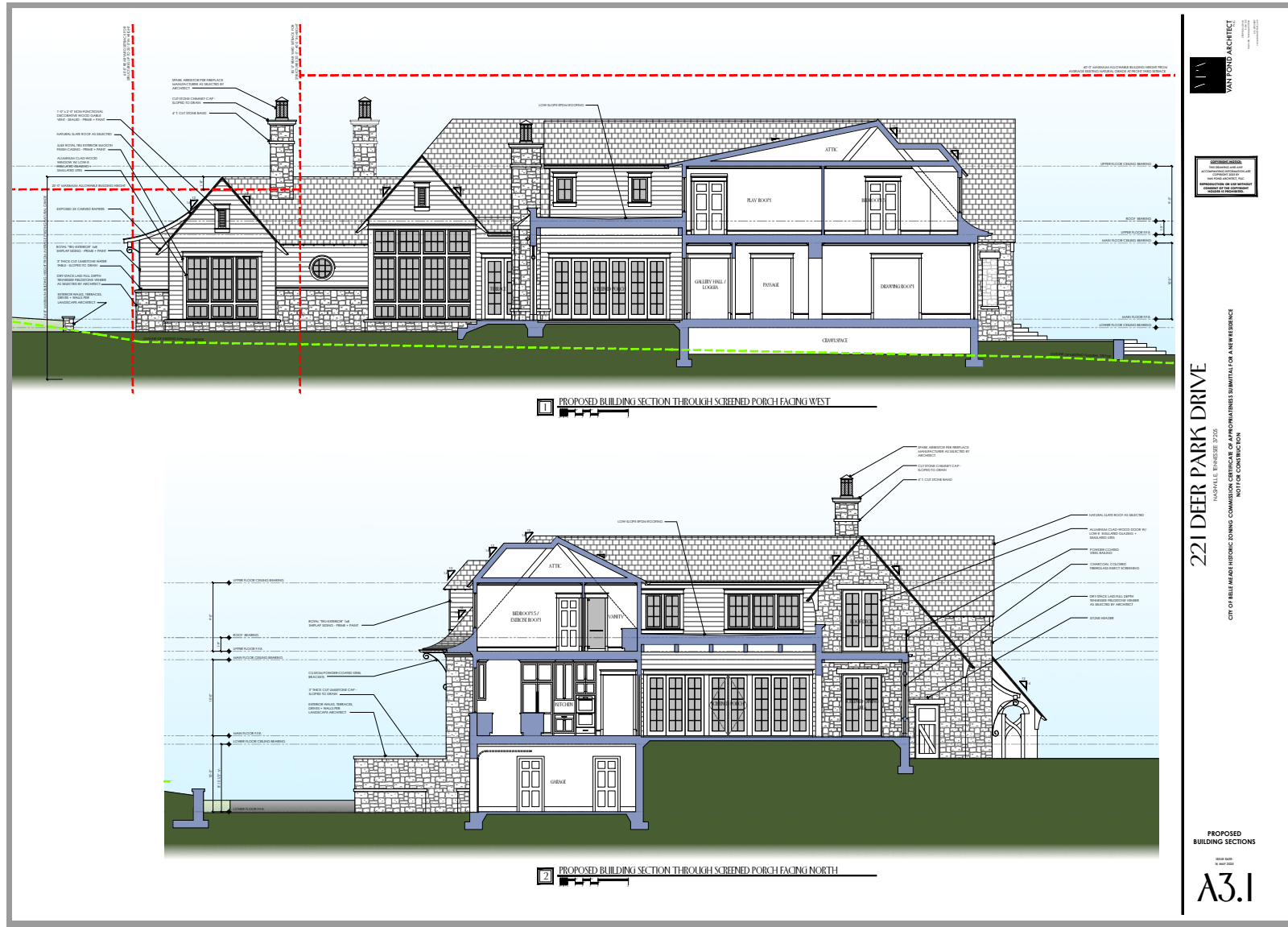


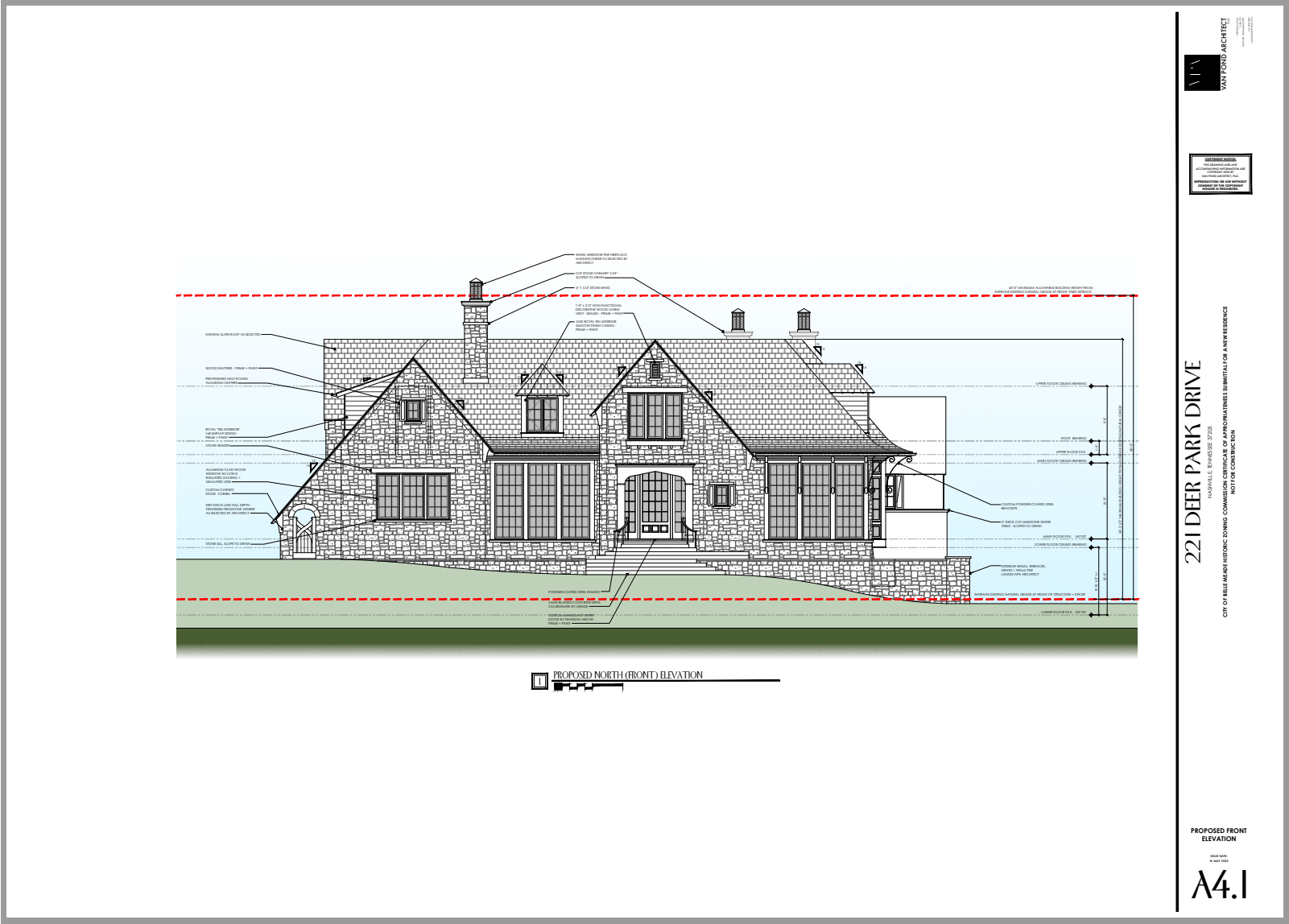


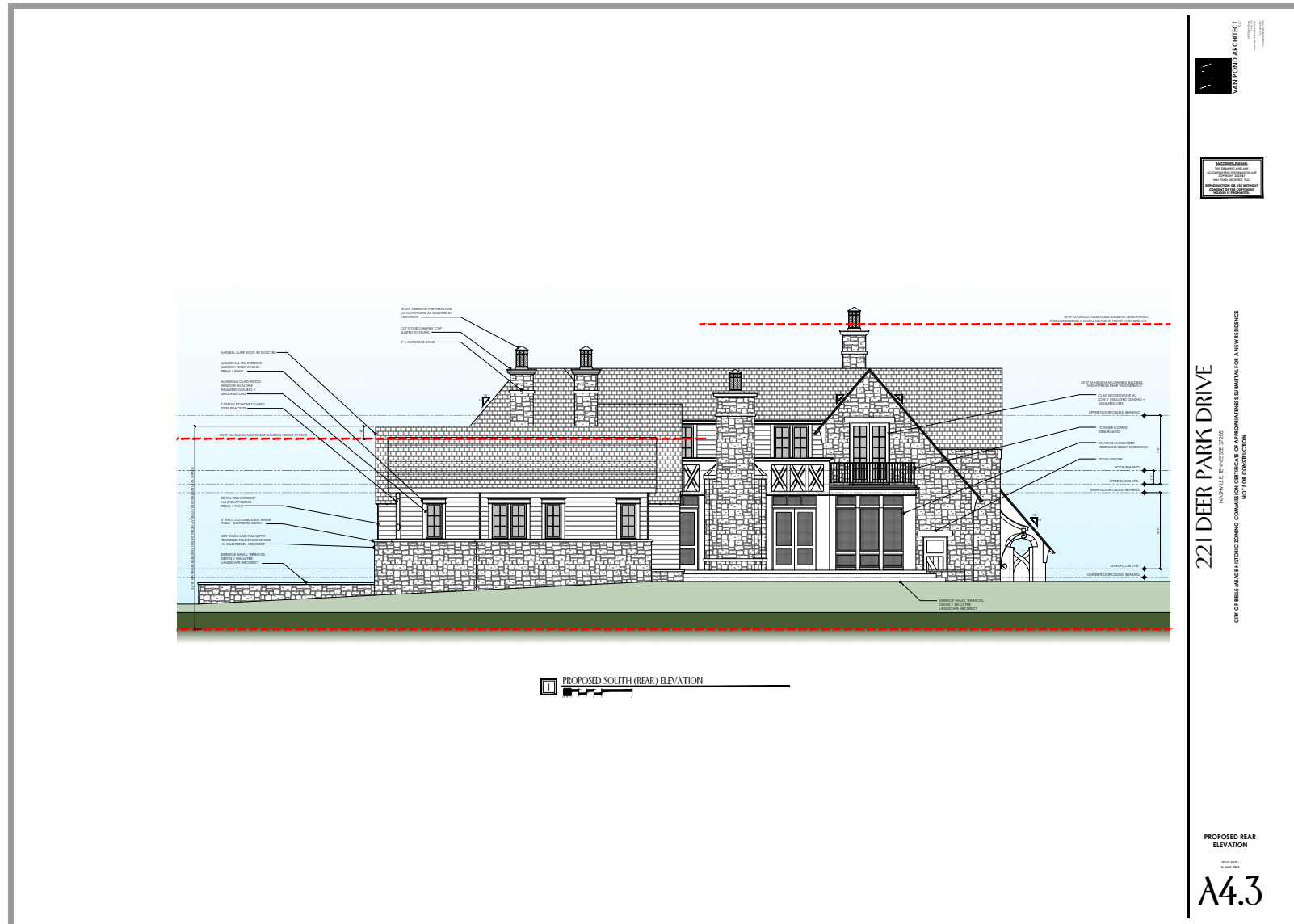


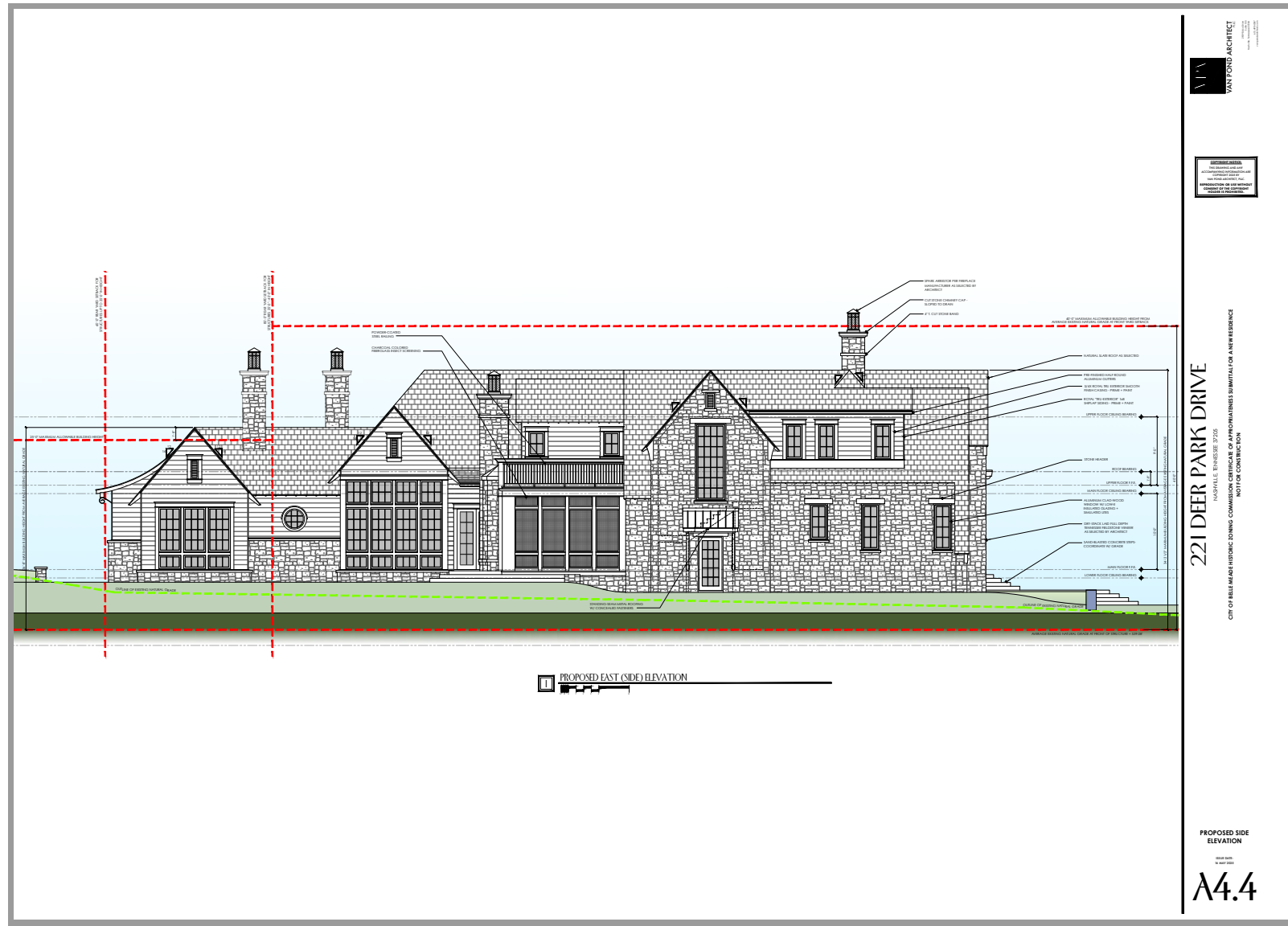
















221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37203
CITY OF BELL AND HISTORIC DESIGN COMMISSION OFFICE OF APPOINTMENTS SUBMITTAL FOR APPROVAL
NOT FOR CONSTRUCTION

A5.2





eave with sweeping curve very steep gable clipped gable

smaller gable nested inside larger gable (usually with identical pitch and smaller gable extending outward) overlapping gables one eave longer than others

TUDOR ROOF MASSING EXAMPLES

TUDOR - ASYMMETRICAL GABLES AND PROMINENT CHIMNEYS

RURAL DUTCH COLONIAL - STONE AND SIDING

TUDOR - MULTIPLE ASYMMETRICAL GABLE COMPOSITION

RURAL D.C. - WOOD SIDING

TUDOR - MULTIPLE GABLES, DORMERS, AND STONE WALLS

REFERENCE IMAGES FROM "A FULL GUIDE TO AMERICAN HOMES"

CHARACTER INSPIRATION IMAGES

221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37205
CITY OF BELL COUNTY HISTORIC DESIGN COMMISSION OFFICE OF APPOINTMENT SUBMITTAL FOR APPROVED RESIDENCE
NOT FOR CONSTRUCTION

RESIDENCE
INSPIRATION IMAGES

H2.1

STONE DETAILS:
GREY INDIANA LIMESTONE



PAINTED TRIM:
BENJAMIN MOORE # HC-103 -
"CROMWELL GRAY"



PAINTED SIDING:
BENJAMIN MOORE # 1537 -
"RIVER GORGE GRAY"



PAINTED DOORS:
BENJAMIN MOORE # HC-157 -
"NARRAGANSETT GREEN"

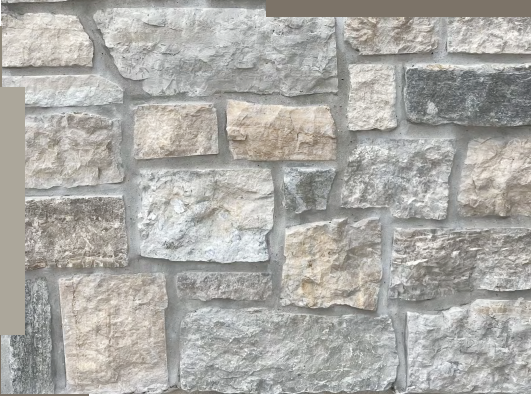
ROOFING SLATE:
VERMONT NATURAL SLATE - VARIEGATED
COLORS: UNFADING GRAY, MOTTLED PURPLE,
SEMI-WEATHERING GRAY, SEMI-WEATHERING GRAY / GREEN



GUTTERS AND DOWNSPOUTS:
SENOX #18 "LIGHT BRONZE"



STONE VENEER:
JONES STONE "ROCKPORT BLEND" OR SIMILAR

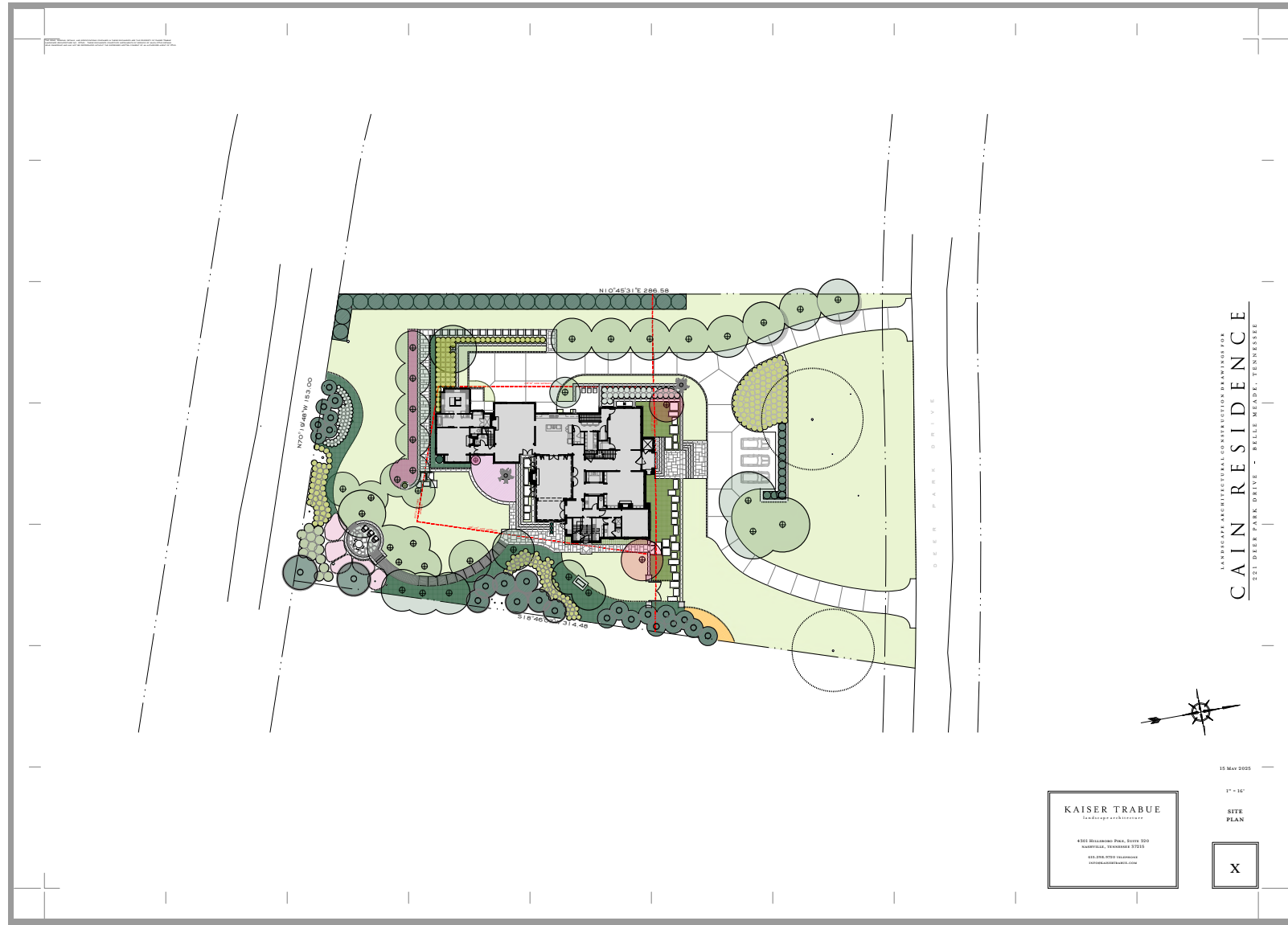


WINDOW EXTERIOR CLADDING:
MARVIN WINDOWS "SUEDE"
ALUMINUM-CLADDING



221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37203
CITY OF BELL AND HISTORIC DESIGN COMMISSION OFFICE OF APPOINTMENT SUBMITTAL FOR ANTIWEARHOUSE
NOT FOR CONSTRUCTION

FL.I





VAN POND ARCHITECT

May 16, 2025

**CERTIFICATE OF APPROPRIATENESS APPLICATION FOR THE CONSTRUCTION OF A
NEW RESIDENCE AT 221 DEER PARK DRIVE****DESCRIPTION OF THE PROPOSED RESIDENCE**

If the request for demolition of the existing residence is approved, the Owner proposes to construct a new residence on the site. This architecture of the proposed design intends to be more cohesive with the exiting architectural context on the street, which consists of Georgian, Tudor, Contemporary Traditional, and elaborated Ranch residences.

We propose a new residence that borrows heavily from the Tudor Revival style, but incorporates slightly more casual material composition of stone as the base material - more typical in a less-strictly-urban setting when the style was popular. A variegated natural slate roof will cap the residence, with varied bearing heights to minimize the visual mass of the home, and portions of the home will be of painted siding to further de-emphasize mass. Eaves and roofs will reach down to one and one-and-half stories of height at the front facade to nestle the structure closer to the ground and mask the scale overall scale of the project. While not strictly in the pure Tudor stylistic vein, large paned windows will further break down the solidity of the structure and give a hint that this home is not simply a period-revival scheme, but a home that has been thoughtfully evolved within the concepts of the style.

The directive from the Owner to the design team was to be deferential to architectural quality of the neighborhood, but also to provide a dwelling that would be worthy of a second look from the street, and responsive to the sloping site functionally - taking advantage of the garden-like insistently sloping site that she grew up on in her family home.



VAN POND ARCHITECT

ARCHITECT | PRINCIPAL

ATTACHMENTS, ENCLOSURES, ETC?

COPIES TO:

File.

Staff Report

Agenda No.: IV.F.

Case No.: A25-35

Staff: Mary Samaniego, Planning Director

Applicant: The Cain family

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

Location: 221 Deer Park Drive

Summary:

The applicant and property owners are requesting Certificate of Appropriateness approval for a new single-family residence. The proposed architectural style is Tudor Revival 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 June 2025.

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 1.19 acres (52,103 square feet - SF) and is rectangular with frontage on Deer Park Drive.
2. 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 6,252 square feet and the proposed footprint is 5,580 square feet.
3. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable floor area ratio calculation for the proposed lot is 10,420 square feet. The proposed floor area ratio calculation is 9,060 square feet.
4. The proposed residence has an attached three-car garage.
5. The zoning district is Residence B and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for all applicable standards.
6. The property is not located within the regulated floodplain.
7. Materials list:

<u>Window Manufacturer:</u>	Marvin or Sierra-Pacific.	<u>Railings, Columns, Pilasters:</u>	Railings - Painted Steel. Pilasters/Columns - Wood or Fly-Ash Composite Painted.
<u>Window Material:</u>	Wood with Powder-Coated Aluminum Cladding.	<u>Chimney Material:</u>	Masonry, with Stone Veneer and Cut Stone Caps.
<u>Frame Material:</u>	Wood with Powder-Coated Aluminum Cladding.	<u>Roofing Material:</u>	Variegated Natural Vermont Slate.
<u>Windowsills:</u>	Stone / Wood with Powder-Coated Aluminum Cladding.	<u>Exterior Doors:</u>	Primary Entry: Painted Wood. Side/Secondary Doors: Aluminum-Clad Wood or Painted Wood.
<u>Brick, Painted/Natural:</u>	N/A.	<u>Eaves/Cornice:</u>	Wood or Fly-Ash Composite Painted.
<u>Brick/Stone Thickness:</u>	Stone, Nominal 5" Bed Depth.	<u>Gutters:</u>	Aluminum - Painted Finish
<u>Clapboard Material:</u>	Fly-Ash Composite ("TruExterior") - Smooth Face.	<u>Gutter Dimensions:</u>	Half-Round, 6" Dimension - with appropriately-sized round downspouts.
<u>Clapboard Dimensions/Reveal:</u>	Ship-Lap - 5" Face.		

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.

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.

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.

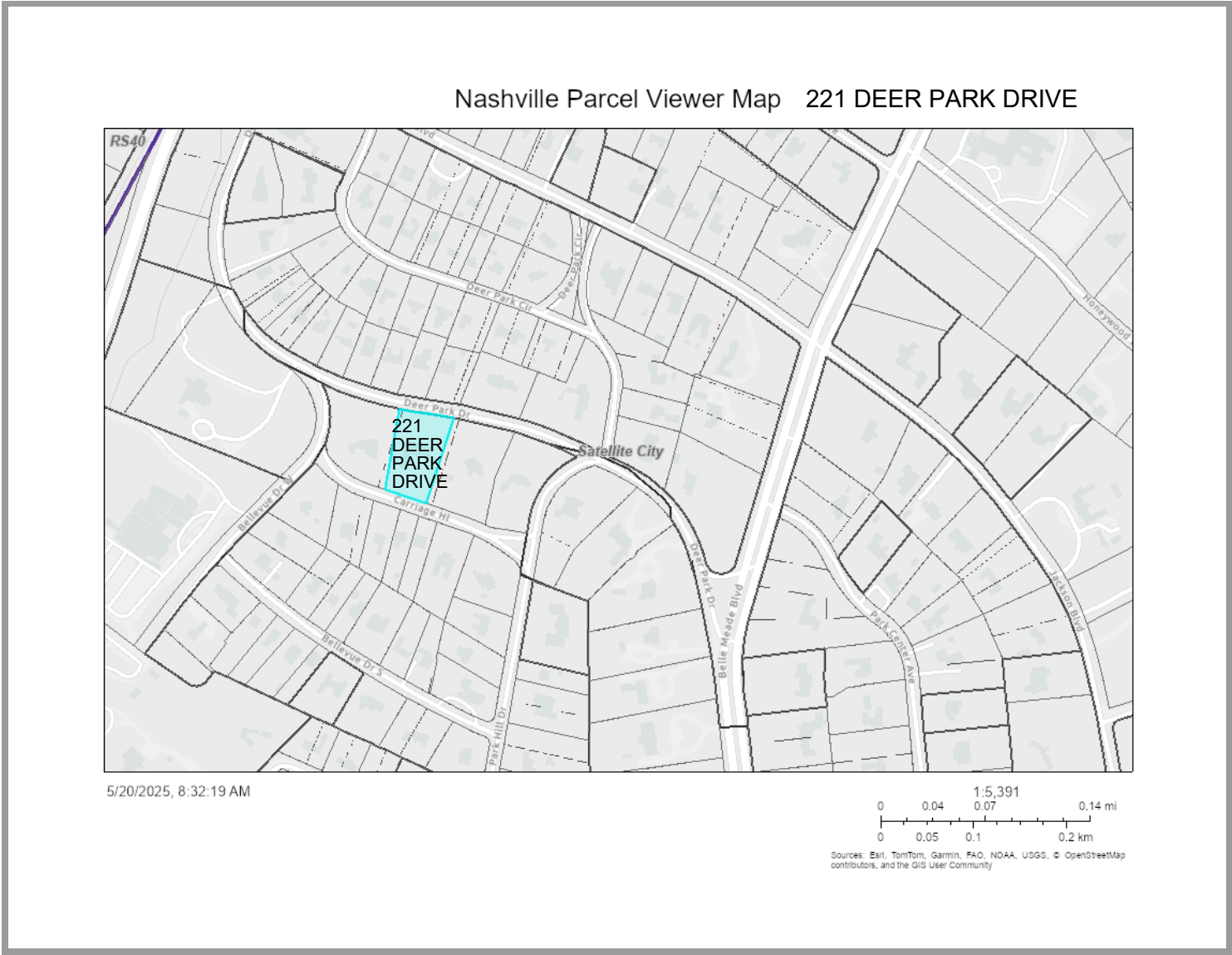
Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure’s roof facing to the “front” as defined in the Zoning Code. All vents must be copper or painted to match roof color.

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

Attachment:

1. Location Map



Hayden Smith Avery

615-975-2333 - HAYDENSMITHAVERY@GMAIL.COM - 212 DEER PARK DRIVE, NASHVILLE, TN 37205

June 4, 2025

Ms. Mary Samaniego
City of Belle Meade - Planning Director
4705 Harding Road
Nashville, TN 37205
msamaniego@citybellemeade.org

Re: Cain project at 221 Deer Park Drive

Dear Ms. Samaniego,

I currently reside at 212 Deer Park Drive, which is in the immediate neighborhood of the proposed Cain project at 221 Deer Park Drive. Ms. Kate Cain, the owner of the property, has shared that she is seeking permission from the Historic Zoning Commission to demolish the existing structure and review the new home she proposes building on the lot.

From what I understand, the demolition permit and the design of the proposed new home are being considered at the June 10, 2025 meeting of the Historic Zoning Commission. I want to let you and the zoning commission know that I have no issue with Ms. Cain's plans to remove the current home, and I have seen the designs for and fully support the proposed new home. I feel that the removal of the existing house and the construction of the new one will be an improvement to our neighborhood.

In closing, please accept Ms. Cain's application to demolish 221 Deer Park Drive, and I support you approving the proposed design of the new residence to take its place. If you have any questions, please contact me at 615-975-2333.

Sincerely,



Hayden Smith Avery

From: [Cathy Grier](#)
To: [Mary Samaniego](#)
Subject: Kate Cain home demolition/rebuild—letter of support
Date: Thursday, June 5, 2025 11:49:29 AM

Ms. Samaniego,

We currently reside at **215 Deer Park Circle—our driveway is actually on Deer Park Circle as well as Deer Park Drive** which is in the immediate neighborhood of the proposed project at 221 Deer Park Drive. Ms. Kate Cain, the owner of the property has advised us that she is requesting permission from the Historic Zoning Commission to demolish the existing structure, and also separately a review of the new home she proposes to build for herself in place of it.

From what we understand, the demolition permit and the design of the proposed new home are being considered at the June 2025 meeting of the Historic Zoning Commission, and that the Commission is always interested in the opinion of neighbors. We wanted to let you and the zoning commission know that we have no issue with Ms. Cain's plans to remove the current home, and we have seen the designs for and fully support the proposed new home.

We feel that the removal of the existing house and the construction of the new one will be an improvement to our neighborhood.

In closing, please accept their application to demolish 221 Deer Park Drive, and our encouragement to approve the proposed design of the new residence to take its place. If you have any questions or require further assistance on the matter, please feel free to contact me at 917-365-6249

Thank you
Cathy Grier

Sent from my iPhone

From: [Richard Jones](#)
To: [Mary Samaniego](#)
Cc: katebcain@icloud.com
Subject: Letter of Support for Kate Cain, 221 Deer Park Dr.
Date: Saturday, June 7, 2025 7:31:42 PM

Ms. Samaniego,

We currently reside at **220 Deer Park Drive** which is directly across the street from the proposed project at 221 Deer Park Drive. Ms. Kate Cain, the owner of the property has advised us that she is requesting permission from the Historic Zoning Commission to demolish the existing structure, and also separately a review of the new home she proposes to build for herself in place of it.

From what we understand, the demolition permit and the design of the proposed new home are being considered at the June 2025 meeting of the Historic Zoning Commission, and that the Commission is always interested in the opinion of neighbors. We wanted to let you and the zoning commission know that we have no issue with Ms. Cain's plans to remove the current home, and we have seen the designs for and fully support the proposed new home.

We feel that the removal of the existing house and the construction of the new one will be an improvement to our neighborhood. Further, we really look forward to having Kate living across the street once again!

In closing, please accept their application to demolish 221 Deer Park Drive, and our encouragement to approve the proposed design of the new residence to take its place. If you have any questions or require further assistance on the matter, please feel free to contact us at 615-352-3420.

Sincerely,

Mr. and Mrs. Richard A. Jones
220 Deer Park Drive
Nashville, TN 37205

From: [Erica Oliver](#)
To: [Mary Samaniego](#)
Subject: Letter of support for Ms. Kate Cain
Date: Sunday, June 8, 2025 7:23:55 AM

Ms. Samaniego,

We currently reside at 229 Deer Park Drive which is in the immediate neighborhood of the proposed project at 221 Deer Park Drive. Ms. Kate Cain, the owner of the property has advised us that she is requesting permission from the Historic Zoning Commission to demolish the existing structure, and also separately a review of the new home she proposes to build for herself in place of it.

From what we understand, the demolition permit and the design of the proposed new home are being considered at the June 2025 meeting of the Historic Zoning Commission, and that the Commission is always interested in the opinion of neighbors. We wanted to let you and the zoning commission know that we have no issue with Ms. Cain's plans to remove the current home, and we have seen the designs for and fully support the proposed new home.

We feel that the removal of the existing house and the construction of the new one will be an improvement to our neighborhood.

In closing, please accept their application to demolish 221 Deer Park Drive, and our encouragement to approve the proposed design of the new residence to take its place. If you have any questions or require further assistance on the matter, please feel free to contact Douglass Oliver at 615-260-1927.

Sincerely,
Douglass and Erica Oliver

From: [Van Pond, Jr.](#)
To: [Mary Samaniego](#)
Subject: Additional Support Letter re:221 Deer Park Drive.
Date: Monday, June 9, 2025 11:23:16 AM

Mary,

Ms. Cain wanted me to touch base and confirm that you had received this email from her next door neighbors last week see attached PDF

Just let me know

Thank you,
Van

8:52



< Sent



Sandy Tyrrell

Wednesday

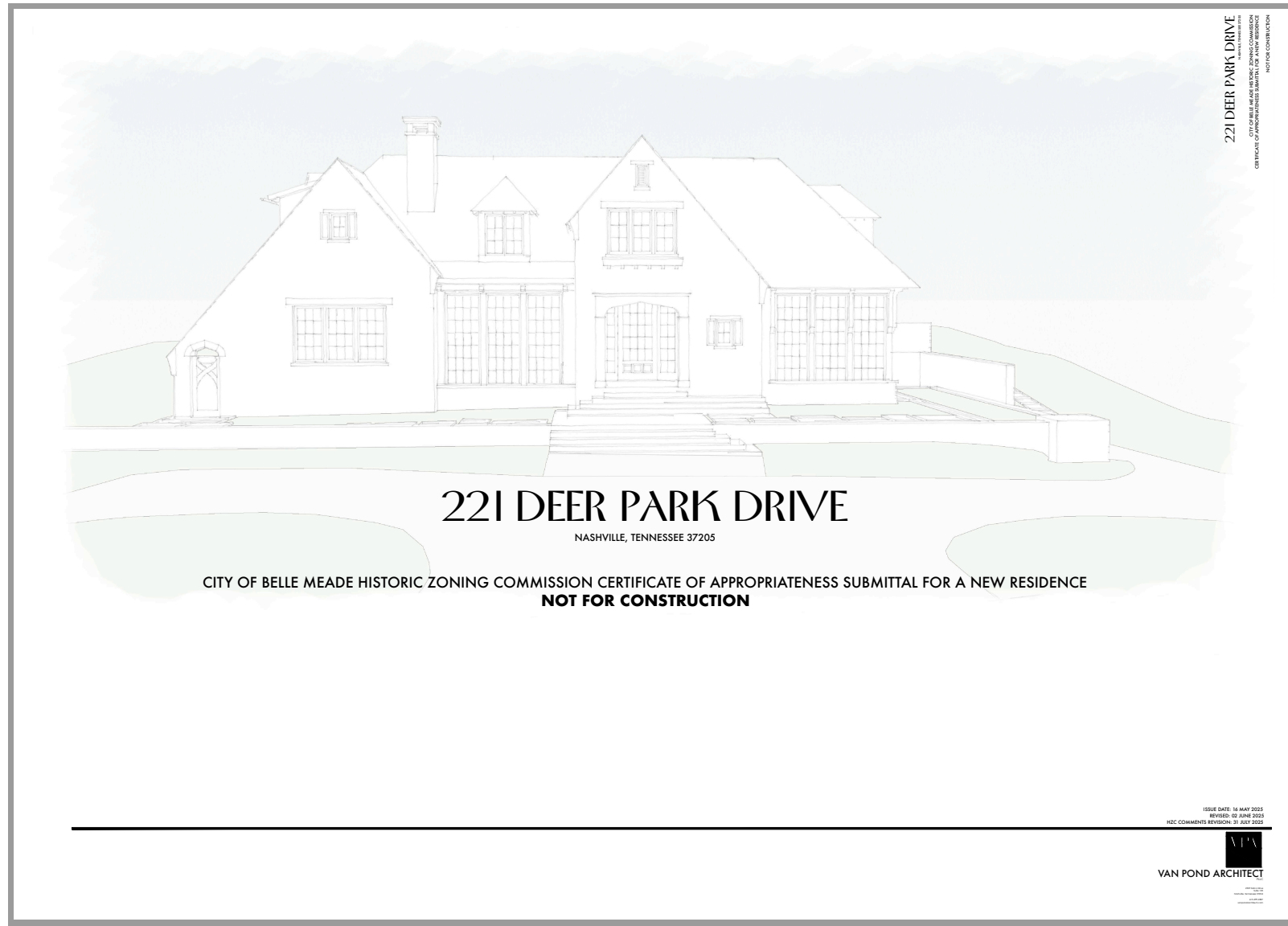
To: msamaniego@citybellemead.org >

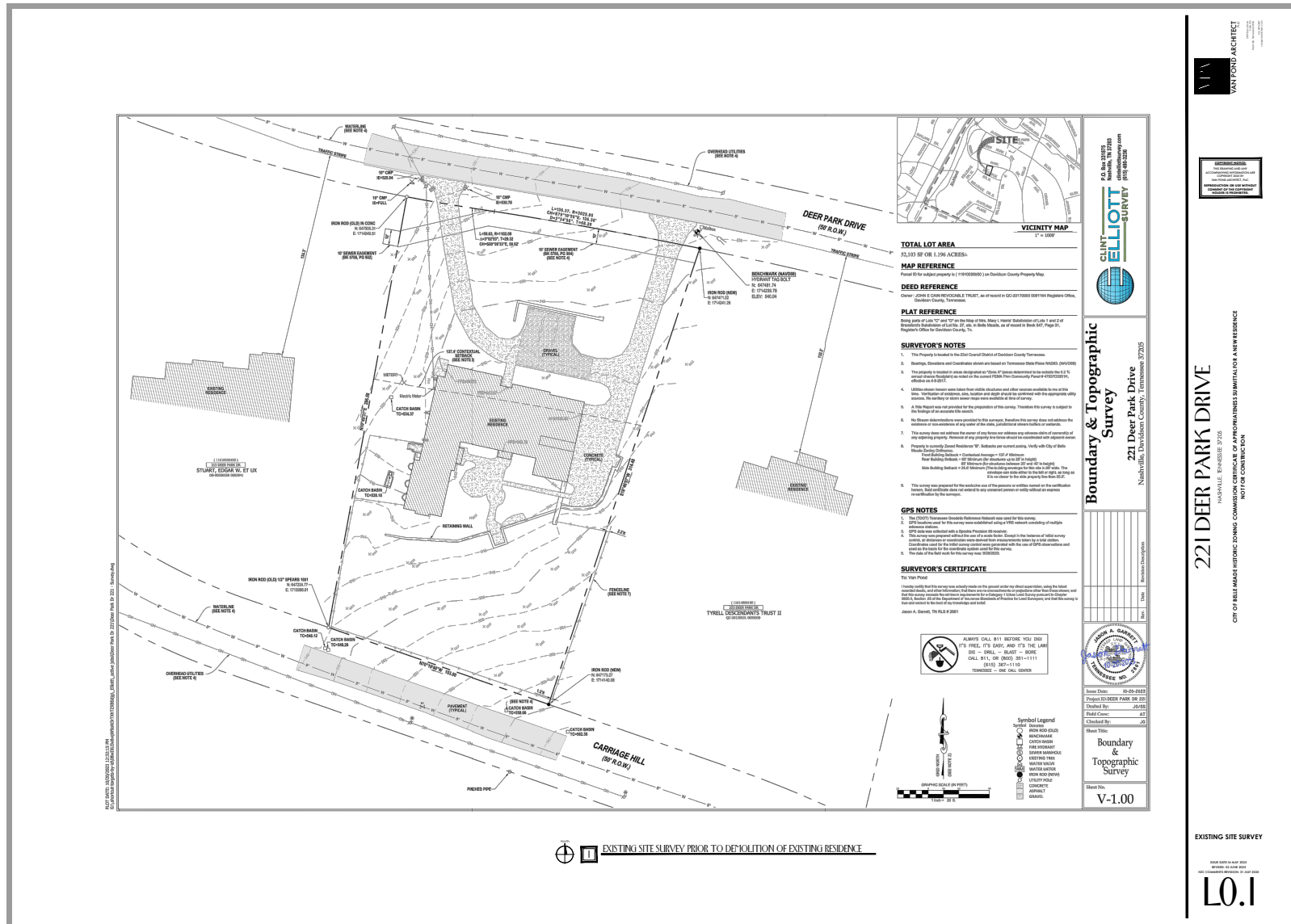
221

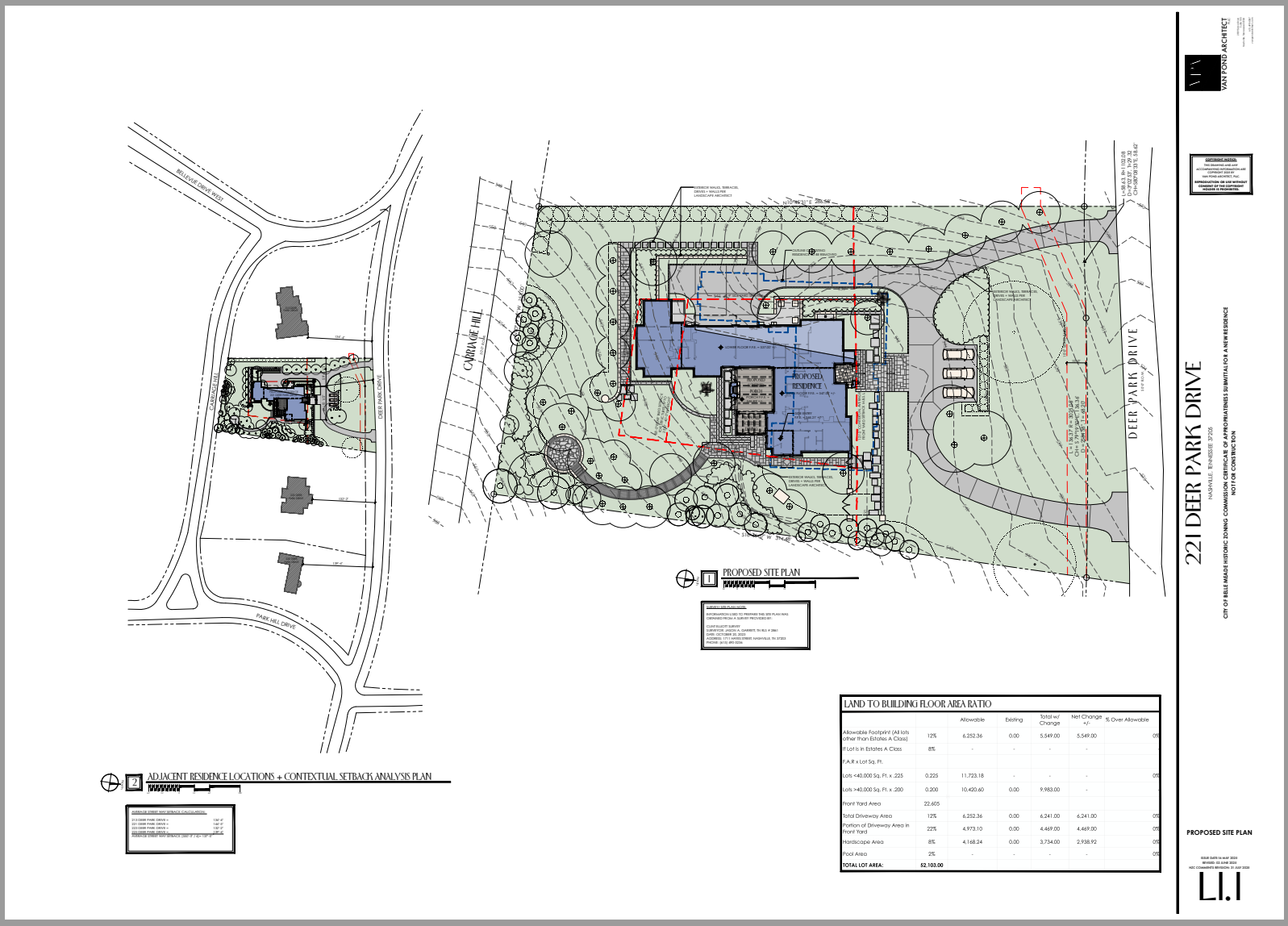
Dear Ms. Samaniego,

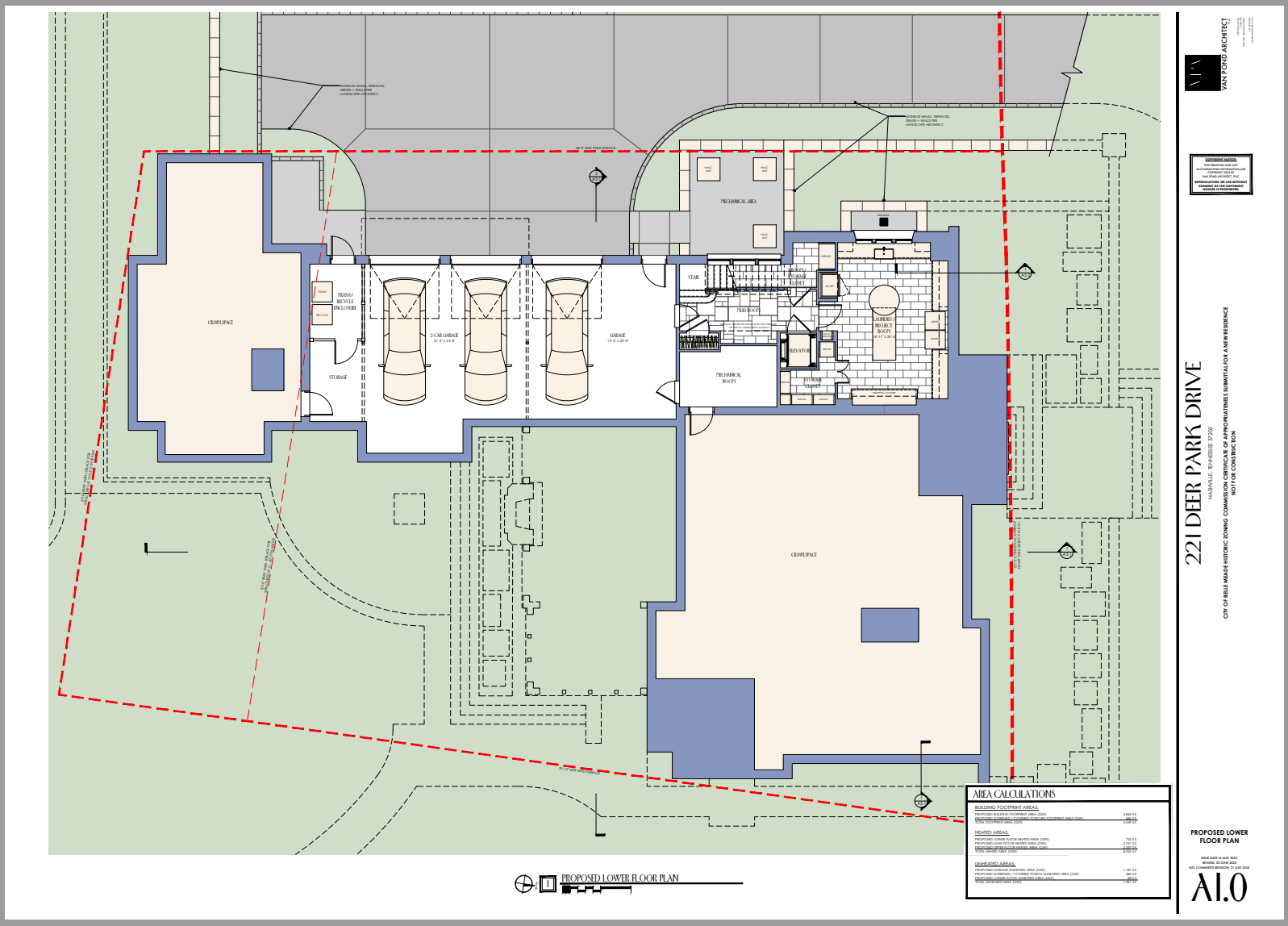
We support Kate Cain's plans for her new house and also support her need to tear down the existing house.

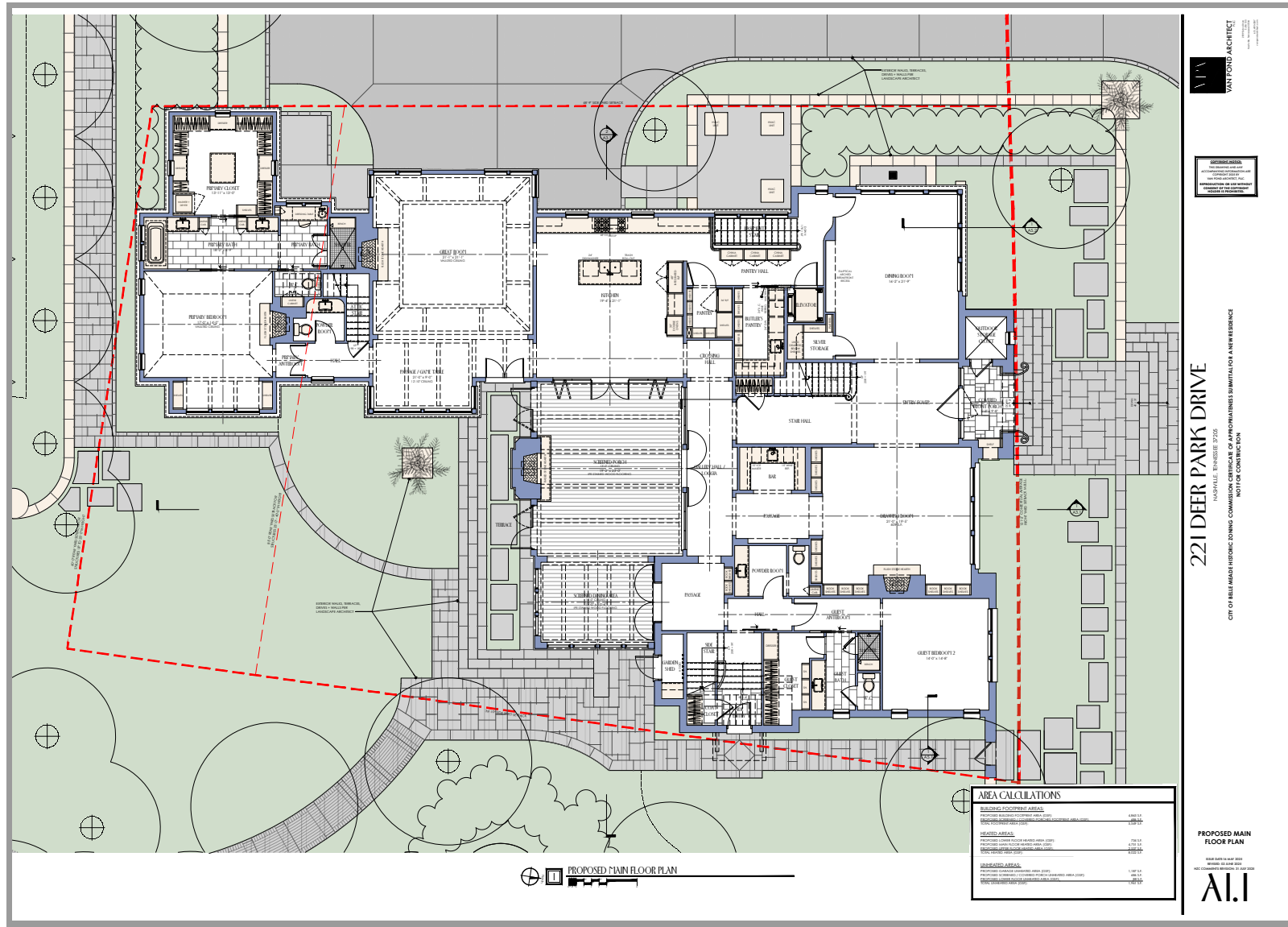
Sandy and Jack Tyrrell
223 Deer Park Drive

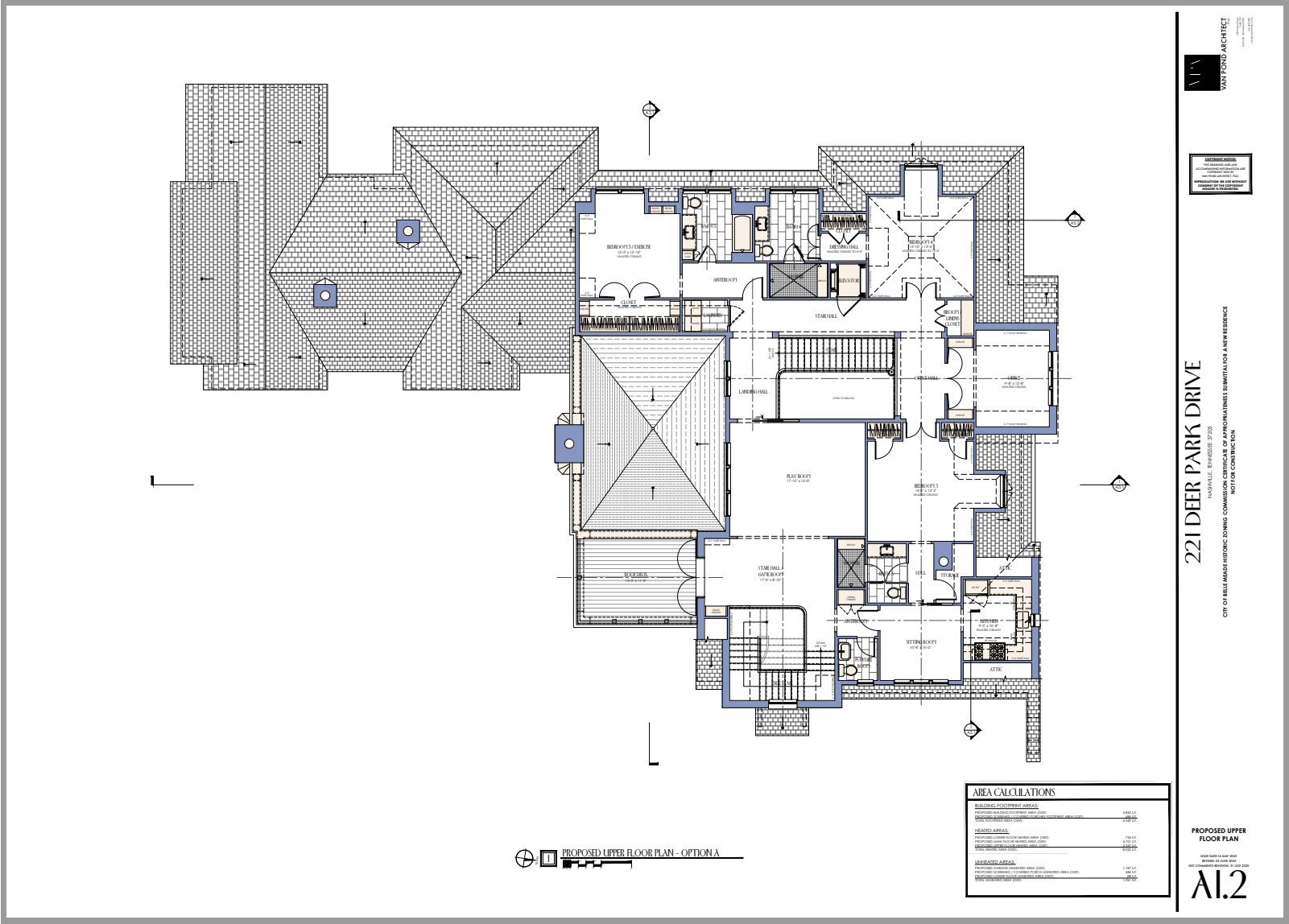


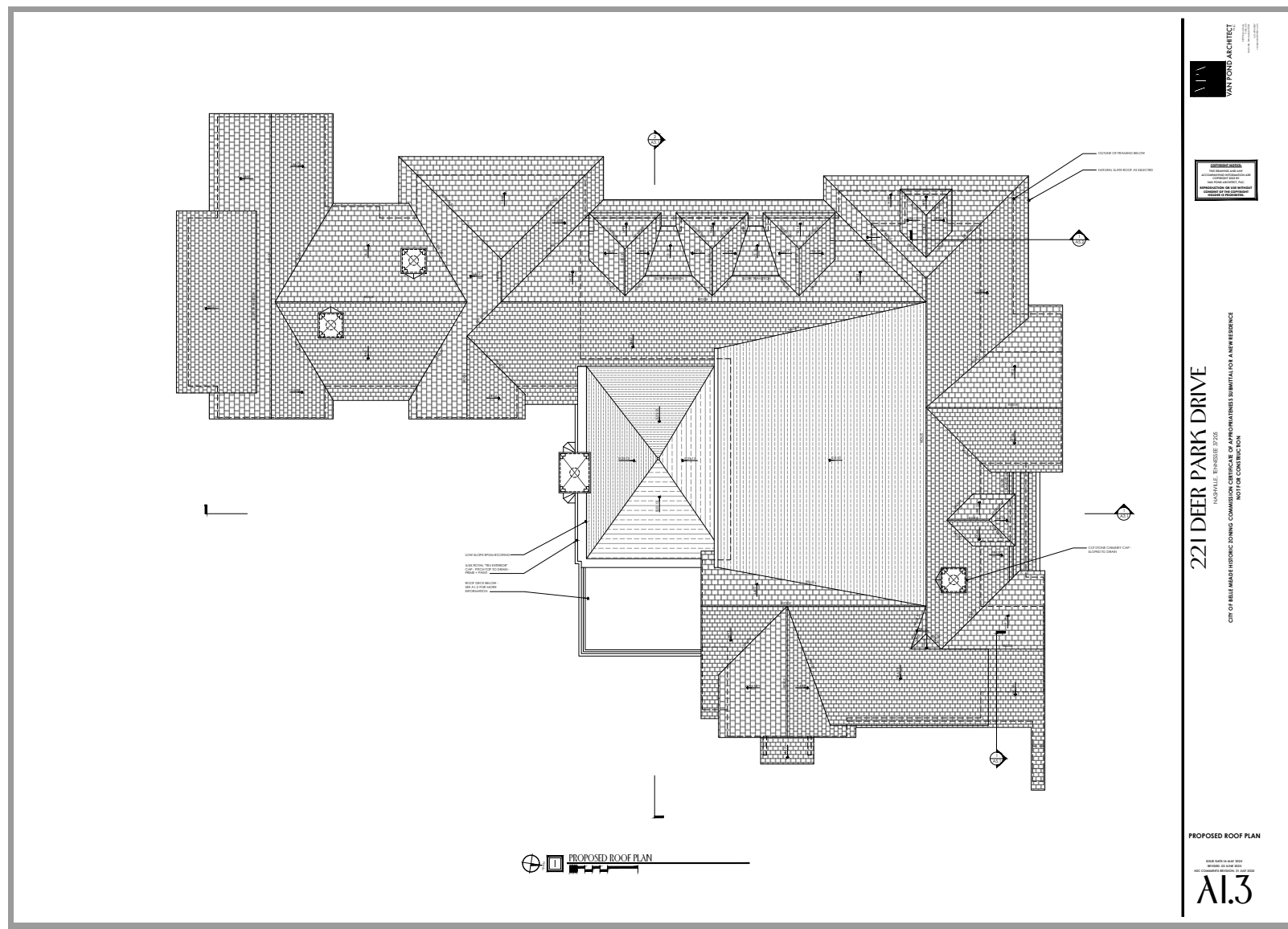


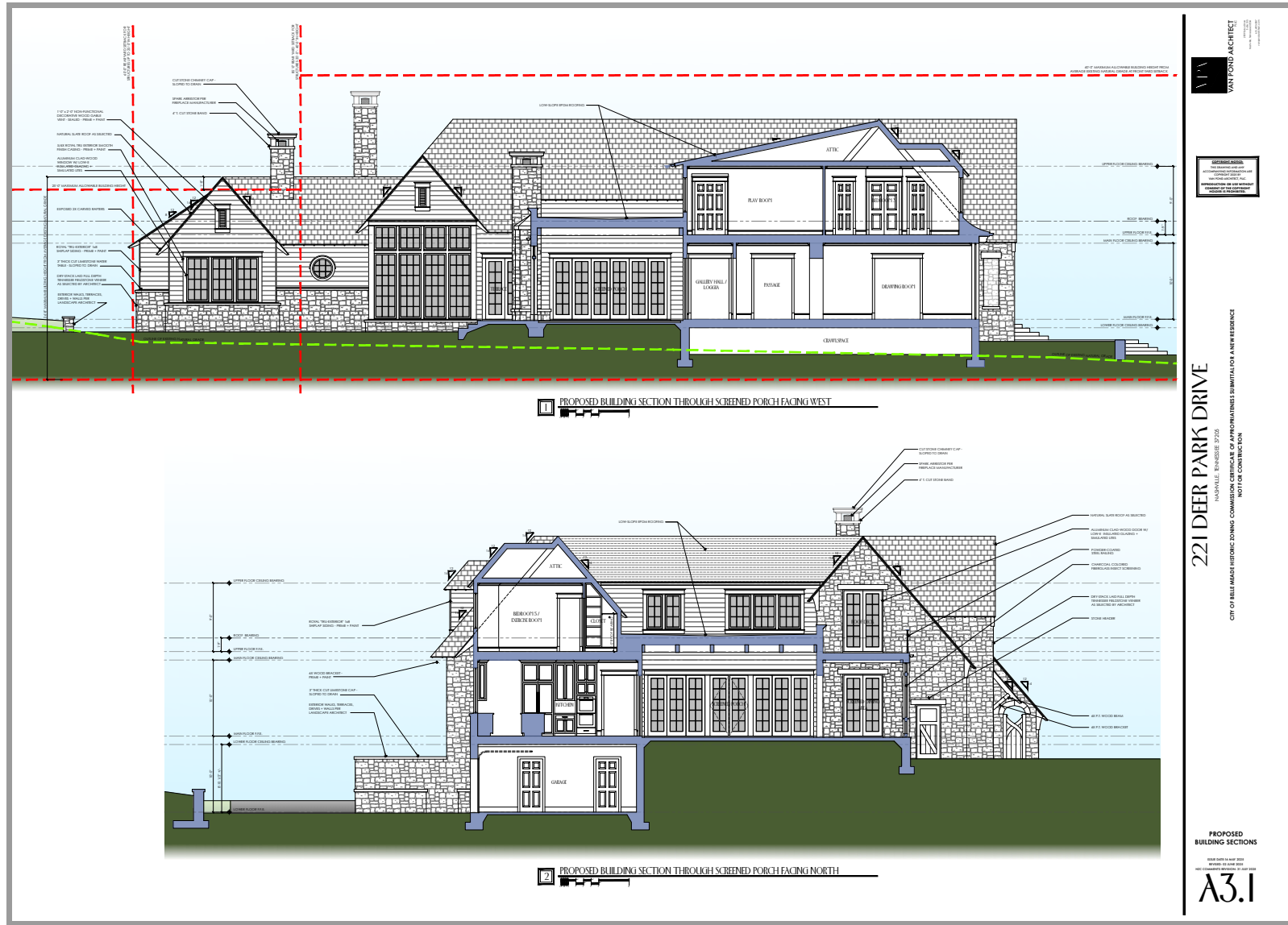




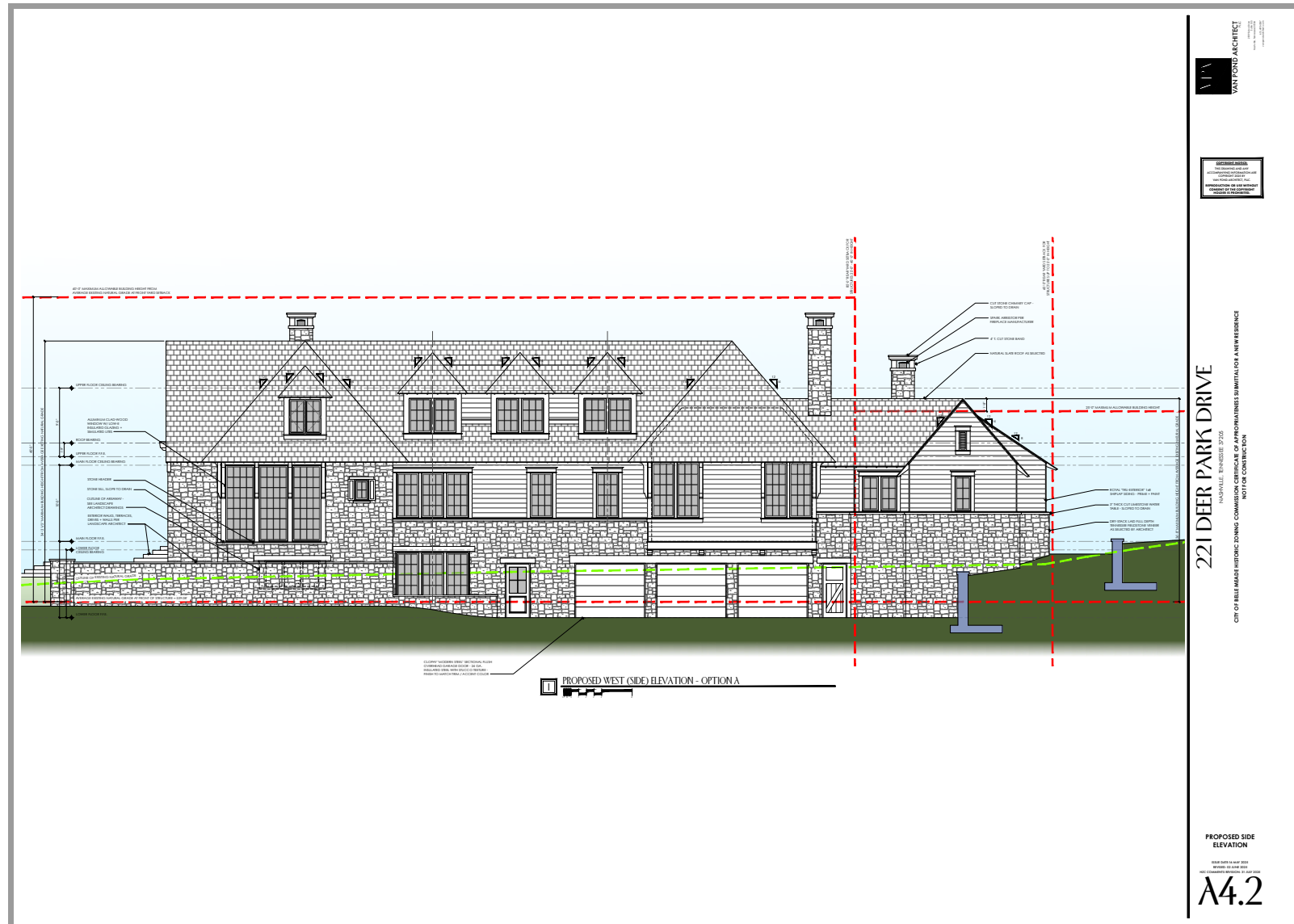


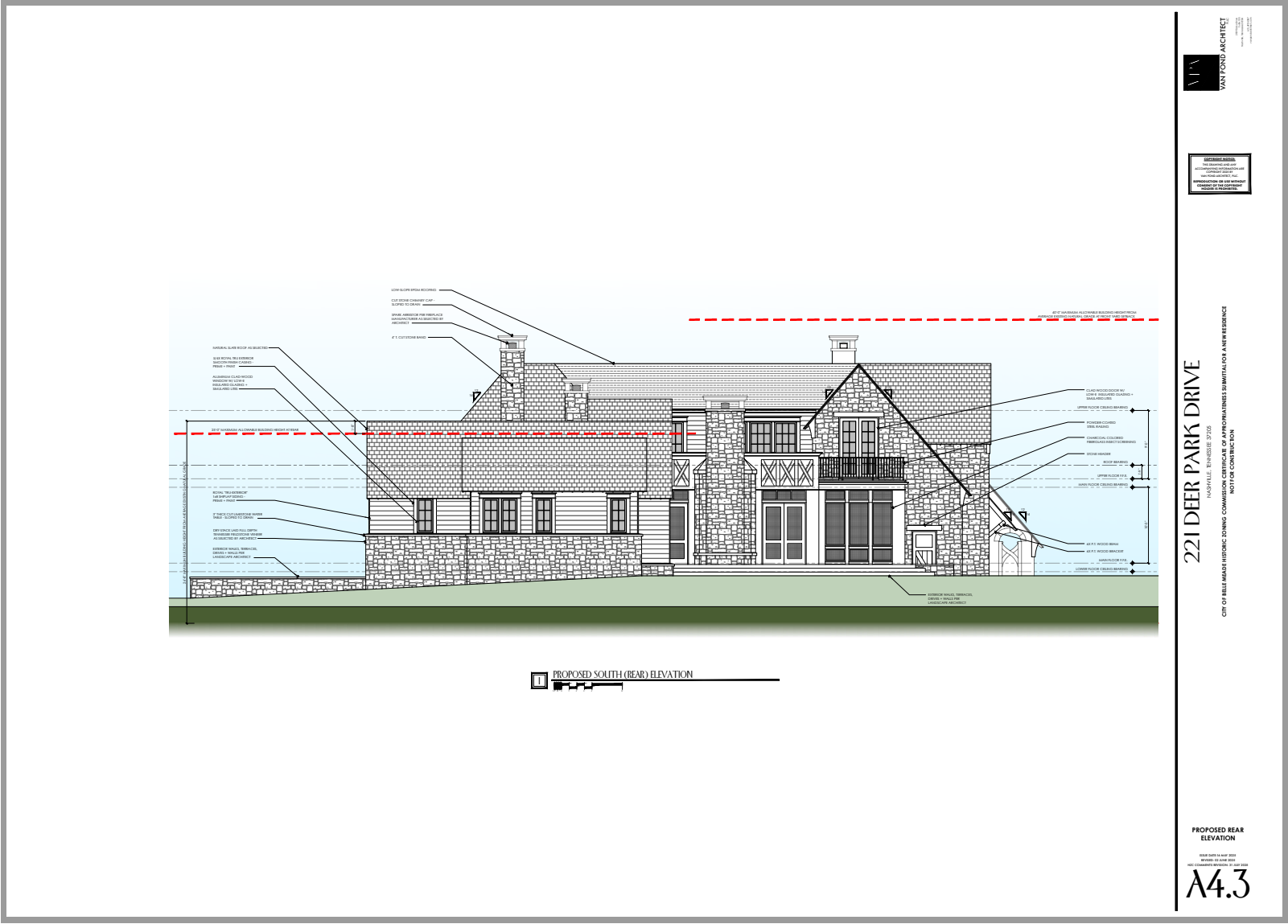


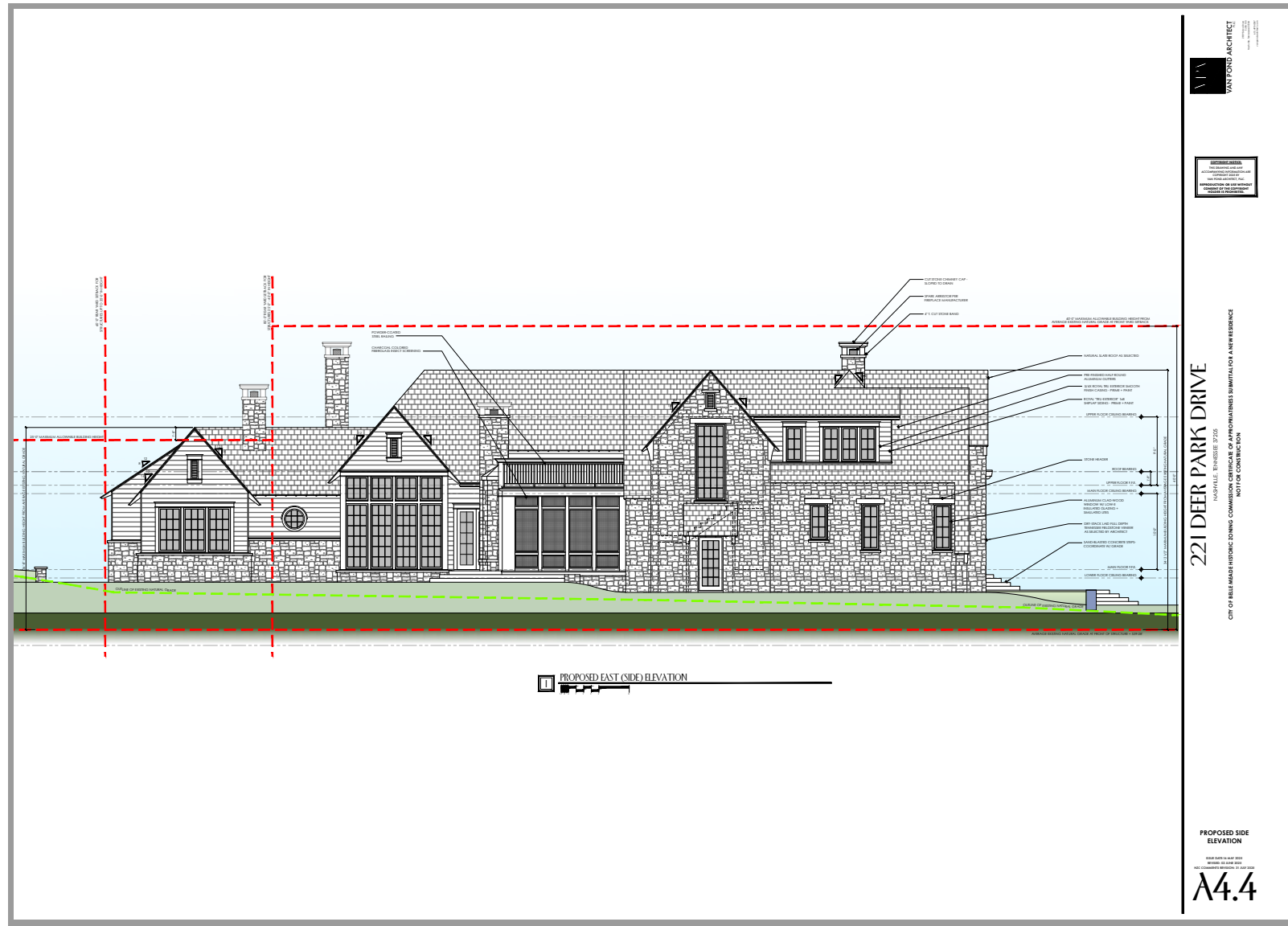




























eave with sweeping curve very steep gable clipped gable

smaller gable nested inside larger gable (usually with identical pitch and smaller gable extending outward) overlapping gables one eave longer than others

TUDOR ROOF MASSING EXAMPLES

TUDOR - ASYMMETRICAL GABLES AND PROMINENT CHIMNEYS

RURAL DUTCH COLONIAL - STONE AND SIDING

TUDOR - MULTIPLE ASYMMETRICAL GABLE COMPOSITION

RURAL DUTCH COLONIAL - WOOD SIDING

TUDOR - MULTIPLE GABLES, DORMERS, AND STONE WALLS

REFERENCE IMAGES FROM "A FULL GUIDE TO AMERICAN HOMES"

CHARACTER INSPIRATION IMAGES

221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37208
CITY OF BELL COUNTY HISTORIC DESIGN COMMISSION OFFICE OF APPOINTMENT SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION

RESIDENCE
INSPIRATION IMAGES

H2.1

ROOFING SLATE:
VERMONT NATURAL SLATE -
VARIEGATED COLORS: UNFADING
GRAY, MOTTLED PURPLE, SEMI-WEATHERING
GRAY, SEMI-WEATHERING GRAY / GREEN

GUTTERS AND DOWNSPOUTS:
SENOX #11 "MUSKET BROWN"

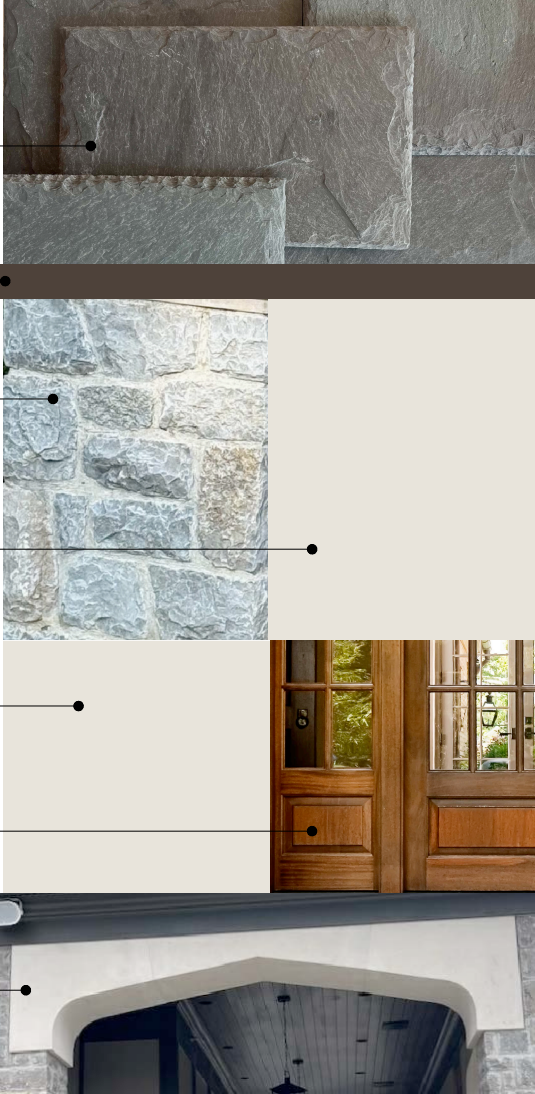
STONE VENEER:
JONES STONE "ROCKPORT BLEND" OR SIMILAR

PAINTED TRIM AND SIDING:
BENJAMIN MOORE # OC-31 - "FOG MIST"

WINDOW EXTERIOR CLADDING:
MARVIN WINDOWS "COCONUT CREAM"
ALUMINUM-CLADDING

DOORS:
STAINED MAHOGANY

STONE DETAILS:
GREY INDIANA LIMESTONE



FL.I

FLORIAN L. ILLI
ARCHITECT
1000 N. 10TH AVE. SUITE 200
DENVER, CO 80202
TEL: 303.733.1111
WWW.FLORIANILLI.COM

221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37208

CITY OF BELL COUNTY HISTORIC DESIGN COMMISSION OFFICIAL OF APPOINTMENT SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION

EXTERIOR FINISHES

THIS SHEET IS A PART OF THE
DESIGN FOR THE
NEW RESIDENCE AT 221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37208





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: Van G. Pond Jr., AIA

ADDRESS: 2929 Sidco Drive, Suite 105, Nashville, Tennessee

EMAIL: vpond@vanpondarchitect.com

PHONE NUMBER: 615-499-4387

RELATIONSHIP TO OWNER: Contractor Architect ☒ Other (explain)

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 221 Deer Park Drive, Belle Meade, Tennessee 37205

AGE/YEAR OF STRUCTURE: N/A 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: English Arts & Crafts

DESCRIBE PROPOSED WORK: To construct a new residence composed of stone, slate, and composite
smooth, painted siding, with complementary landscape improvements/
revisions, and site improvements on the lot.

PROJECT CALCULATIONS

LOT SQ. FT: 52,103	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	6,252.36	0	5,580.00	5,580.00	-0-
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	10,420.60	0	9,060.00	9,060.00	-0-
FRONT YARD AREA	22,605.00				-0-
TOTAL DRIVEWAY AREA	6,252.36	0	6,241.00	6,241.00	-0-
DRIVEWAY IN FRONT YARD AREA	5,127.76	0	4,469.00	4,469.00	-0-
HARDSCAPE AREA	3,231.92	0	3,734.00	3,734.00	-0-
POOL AREA	1,042.06	0	0	0	-0-
* 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.)

N/A.

Historical Significance

N/A.

Is the property habitable?

N/A.

Give a compelling reason for demolition of property

N/A.

Describe the proposed reuse of existing materials, if any?

N/A.

➤ **New Construction and Additions:**

New Construction Material List Description

<u>Window Manufacturer:</u>	Marvin or Sierra-Pacific.	<u>Railings, Columns, Pilasters:</u>	Railings - Painted Steel. Pilasters/Columns - Wood or Fly-Ash Composite Painted.
<u>Window Material:</u>	Wood with Powder-Coated Aluminum Cladding.	<u>Chimney Material:</u>	Masonry, with Stone Veneer and Cut Stone Caps.
<u>Frame Material:</u>	Wood with Powder-Coated Aluminum Cladding.	<u>Roofing Material:</u>	Variegated Natural Vermont Slate.
<u>Windowsills:</u>	Stone / Wood with Powder-Coated Aluminum Cladding.	<u>Exterior Doors:</u>	Primary Entry: Stained Wood (Mahogany). Side/Secondary Doors: Aluminum-Clad Wood or Painted Wood.
<u>Brick, Painted/Natural:</u>	N/A.	<u>Eaves/Cornice:</u>	Wood or Fly-Ash Composite Painted.
<u>Brick/Stone Thickness:</u>	Stone, Nominal 5" Bed Depth.	<u>Gutters:</u>	Aluminum - Painted Finish
<u>Clapboard Material:</u>	Fly-Ash Composite ("TruExterior") - Smooth Face.	<u>Gutter Dimensions:</u>	Half-Round, 6" Dimension - with appropriately-sized round downspouts.
<u>Clapboard Dimensions/Reveal:</u>	Ship-Lap - 5" Face.		

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: 31 July 2025



VAN POND ARCHITECT

May 16, 2025 / Revised July 31, 2025

**CERTIFICATE OF APPROPRIATENESS APPLICATION FOR THE CONSTRUCTION OF A
NEW RESIDENCE AT 221 DEER PARK DRIVE****DESCRIPTION OF THE PROPOSED RESIDENCE**

If the request for demolition of the existing residence is approved, the Owner proposes to construct a new residence on the site. This architecture of the proposed design intends to be more cohesive with the exiting architectural context on the street, which consists of Georgian, Tudor, Contemporary Traditional, and elaborated Ranch residences.

We propose a new residence that follows the design details of the English Arts-and-Crafts style incorporating more casual material composition of stone as the base material - more typical in a less-strictly-urban setting when the houses in this style were originally being executed. A variegated natural slate roof will cap the residence, with varied bearing heights to minimize the visual mass of the home, and portions of the home will be of painted siding to further de-emphasize mass. Eaves and roofs will reach down to one and one-and-half stories of height at the front facade to nestle the structure closer to the ground and mask the scale overall scale of the project. In selected locations, large divided-lite windows will further break down the solidity of the structure and give a hint that this home is not simply a period-revival scheme, but a home that has been thoughtfully evolved within the concepts of the style.

The directive from the Owner to the design team was to be deferential to architectural quality of the neighborhood, but also to provide a dwelling that would be worthy of a second look from the street, and responsive to the sloping site functionally - taking advantage of the garden-like insistently sloping site that she grew up on in her family home.

2929 Sidco Drive, Suite 105 Nashville, Tennessee 37204 | vanpondarchitect.com | 615.499.4387



VAN POND ARCHITECT

ARCHITECT | PRINCIPAL

ATTACHMENTS, ENCLOSURES, ETC?

COPIES TO:

File.



**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: Ron Farris

ADDRESS: 3828 Bedford Ave.

EMAIL: Ron@farrisarchitecture.com

PHONE NUMBER: (615)948-8622

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

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 1214 Nichol Ln.

AGE/YEAR OF STRUCTURE: 61/1964 PROPERTY OF SIGNIFICANCE (1901-1939) _____ YES

PROPERTY OF CONSERVATION (1940-2000) X YES

PROPERTY LESS THAN 50 YEARS _____ YES

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

Construction _____ Demolition _____ Exterior Alteration or Repair X Addition

DEFINED ARCHITECTURAL STYLE: Ranch

DESCRIBE PROPOSED WORK: The proposed work includes a screened in porch being built on an existing terrace slab, matching the existing house's style and materials

PROJECT CALCULATIONS

LOT SQ. FT: 27,786 sq. ft.	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	3,334 sq. ft.	3,114 sq. ft.	+493 sq. ft.	3,597 sq. ft.	7.8%
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	6,251sq. ft.	3,840 sq. ft.	+437 sq. ft.	4,277 sq. ft.	0%
FRONT YARD AREA		13,039 sq. ft.			
TOTAL DRIVEWAY AREA			NO CHANGE		
DRIVEWAY IN FRONT YARD AREA					
HARDSCAPE AREA	2,222 sq. ft.	787 sq. ft.	-326 sq. ft.	461 sq. ft.	0%
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 = 27,786 sq. ft. x 0.225 = 6,251 sq. ft. 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, |
| ☒ Site Plan showing building envelope | ☒ PDF Photos of Existing Property |
| ☒ All building elevations showing finish grade | ☐ PDF Photos of Neighboring Properties |
| ☒ PDF Inspirational Photos | |

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

Historical Significance

N/A

Is the property habitable?

Yes

Give a compelling reason for demolition of property

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

➤ **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer: N/A

Window Material:

N/A

Frame Material:

N/A

Windowsills:

N/A

Brick, Painted/Natural:

Natural

Brick/Stone Thickness:

4"

Clapboard Material:

Vertical V-Groove @ screen panels

Clapboard Dimensions/Reveal:

1x6

Railings, Columns, Pilasters:

Painted Turncraft Columns/ Pilasters

Chimney Material:

Brick, Natural

Roofing Material:

Flat Lock Copper/ EPDM

Exterior Doors:

N/A

Eaves/Cornice:

Painted wood to Match existing

Gutters:

Aluminum to match existing

Gutter Dimensions:

Match existing

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.**
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- 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.

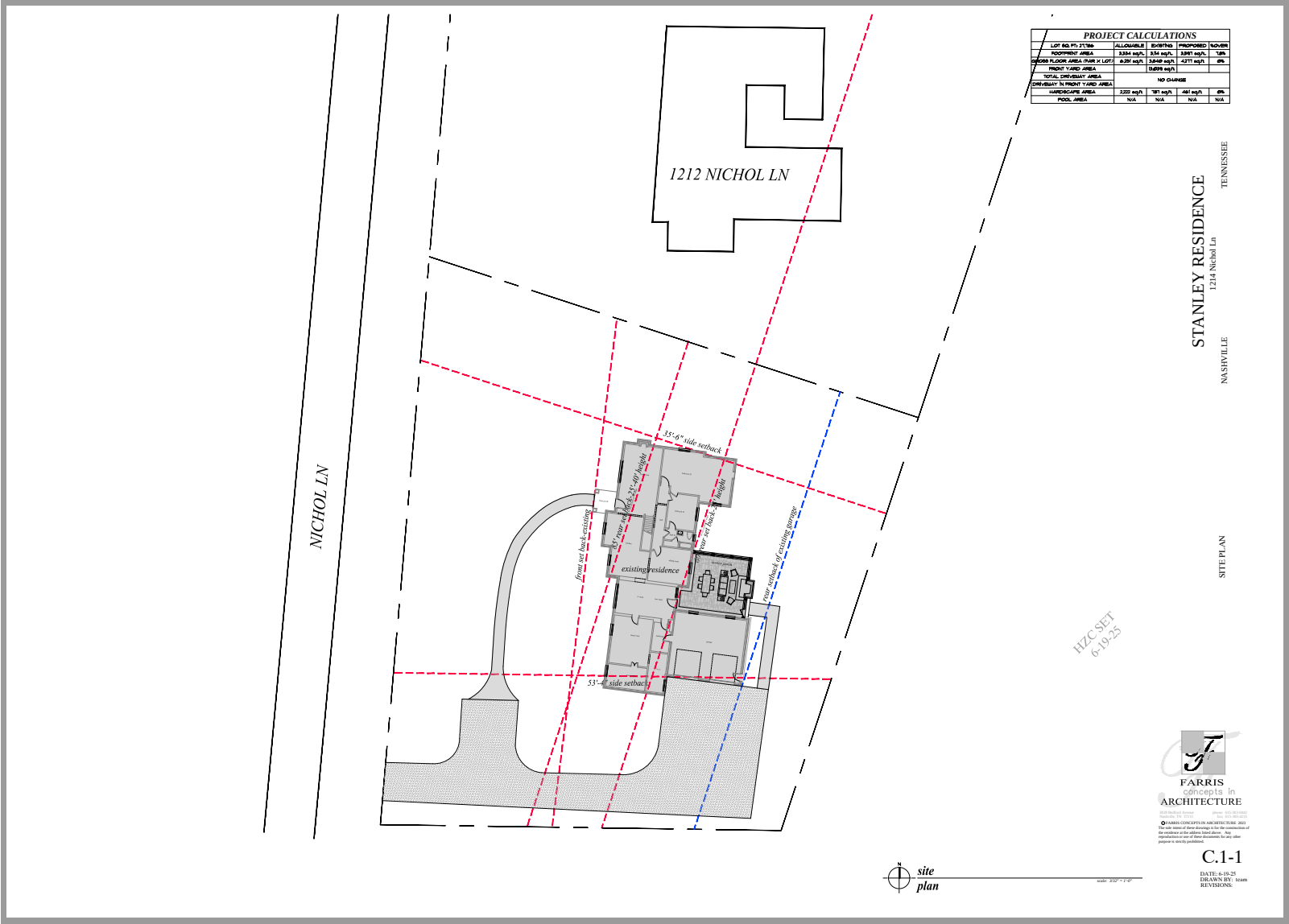
I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application,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

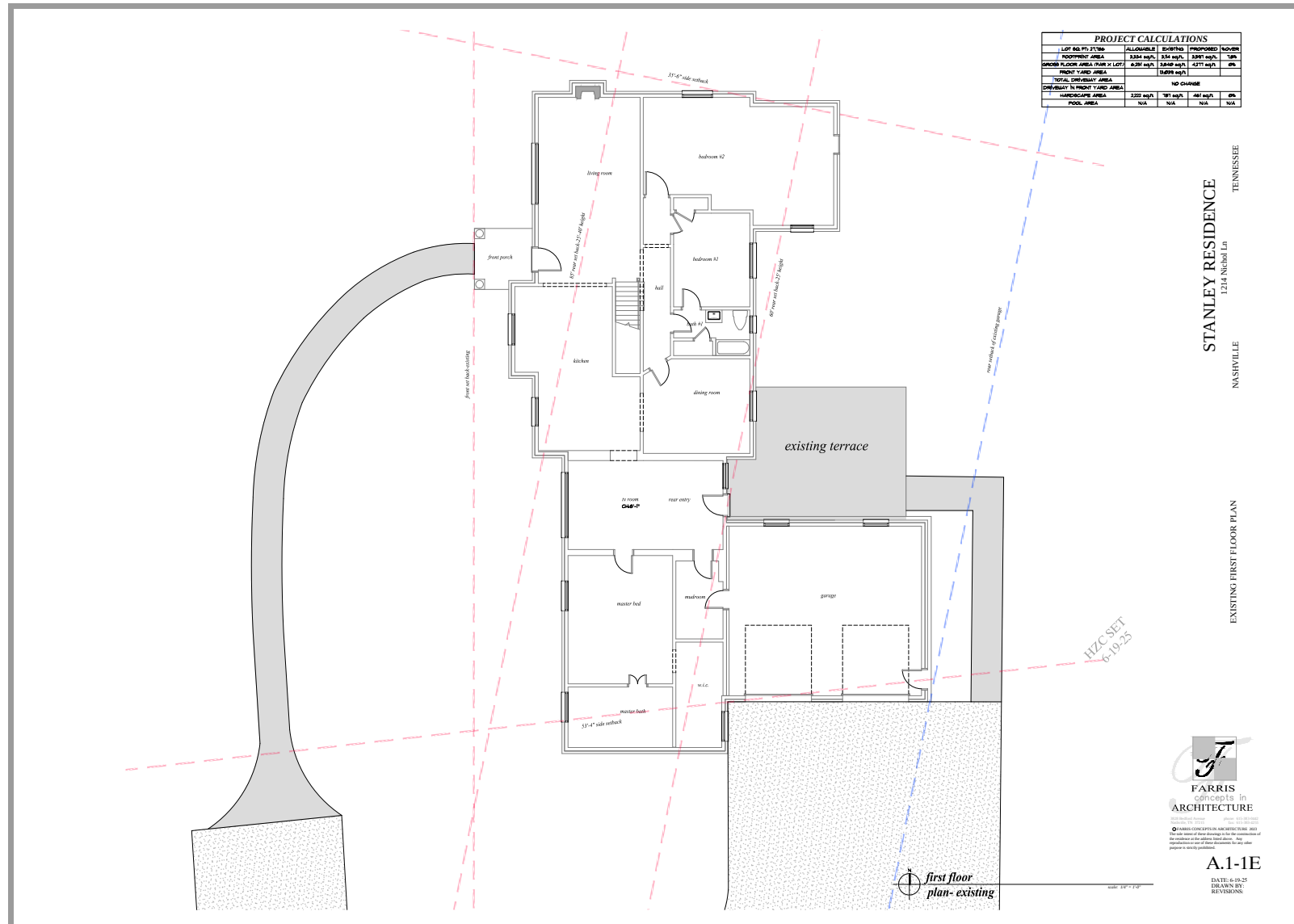
Applicant/Property Owner Signature: Ron Farris

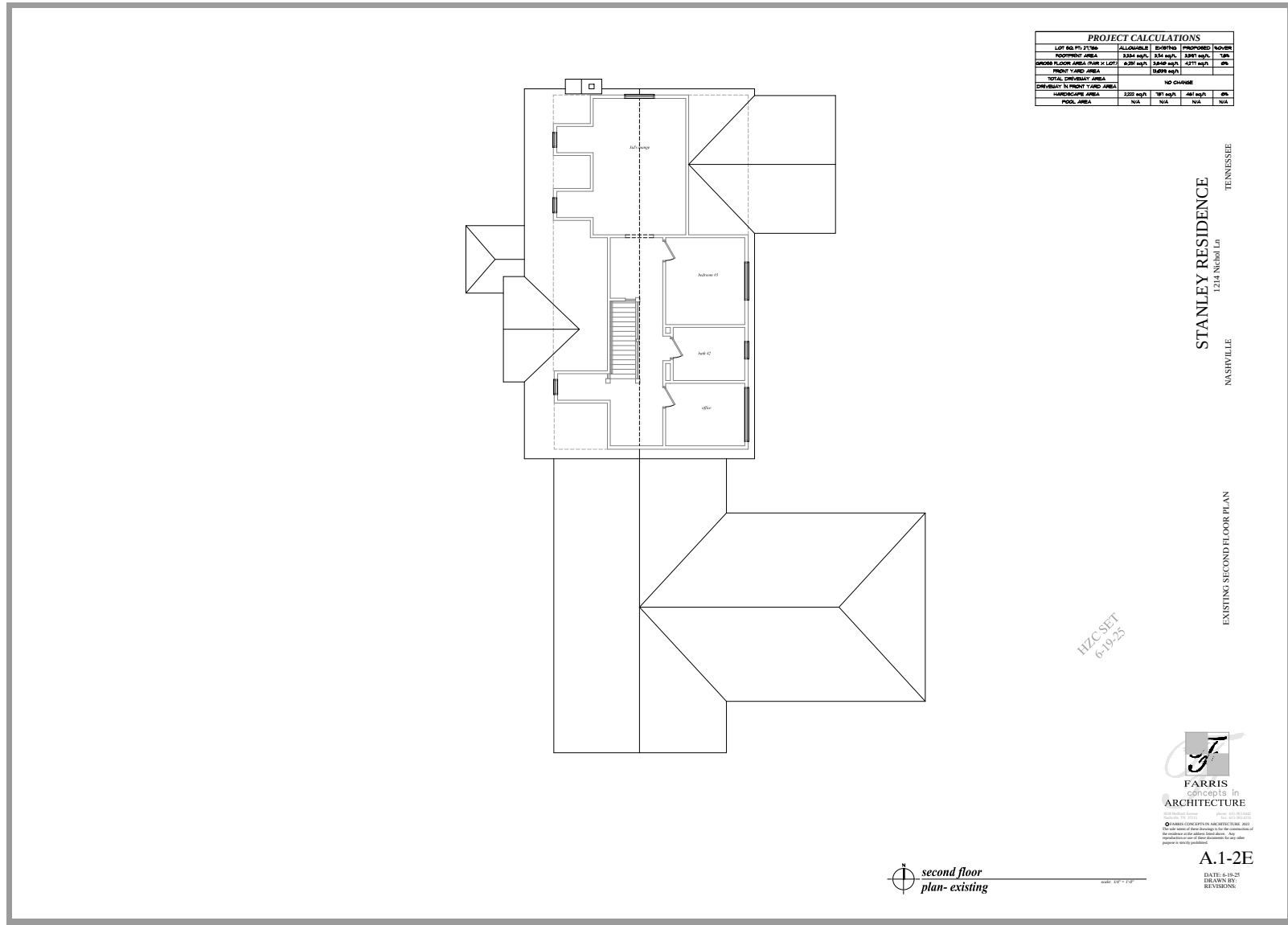
Date: 6-20-25

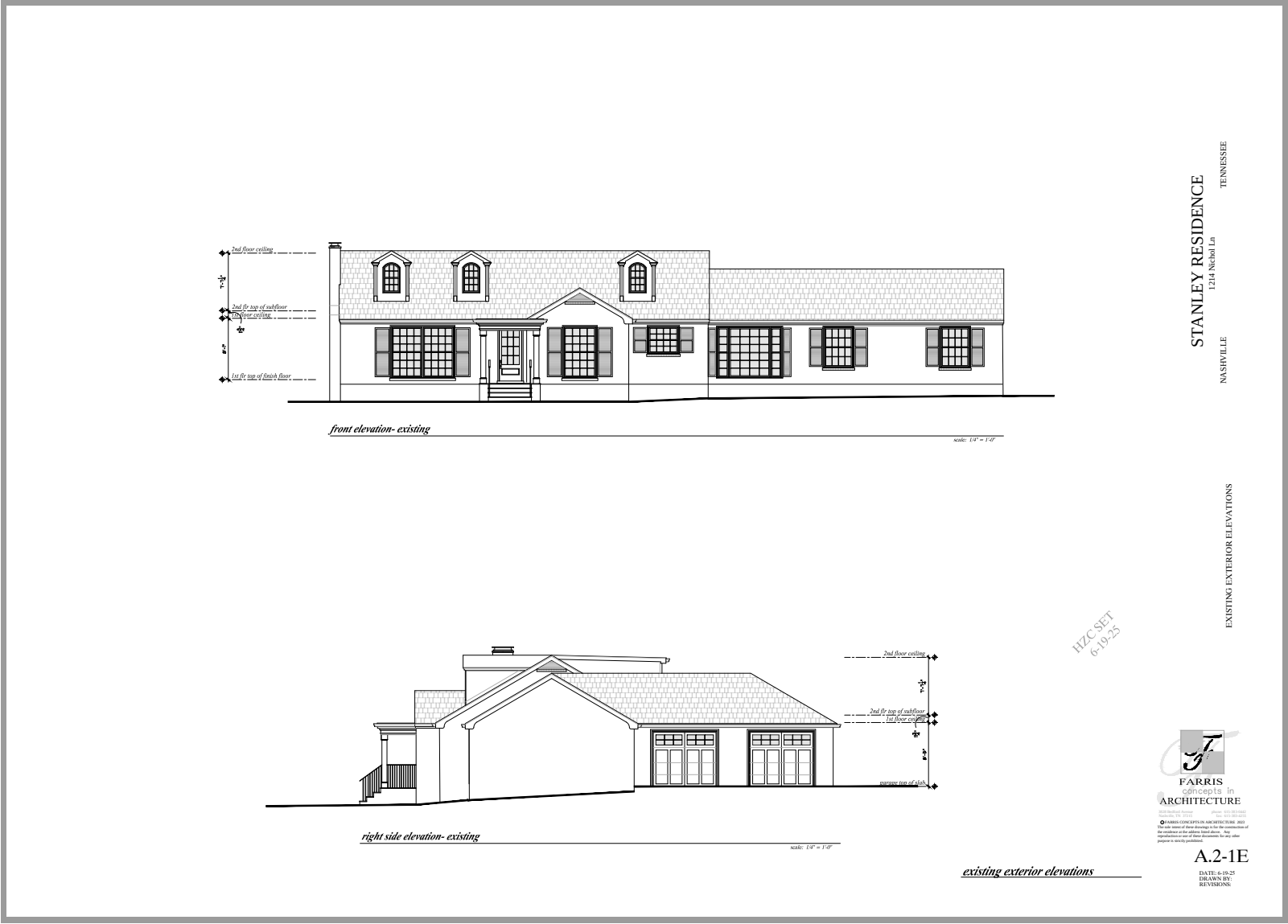


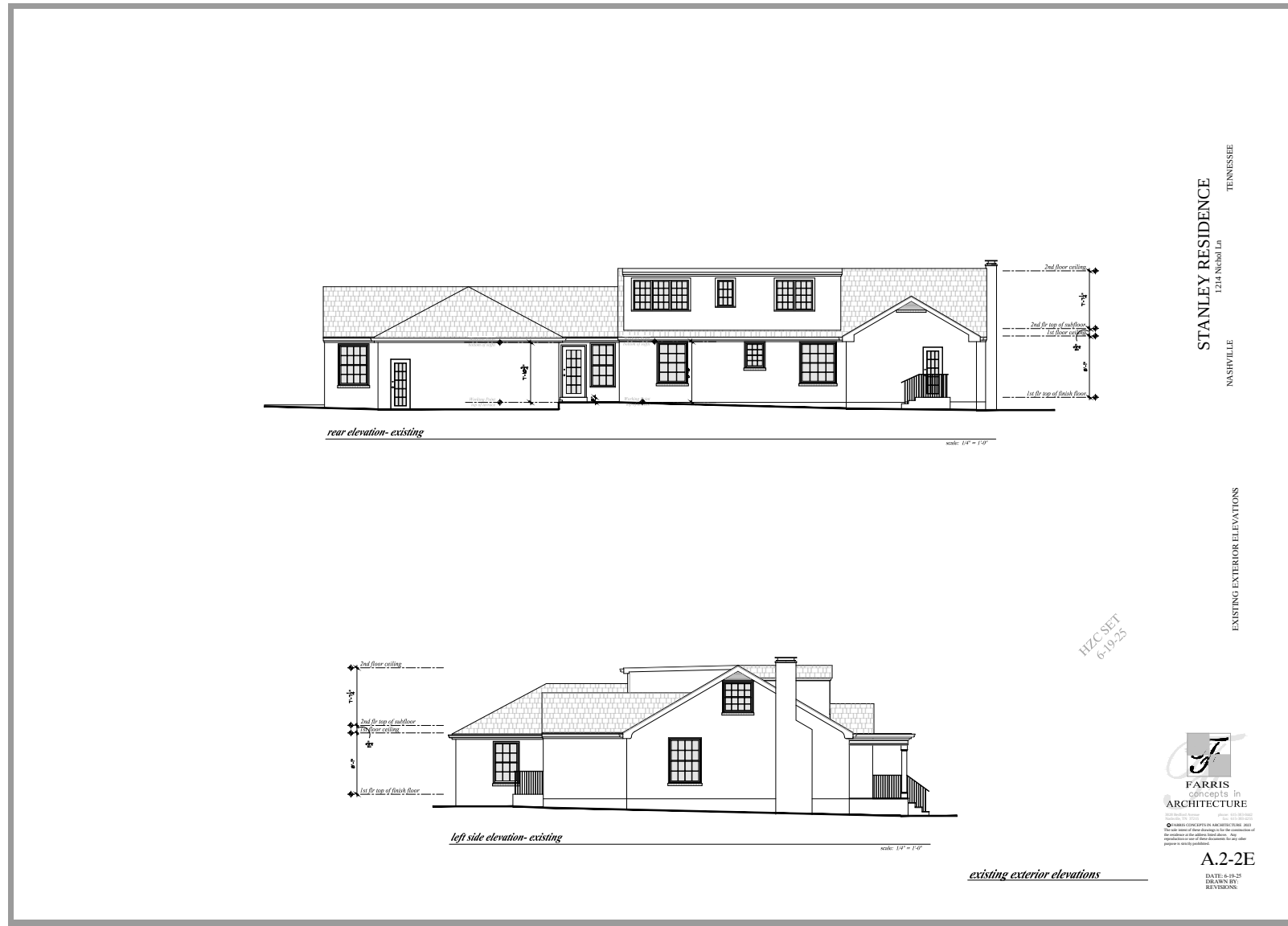


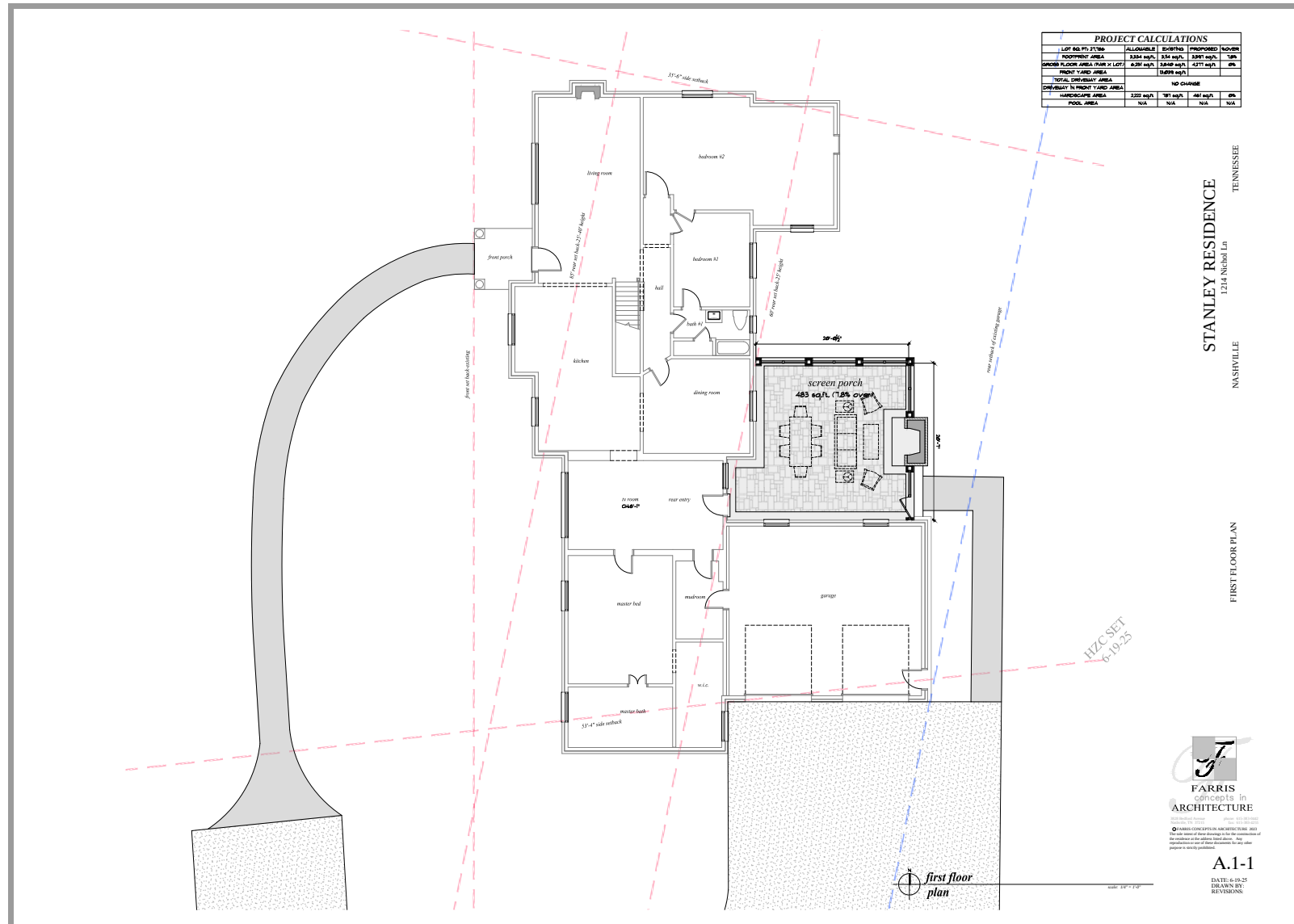


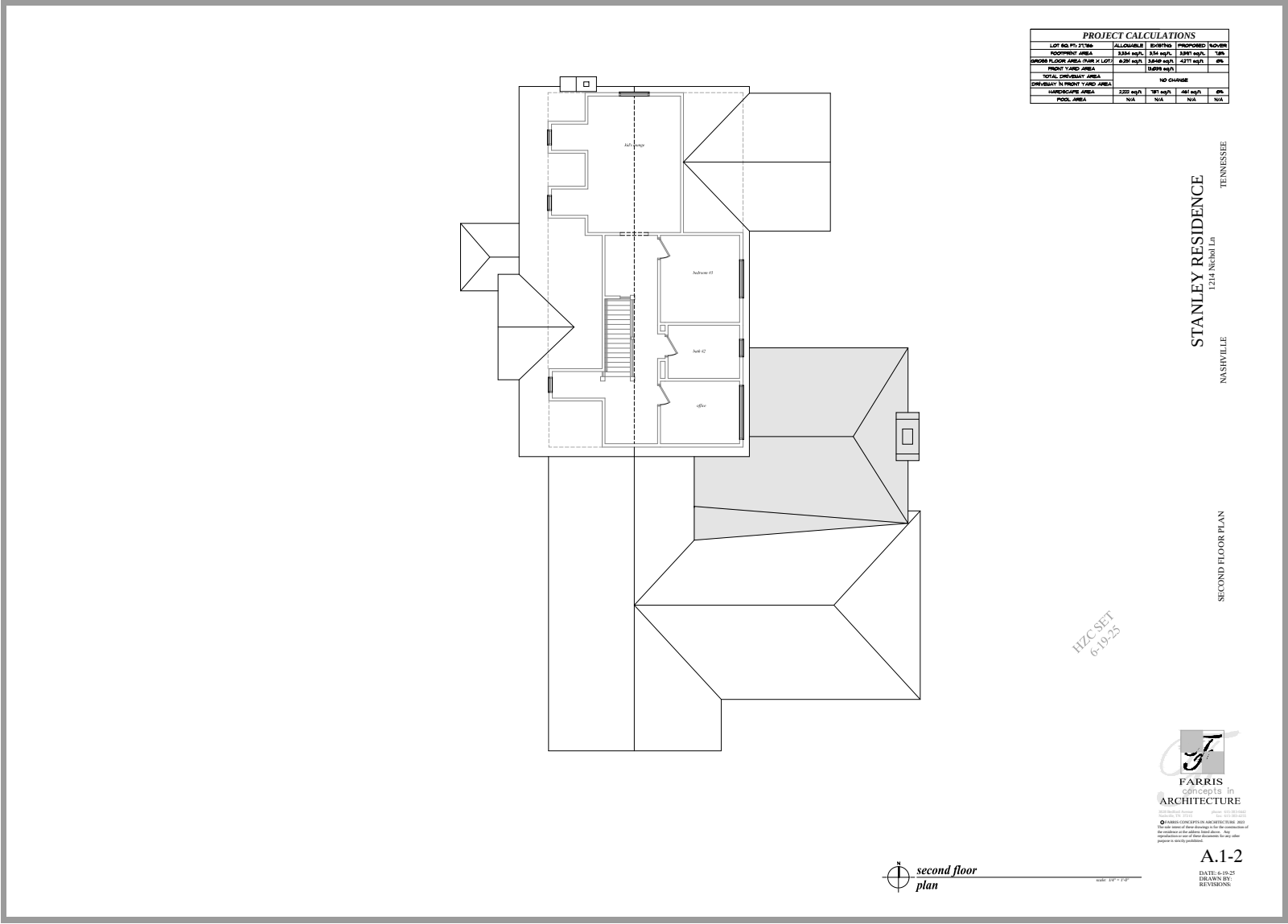


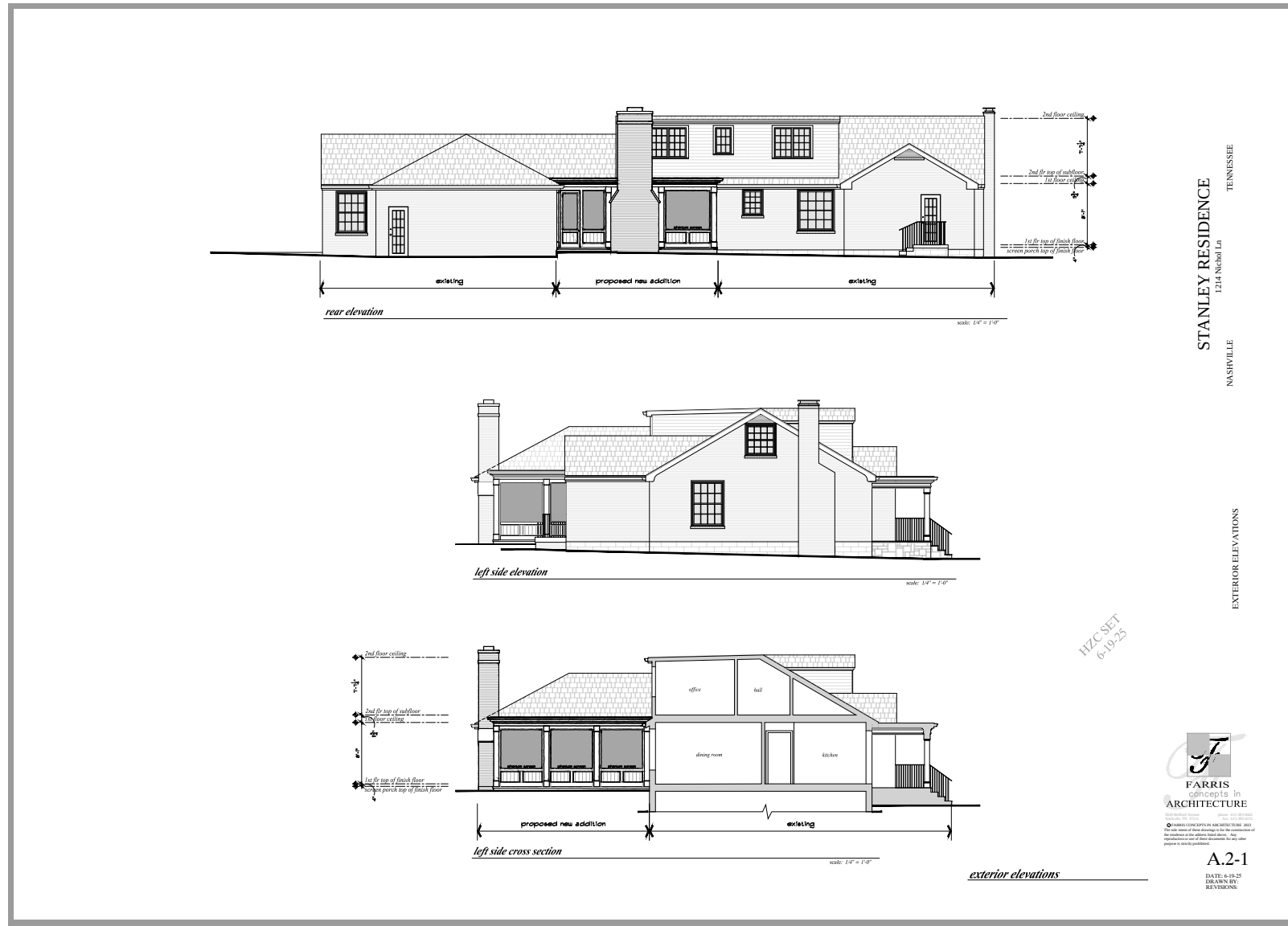














front elevation



right elevation



rear elevation



left elevation

STANLEY RESIDENCE
1214 N. 68th Ln
NASHVILLE
TENNESSEE

HZC SET
6-19-25

EXISTING IMAGERY



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A.2-2
DATE: 6-19-25
DRAWN BY:
REVISIONS:

existing imagery



screen porch inspiration- paint to match existing trim

STANLEY RESIDENCE
1214 N. 68th St.
NASHVILLE
TENNESSEE

HZC SET
6-19-25

INSPIRATION IMAGERY



A.2-3
DATE: 6-19-25
DRAWN BY:
REVISIONS:

inspiration imagery

Staff Report

Agenda No.: IV.A.
Case No.: A25-46
Staff: Mary Samaniego, Planning Director
Applicant: The Stanley family
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 1214 Nichol Lane

Summary:

The applicant/owner, the Stanley family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the proposed work includes a screened in porch being built on an existing terrace slab, matching the existing house's style and materials. The designated architectural style is Ranch with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 0.64 acres (27,786 square feet).
2. The existing dwelling was constructed in 1947 with a two-car garage and an existing rear patio. The proposed screen porch would be placed in the existing patio area.
3. 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 6,251 square feet. The existing residence has a building area of 3,840 square feet and the proposed addition of 483 square feet will then provide as overall building gross floor area of 4,323 square feet.
4. This project required several variances which were approved by the Board of Zoning Appeals in July 2025:
 - a. 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 lot is 3,334 square feet. The existing residence has a building footprint of 3,114 square feet and the proposed addition of 483 square feet will then provide as overall building footprint of 3,597 square feet (263 square feet over the maximum allowable).
 - b. Per Section 14-203 Table 1, the Residence B zoning district requires a rear yard setback of 60' from the rear property line. The proposed setback for the 576 square foot two-car garage is 35' from the rear property line (a 25' encroachment).
5. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.

6. The dwelling has been identified in the 2021 historical survey (DV-26270) as having: Ranch architectural style; brick construction; double-hung wood windows; one brick chimney; brick foundation; and asphalt gable roof.
7. The residence has had five owners over the last 60 years.
8. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
9. Materials list:

Window Manufacturer: N/A

Window Material:

N/A

Frame Material:

N/A

Windowsills:

N/A

Brick, Painted/Natural:

Natural

Brick/Stone Thickness:

4"

Clapboard Material:

Vertical V-Groove @ screen panels

Clapboard Dimensions/Reveal:

1x6

Railings, Columns, Pilasters:

Painted Turncraft Columns/ Pilasters

Chimney Material:

Brick, Natural

Roofing Material:

Flat Lock Copper/ EPDM

Exterior Doors:

N/A

Eaves/Cornice:

Painted wood to Match existing

Gutters:

Aluminum 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*:

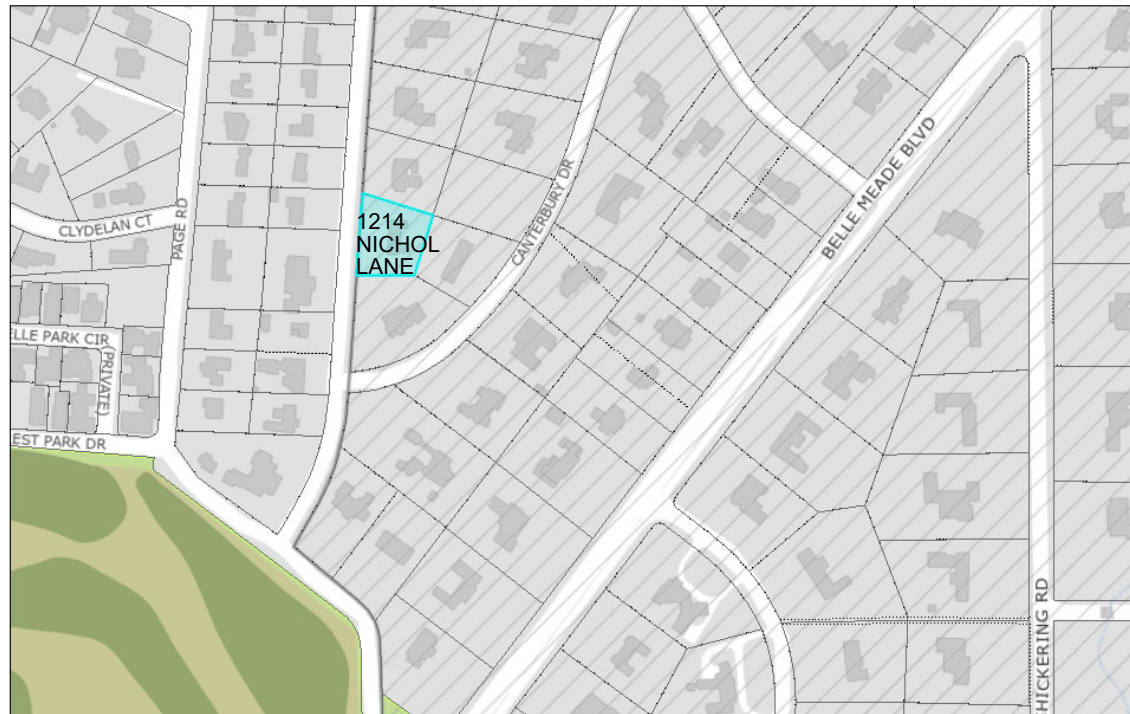
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by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

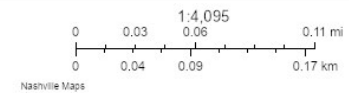
Attachment:

1. Location Map

Nashville Parcel Viewer Map 1214 NICHOL LANE



6/30/2025, 12:32:30 PM



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:

The proposed work includes small additions that will enhance both the functionality and aesthetic of the existing home while maintaining its architectural integrity.

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

N/A

Describe the proposed reuse of existing materials, if any?

N/A

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.

Ron Farris

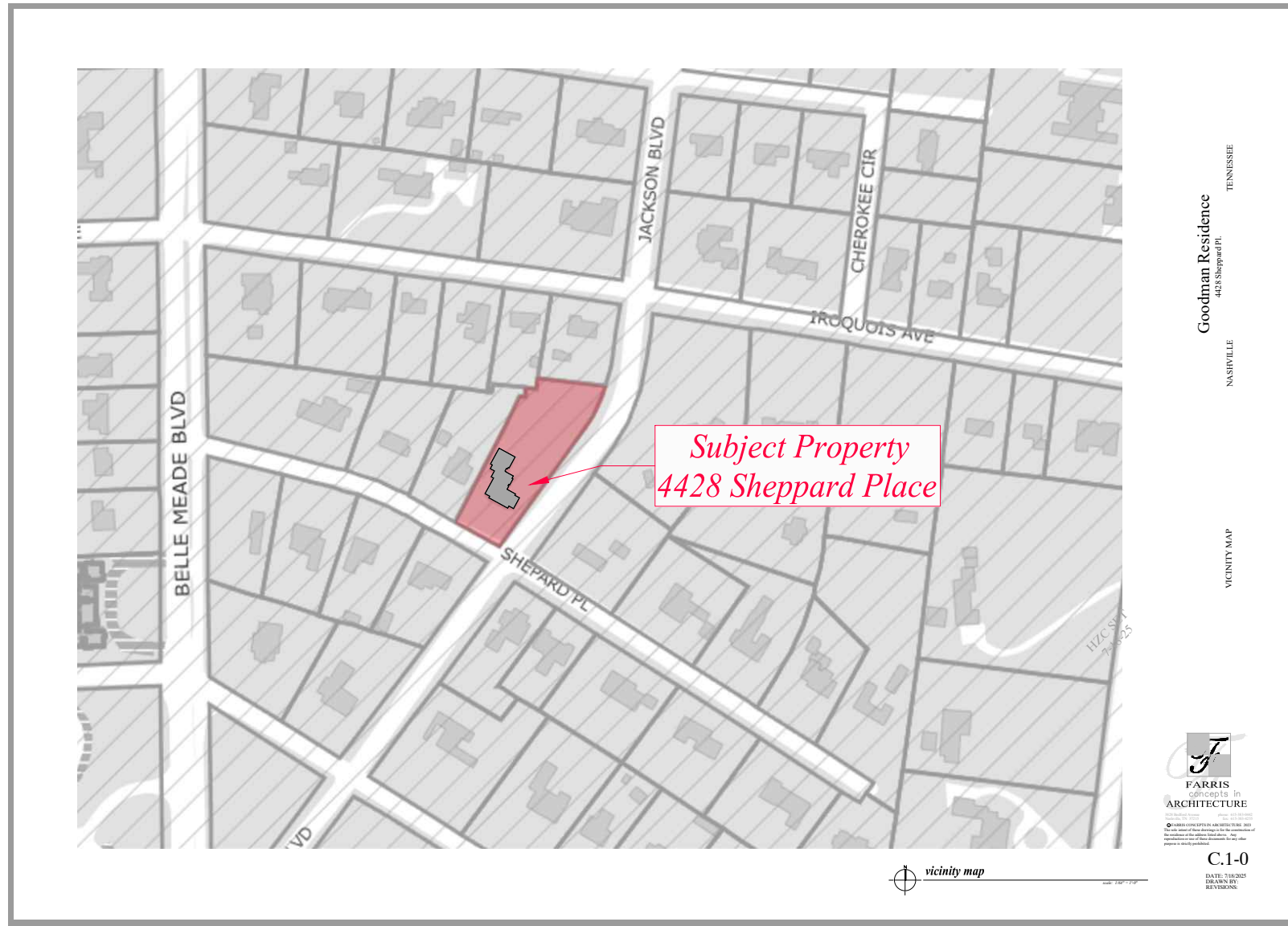
2025-07-18

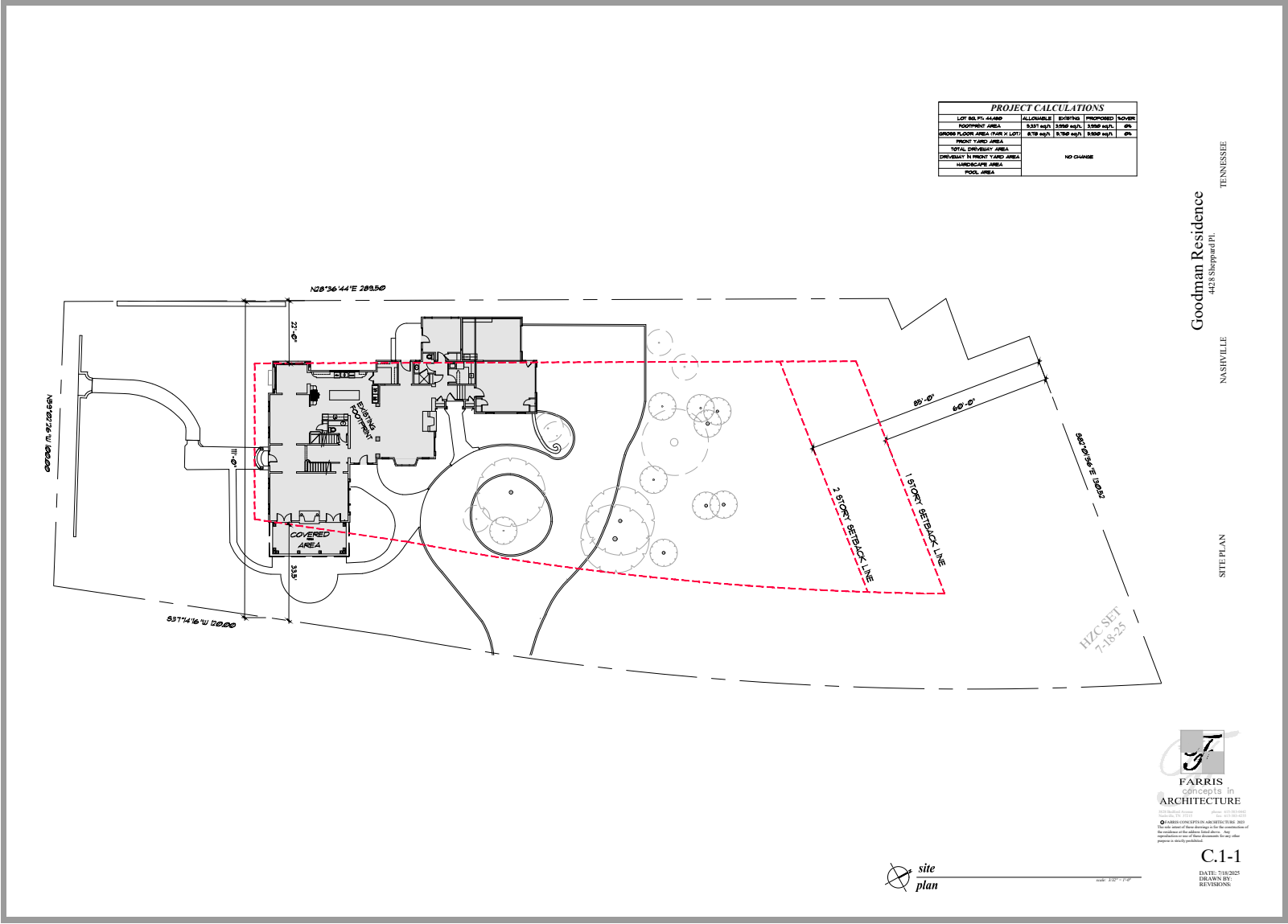
Typed Signature of Applicant or Owner

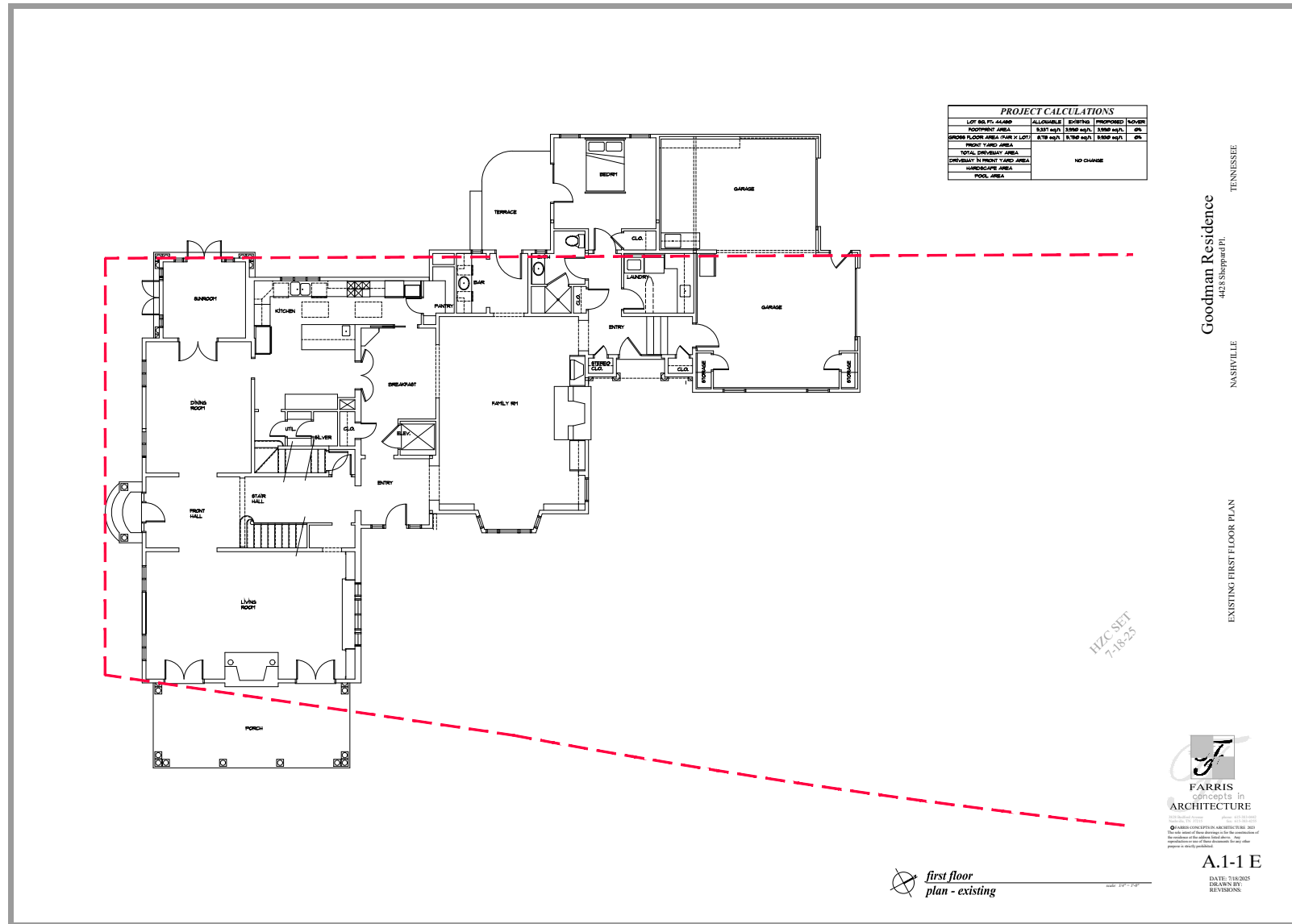
Date

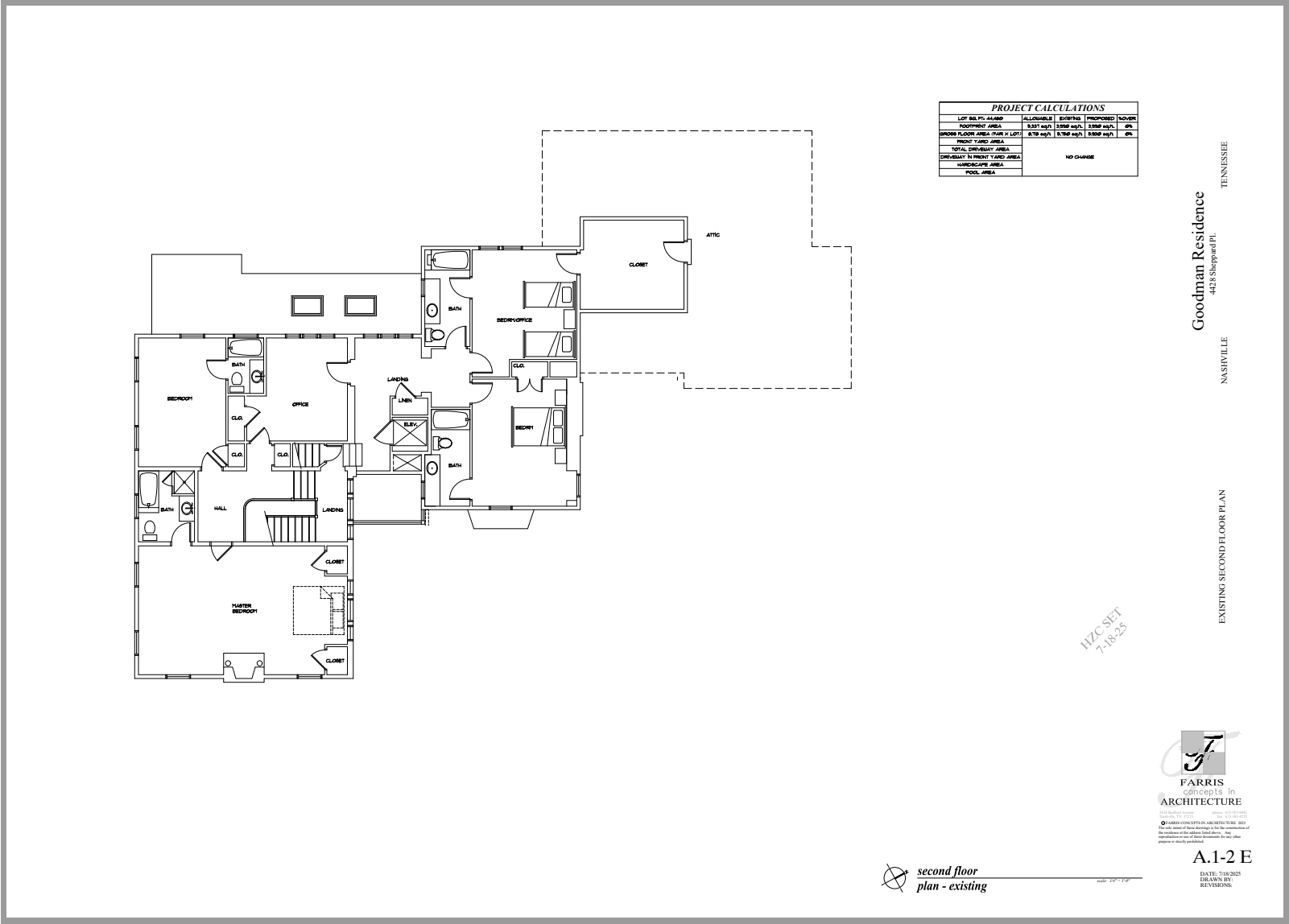
CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

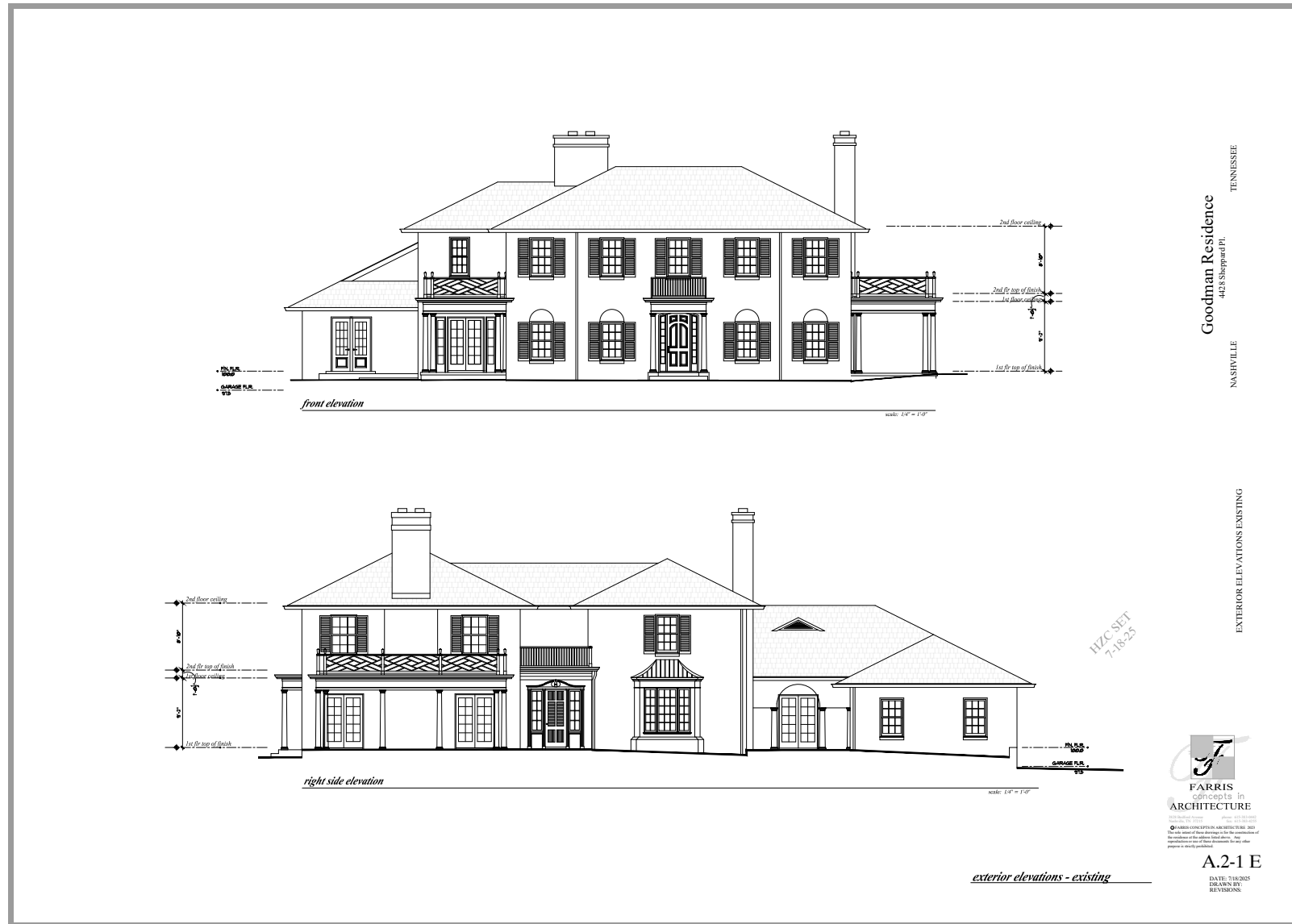


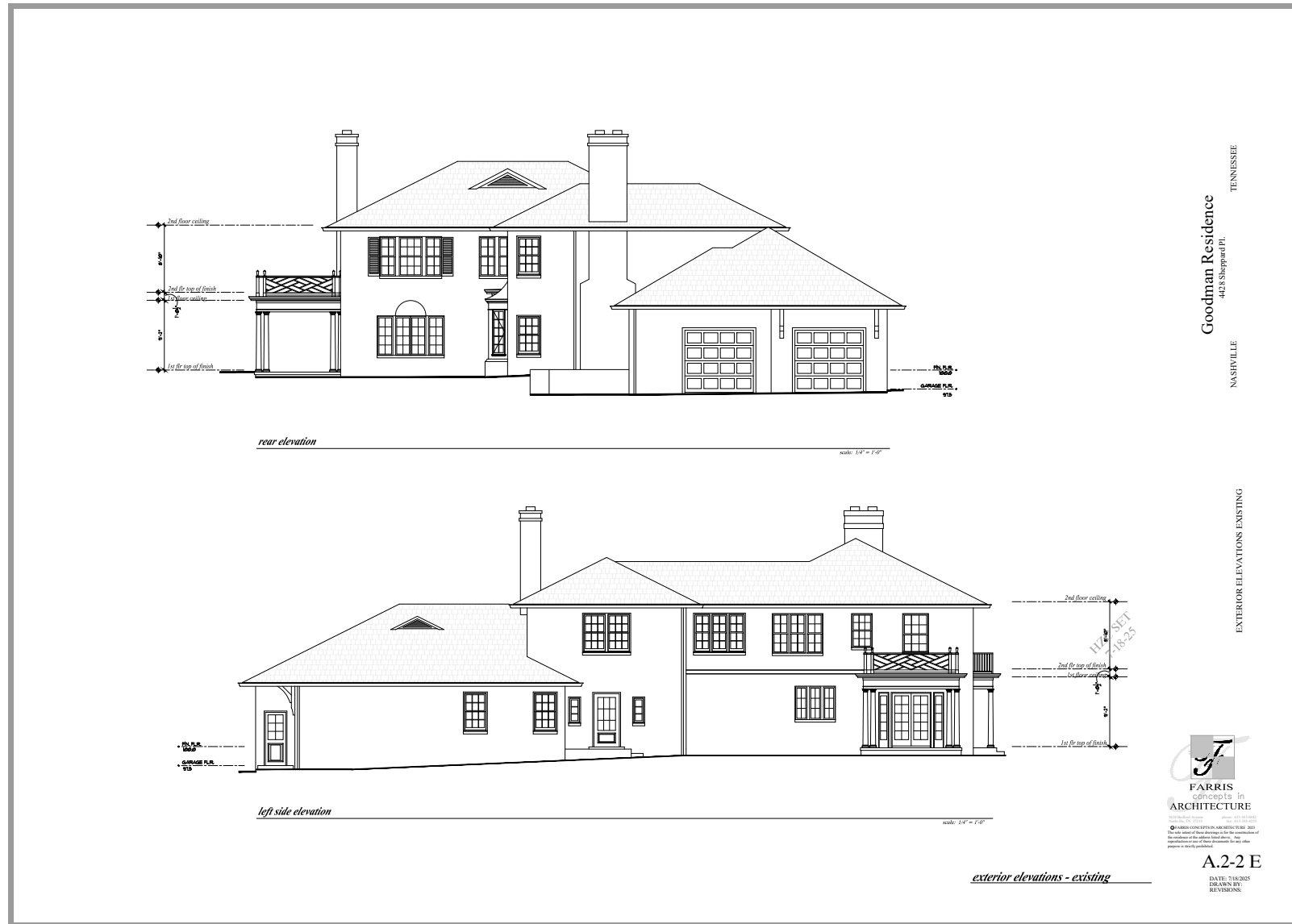


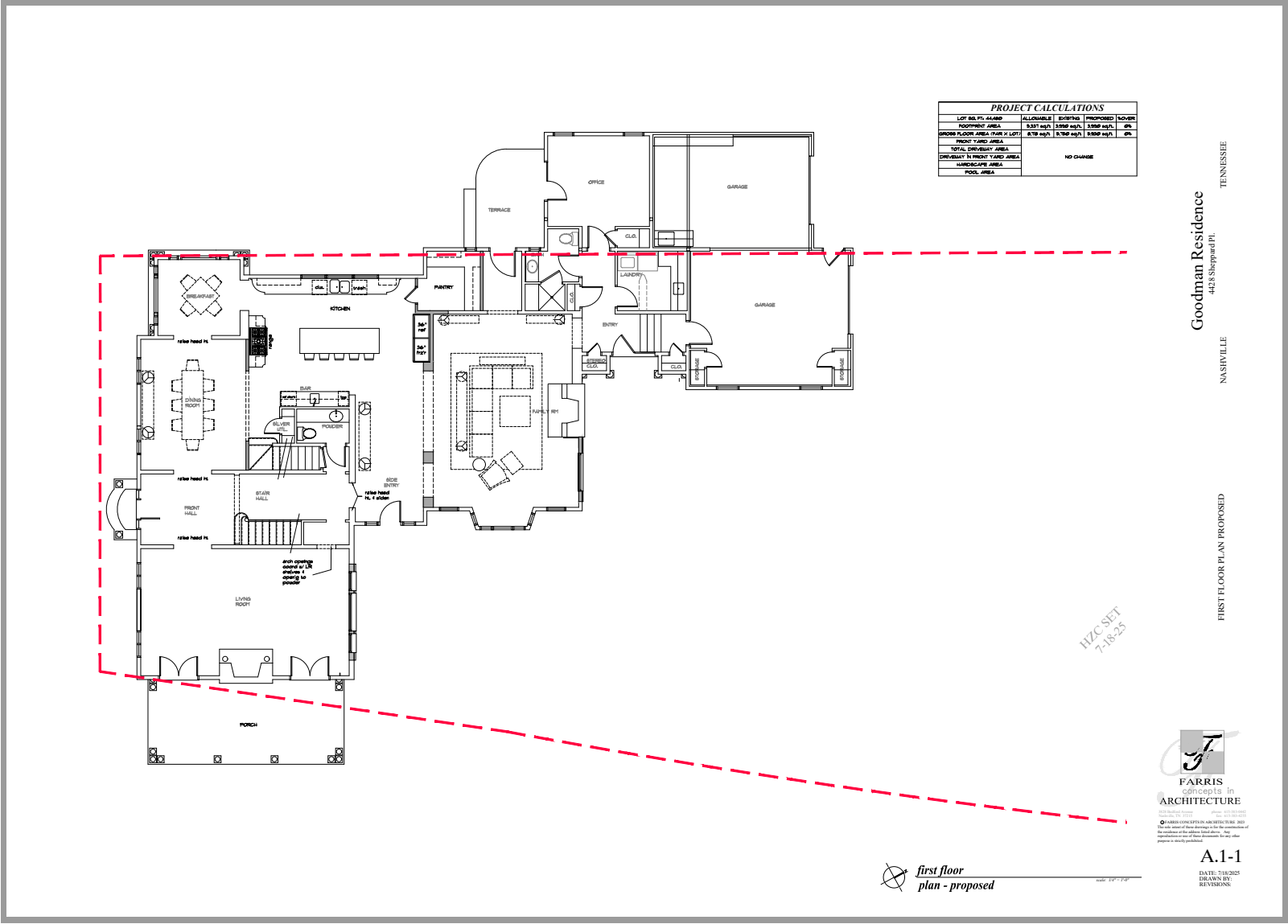


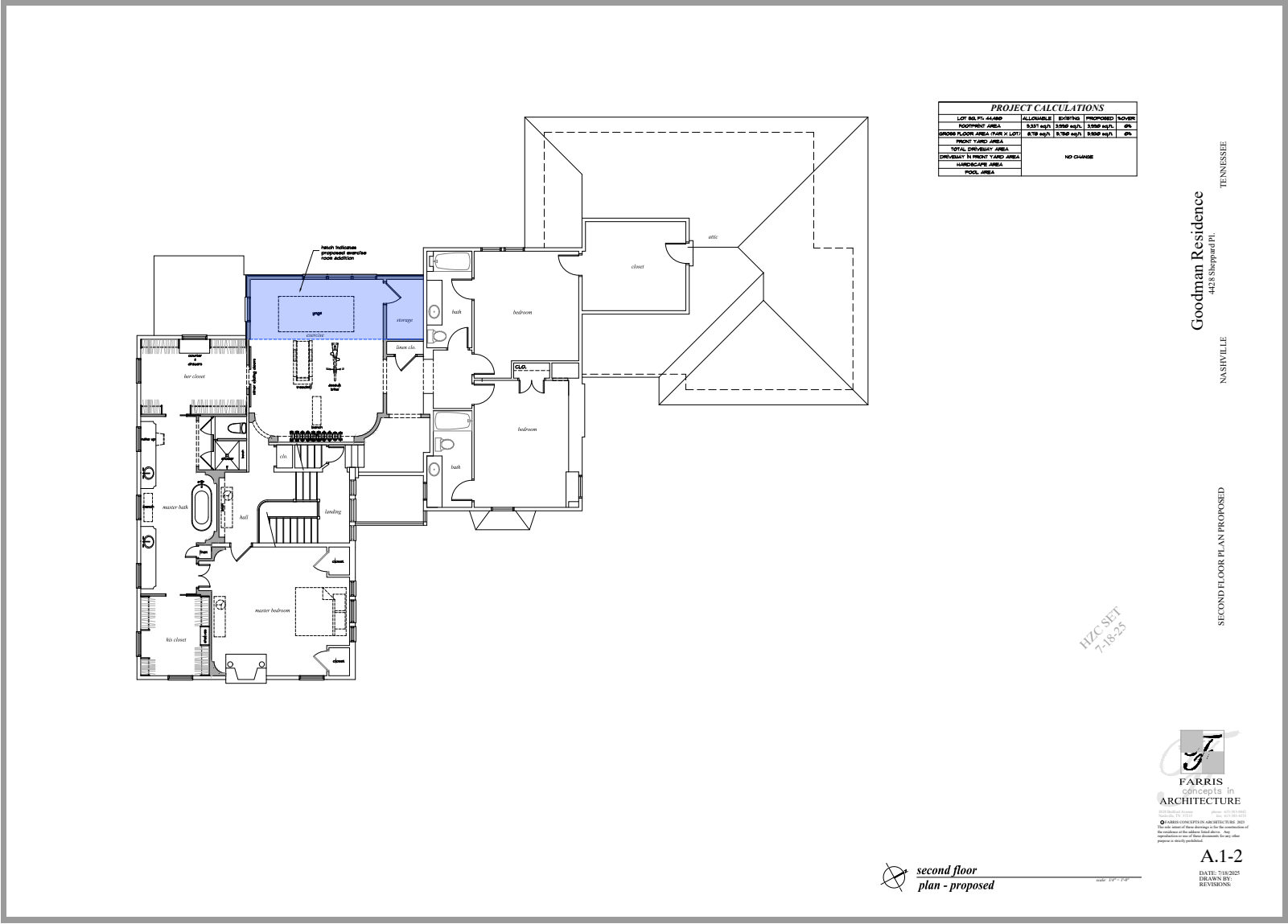


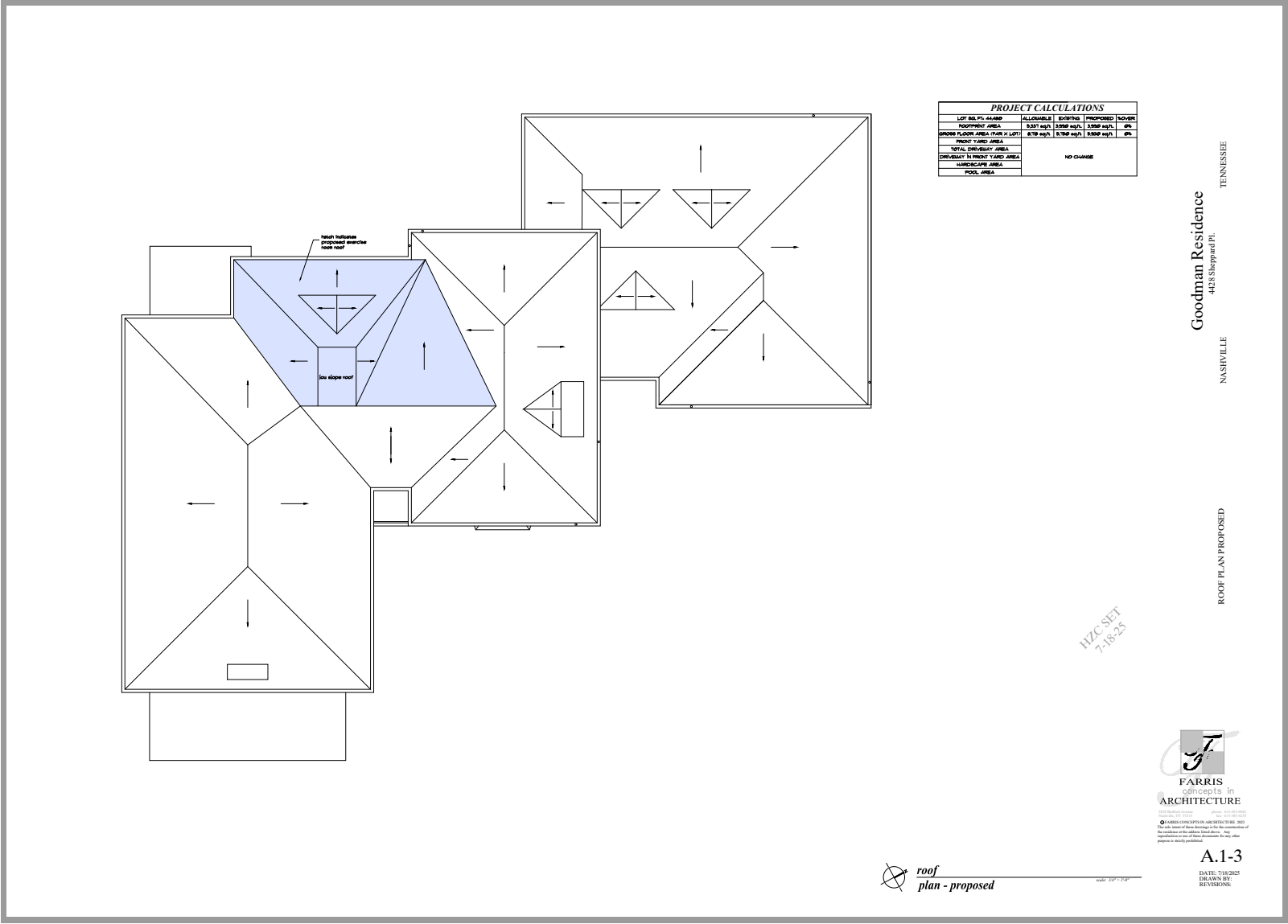


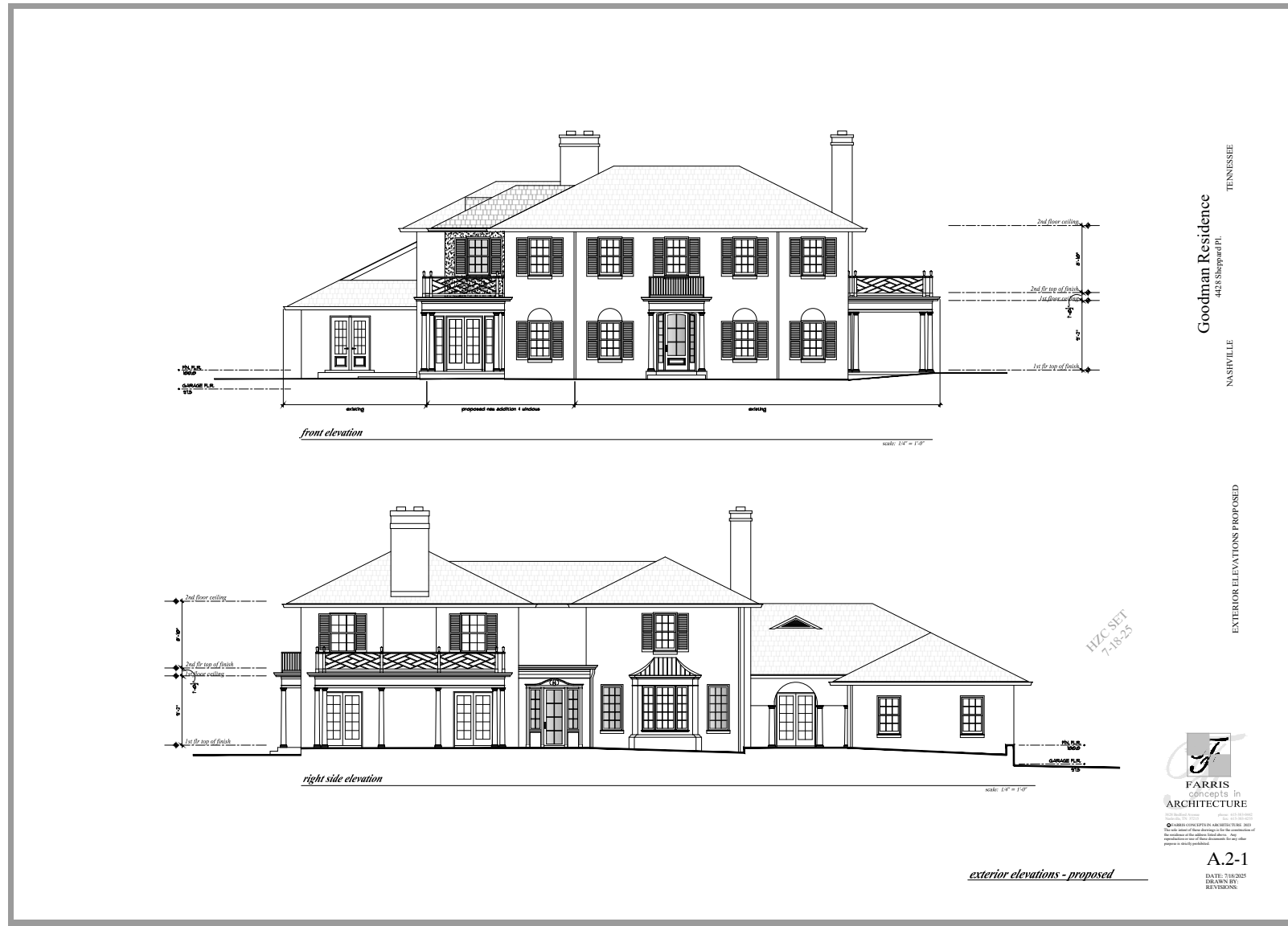


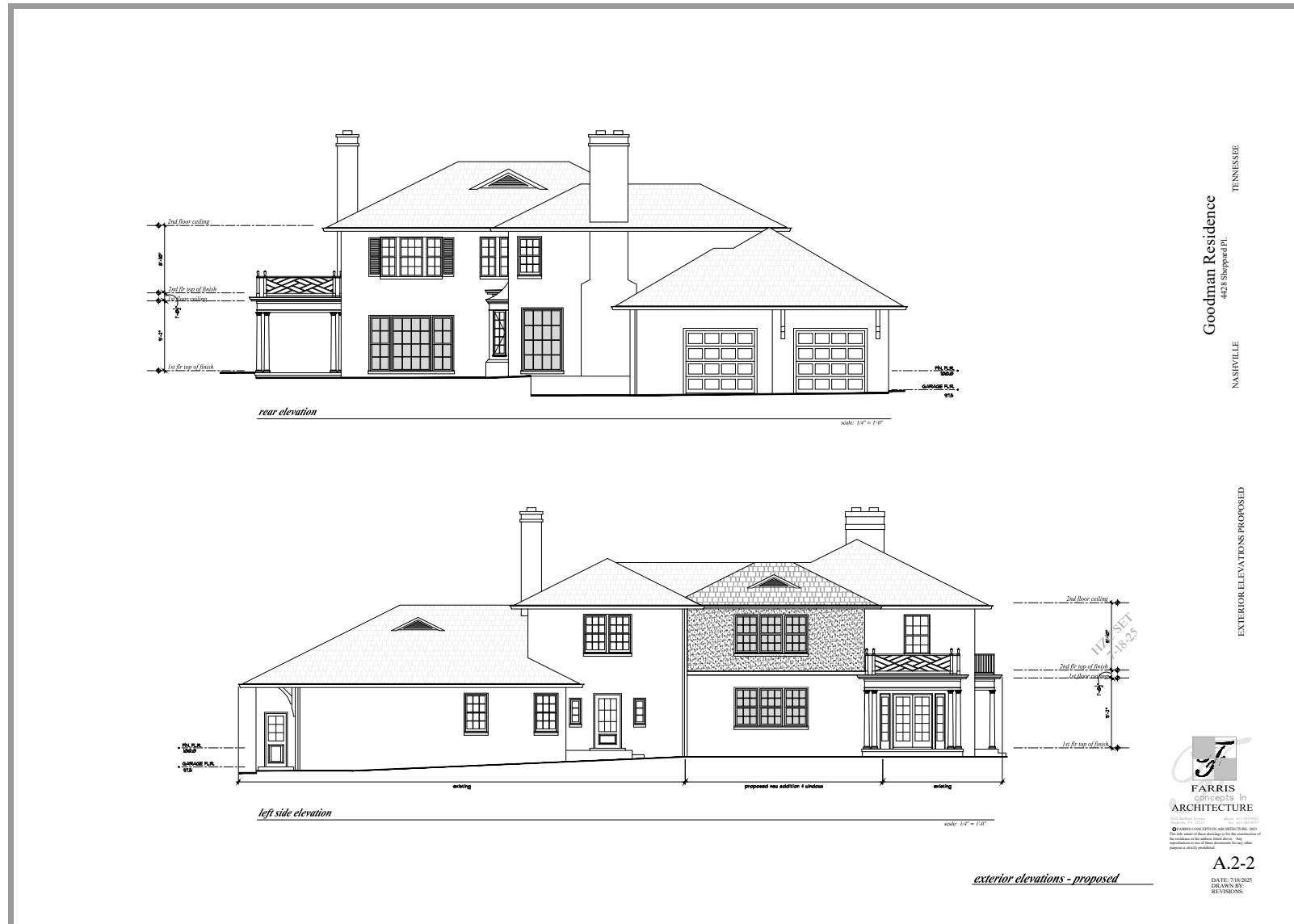














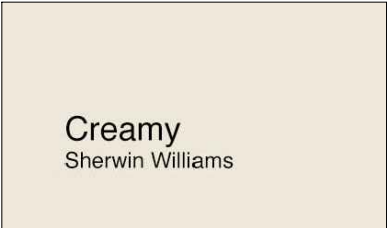
stucco- match existing texture, paint SW "creamy"



windows and shutters- SW "creamy"



roof - Iko royal estate mountain slate



paint color

HZC-SET
7-18-25

Goodman Residence
4428 Sheppard Pl.
NASHVILLE
TENNESSEE

MATERIAL AND COLOR INSPIRATION



A.2-3
DATE: 7/18/25
DRAWN BY:
REVISIONS:

material and color inspiration



front elevation



front / right overhang



rear / right elevation



rear elevation

existing imagery

Goodman Residence
428 Shepard Pl.
NASHVILLE
TENNESSEE

EXISTING IMAGERY



A.2-4
DATE: 7/1/2025
DRAWN BY:
REVISIONS:

Staff Report

Agenda No.: IV.B.
Case No.: A25-47
Staff: Mary Samaniego, Planning Director
Applicant: The Goodman family
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 4428 Shepard Place

Summary:

The applicant/owner, the Goodman family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, proposed work includes small additions that will enhance both the functionality and aesthetic of the existing home while maintaining its architectural integrity. The designated architectural style is Colonial Revival with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 1.02 acres (44,480 square feet) and is rectangular corner lot.
2. The existing dwelling was constructed in 1922 with a two-car garage.
3. The architect of the residence was Donald Southgate (1914-1953) per the Belle Meade Historic Survey. There was a significant addition completed in 2004.
4. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property of significance*.
5. The dwelling has been identified in the 2021 historical survey (DV-22706) as having: brick foundation; double-hung wood windows; and two brick chimneys.
6. The residence has been owned by the Warner family over the last 60 years.
7. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
8. Materials list:

Window Manufacturer:

Window Material:

Frame Material:

Windowsills:

Brick, Painted/Natural:

Brick/Stone Thickness:

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:

Exterior Doors:

Eaves/Cornice:

Gutters:

Gutter Dimensions:

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of 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.

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of the city. The HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition

is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in other sections of these design guidelines. A property of significance is defined as follows:

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

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

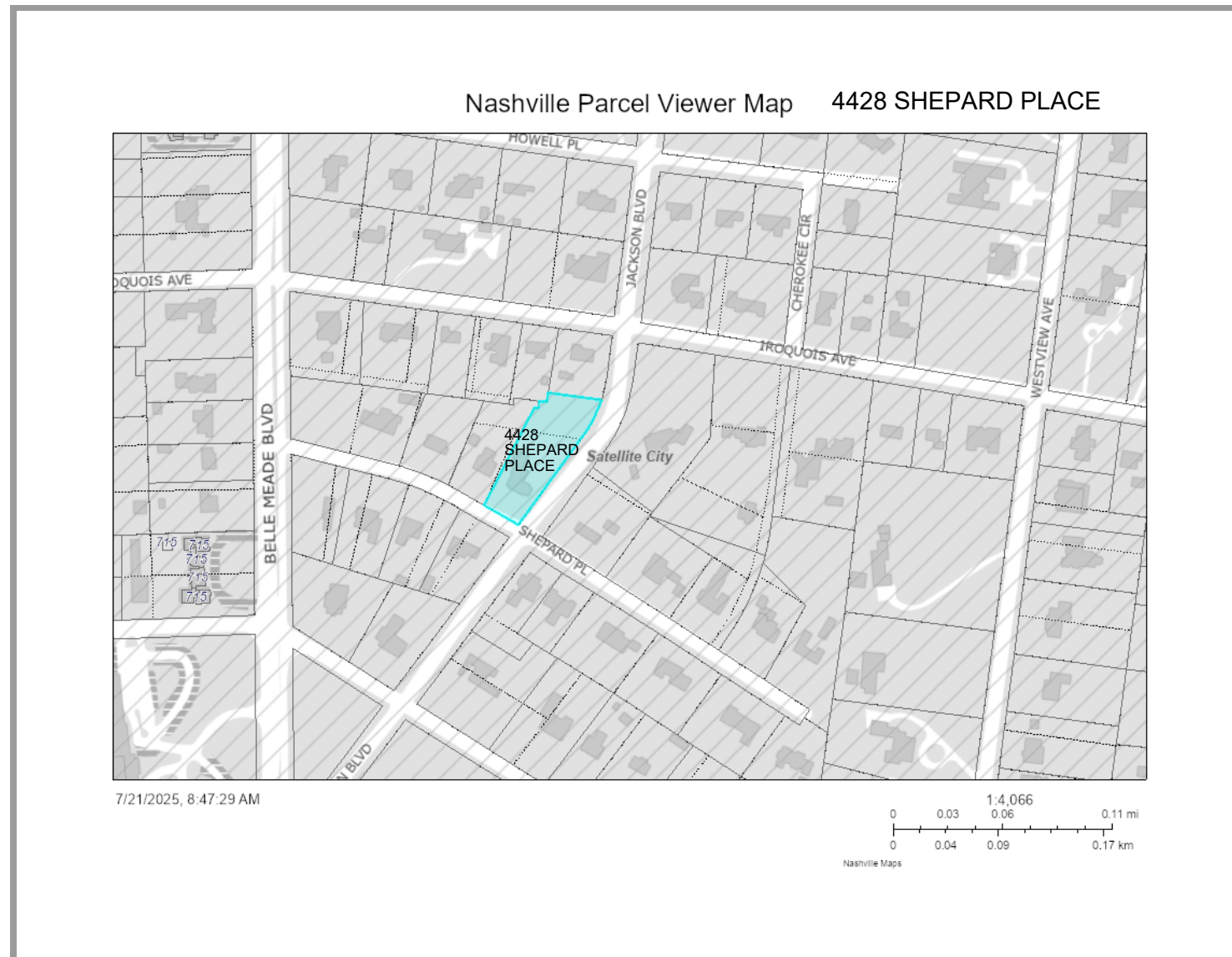
dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.

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



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:

We are adding upstairs rooms to an existing 1 story ranch to make a 1.5 story house with dormers.

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

2025-07-16

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

INDEX OF DRAWINGS- MC MILLAN RESIDENCE

- SP-1 SITE PLAN/ SITE NOTES
- A-1 EXISTING FLOOR PLANS
- A-2 NEW BASEMENT PLAN
- A-3 NEW FIRST FLOOR PLAN
- A-4 NEW SECOND FLOOR PLAN
- A-5 NEW ATTIC PLAN
- A-6 NEW ROOF PLAN
- A-7 NEW FRONT ELEVATIONS
- A-8 NEW RIGHT SIDE ELEVATIONS
- A-9 NEW REAR ELEVATIONS
- A-10 NEW LEFT SIDE ELEVATIONS

GENERAL CONSTRUCTION NOTES

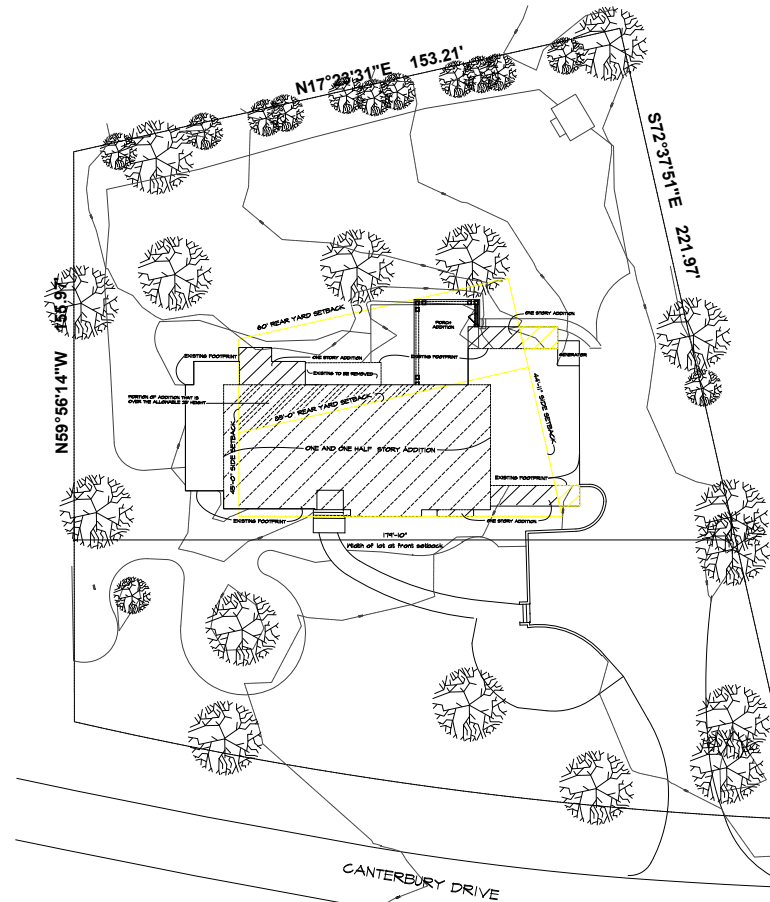
1. These drawings are subject to change without notice and the contractor shall be responsible for ensuring that all construction materials and methods comply with all applicable codes and regulations.
2. Structural elements are not shown on the Architectural plans. Refer to Structural Engineer for all structural information. Including, but not limited to, location and location of beams, columns, and for all foundation information.
3. Contractor shall ensure that all construction meets or exceeds all applicable codes.
4. Contractor shall ensure that all construction meets or exceeds all applicable codes.
5. Mechanical and plumbing vents shall be gasketed and sealed and shall be installed in accordance with the manufacturer's instructions. Vents shall be installed using metal or plastic pipe and shall be sealed with a weather-resistant sealant. Vents shall be sealed with a weather-resistant sealant. Vents shall be sealed with a weather-resistant sealant.
6. Plastic pipe shall be installed in accordance with the manufacturer's instructions. Plastic pipe shall be installed in accordance with the manufacturer's instructions. Plastic pipe shall be installed in accordance with the manufacturer's instructions.
7. Electrical wiring shall be installed in accordance with the manufacturer's instructions. Electrical wiring shall be installed in accordance with the manufacturer's instructions. Electrical wiring shall be installed in accordance with the manufacturer's instructions.
8. The site plan, drawings and landscape elements are not shown on the plans. Contractor shall coordinate these items with owner.

SITE NOTES

1. Contractor shall be responsible for properly staking and marking the site. Contractor shall be responsible for properly staking and marking the site. Contractor shall be responsible for properly staking and marking the site.
2. Contractor shall provide positive drainage away from home and away from adjacent properties.
3. Locations of the contractors, meters, and trash enclosures shall be set at public view and away from exterior wall, window, door, and other exterior features.
4. Contractor shall take all precautions to protect and save existing trees to remain.

NOTE: COORDINATE EXACT LOCATION OF HOUSE ON LOT WITH LANDSCAPE ARCHITECT. THIS SITE PLAN IS FOR GENERAL INFORMATION ONLY.

LOT SIZE: 33,077
ALLOWABLE FOOTPRINT: 3,961
EXISTING FOOTPRINT: 3,924
NEW FOOTPRINT: 4,621
ALLOWABLE FAR: 33,077X.225= 7,442
EXISTING FAR: 4,520
NEW FAR: 7,556



SITE PLAN
Scale: 1" = 10'-0"

CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE, MEMPHIS
3732 Canal Avenue, Nashville, TN 37206
(615) 583-0377 • (615) 583-0378
csl@tracy-sloan.com

DRAWINGS TO BE USED FOR
DESIGN PURPOSES ONLY.
NOT FOR CONSTRUCTION.

MCMILLAN
RESIDENCE

1209 CANTERBURY
DRIVE

DATE: 7.08.25

SP-1



ROOF MATERIALS

VERMONT UNFADING GRAY SLATE ROOF



GRAY/GREEN SLATE ROOF



PLASTER INSPIRATION



PLASTER PAINT COLOR OPTIONS

BENJAMIN MOORE WHITE DOVE



SHERWIN WILLIAMS WESTHIGHLAND WHITE



SHUTTER PAINT COLOR OPTIONS

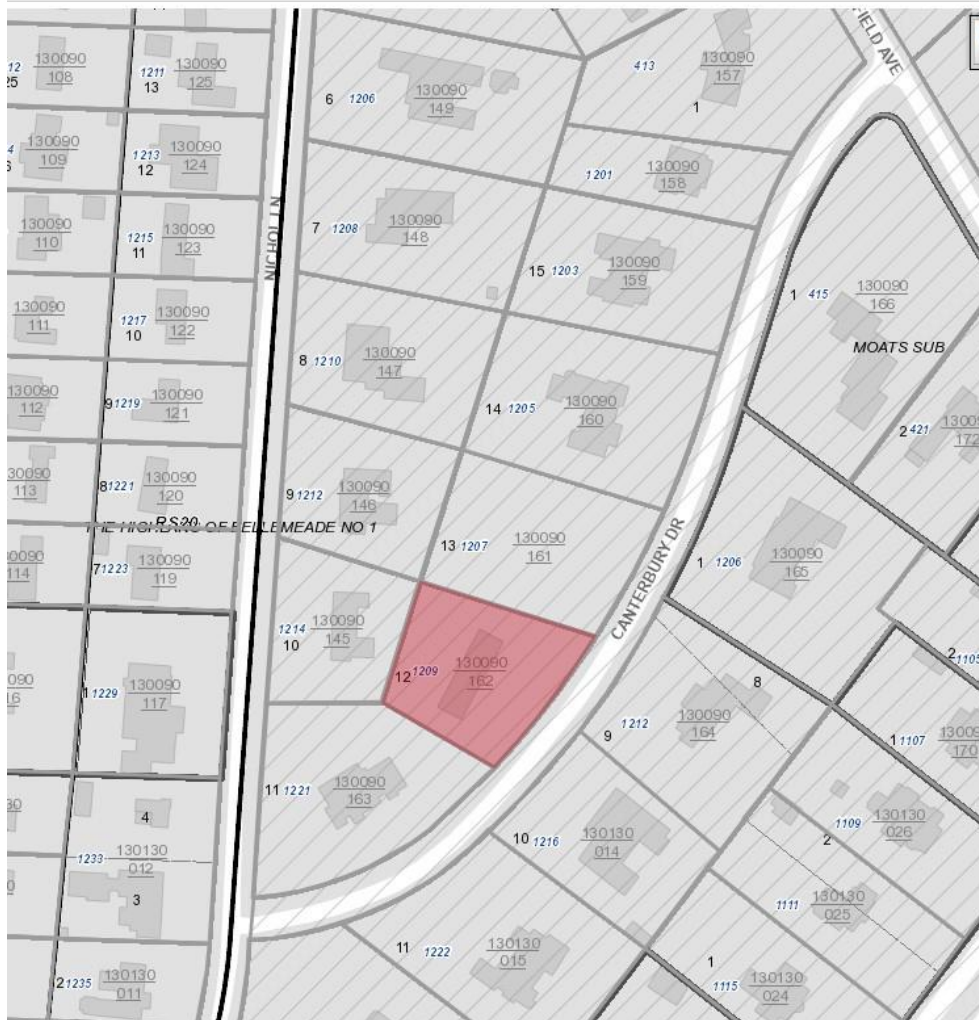
BENJAMIN MOORE WHICKAM GRAY



BENJAMIN MOORE SAYBROOK SAGE



1209 CANTERBURY DRIVE VICINITY MAP



1209 CANTERBURY DRIVE EXISTING PHOTO



1207 CANTERBURY DRIVE



1205 CANTERBURY DRIVE



1203 CANTERBURY DRIVE



1221 CANTERBURY DRIVE



VIEW OF RIGHT PROPERTY LINE



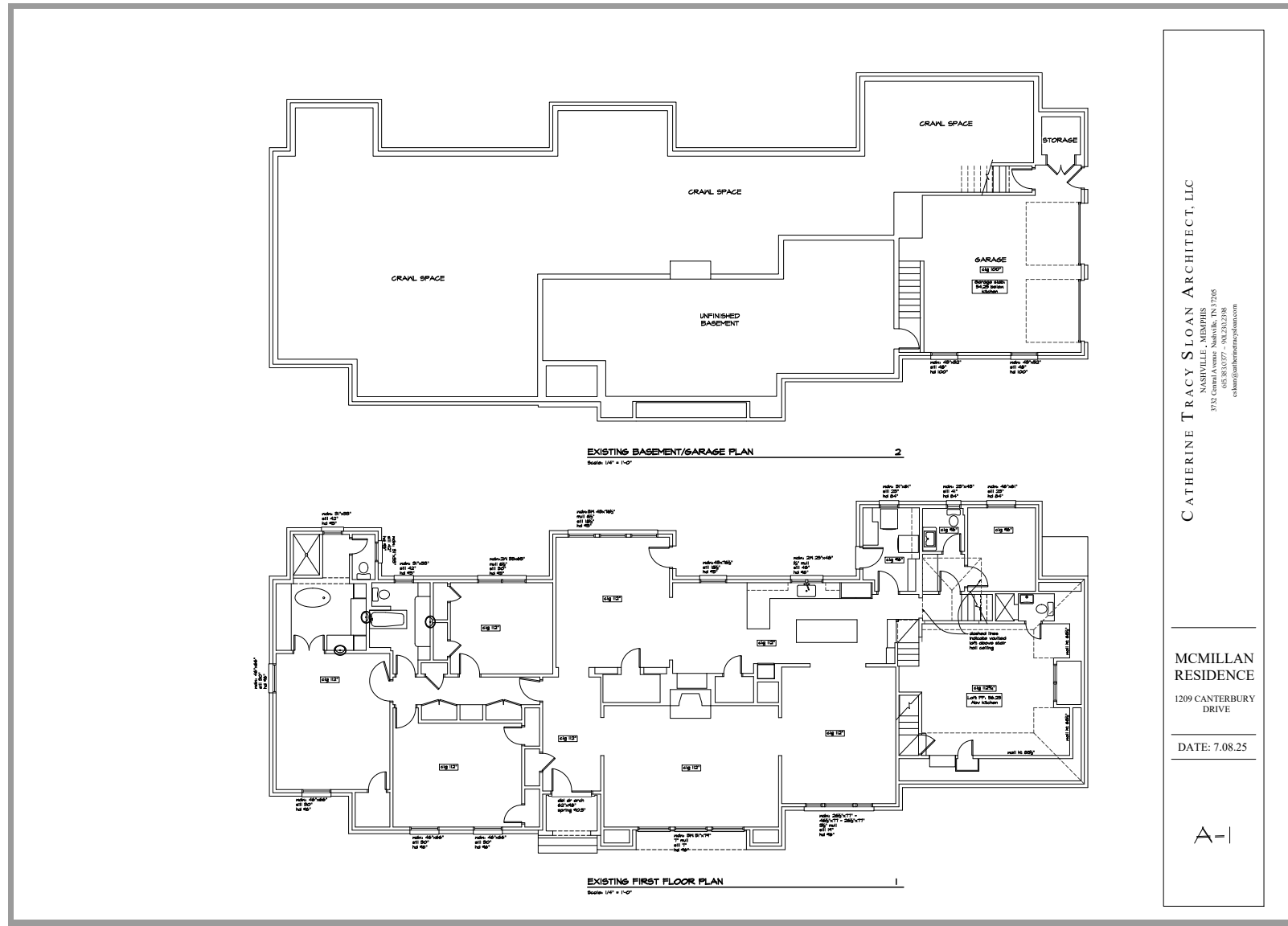
INSPIRATION IMAGES

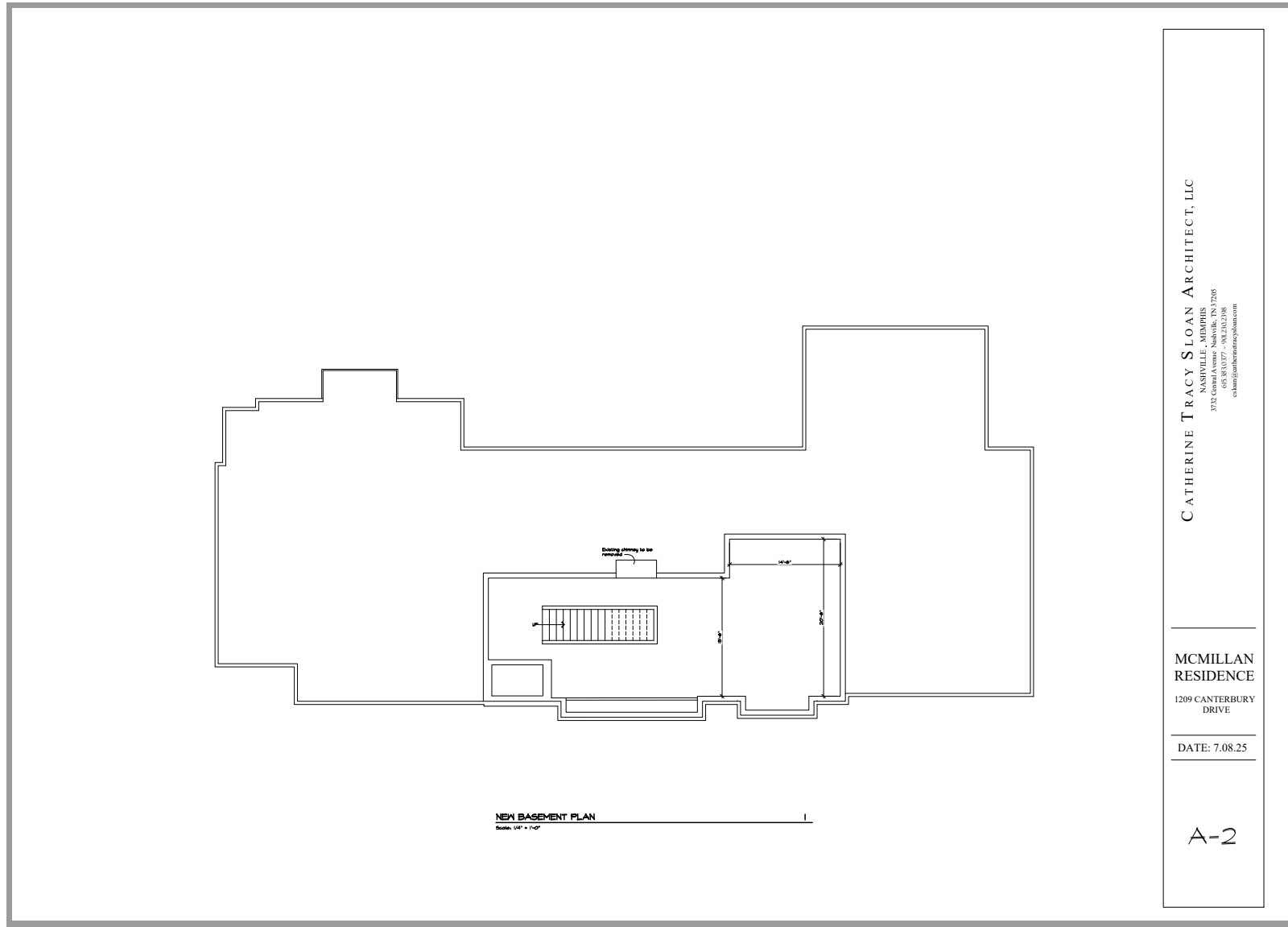


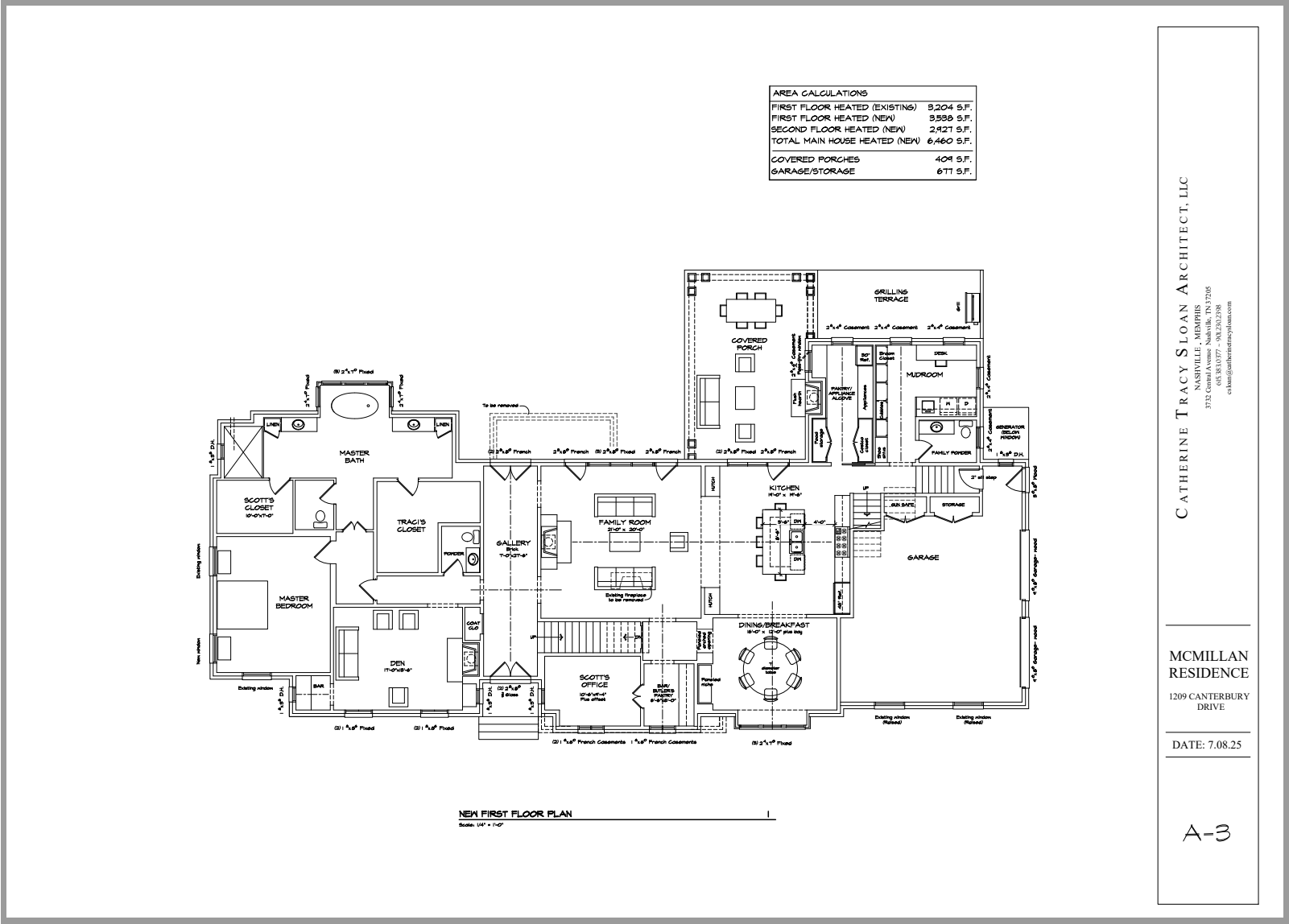


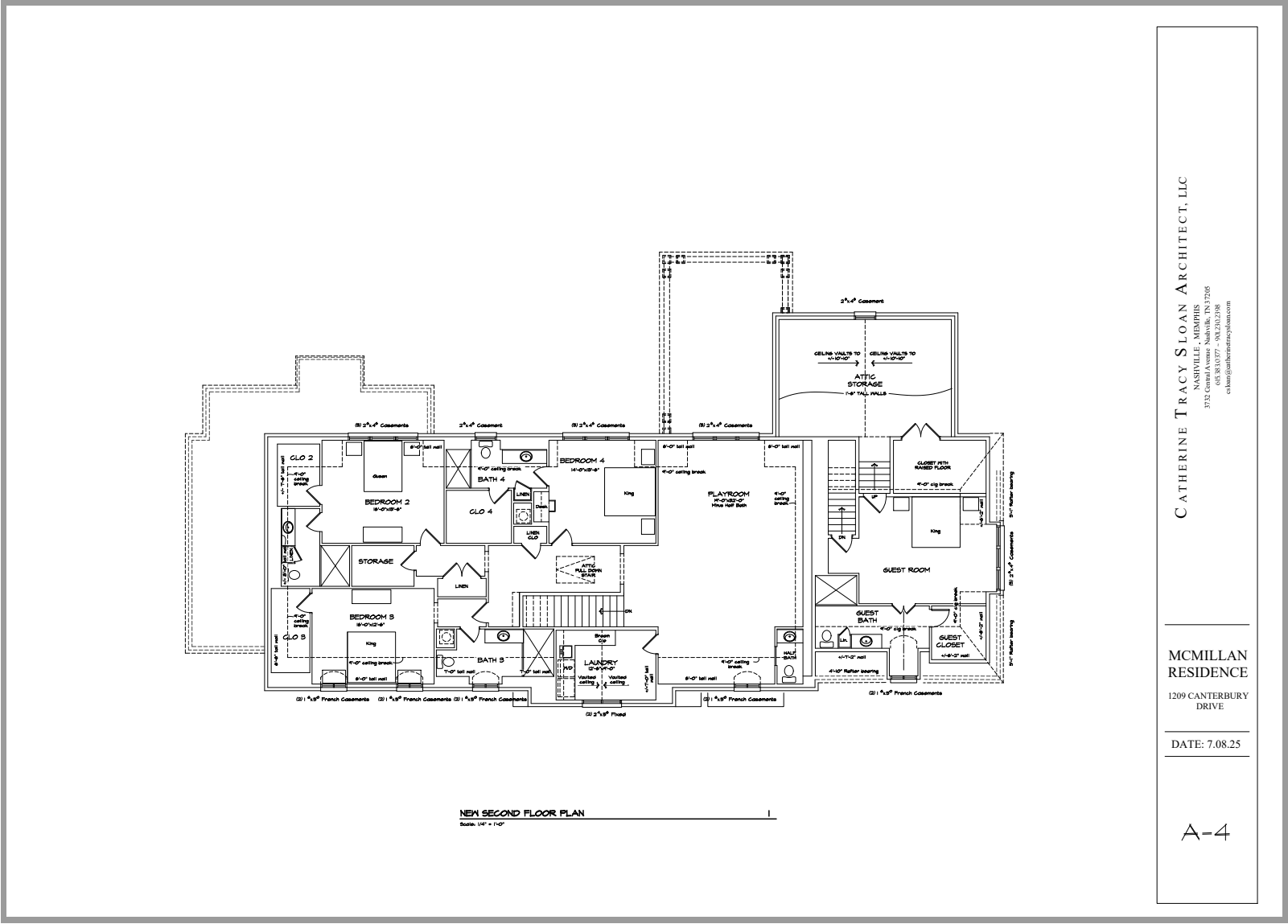


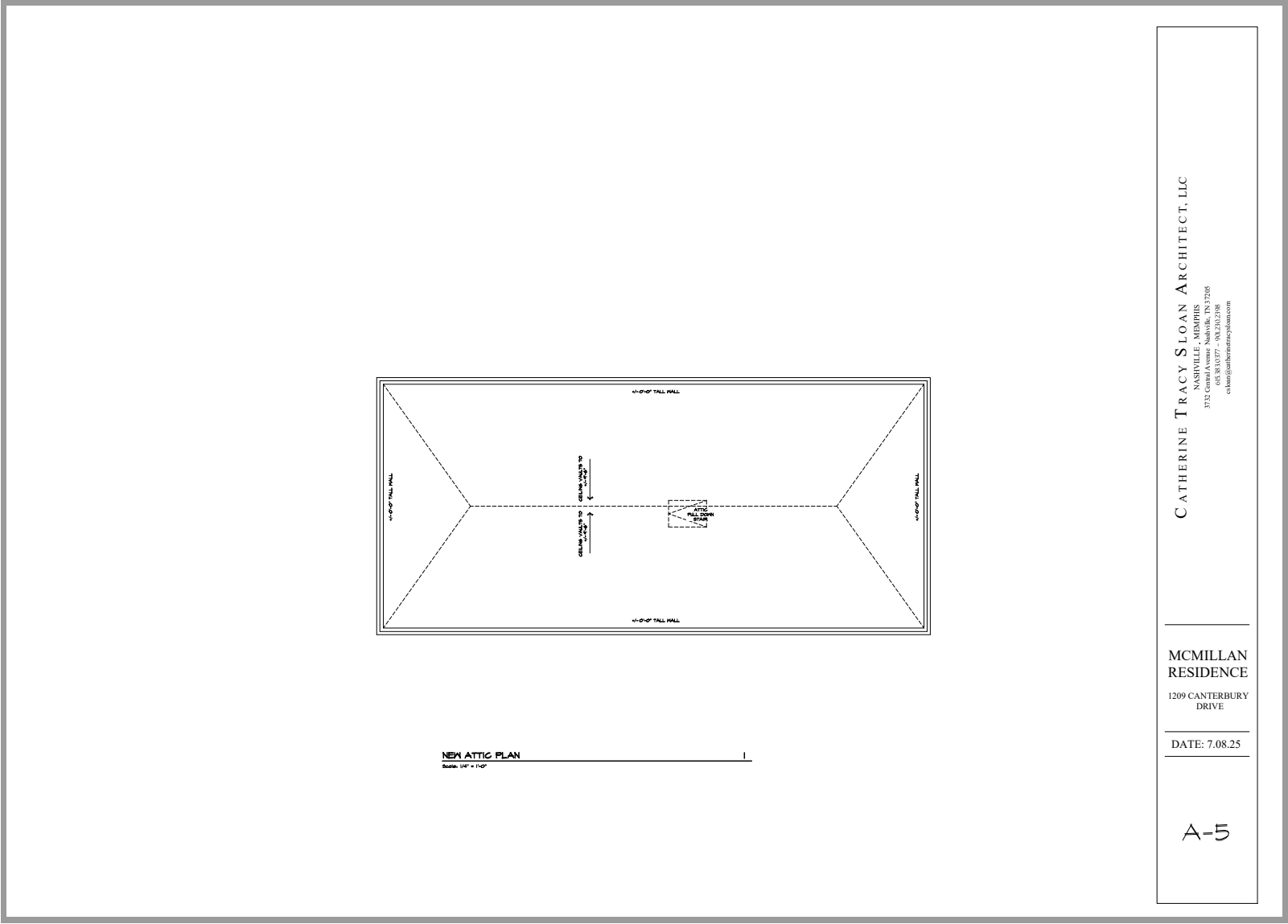


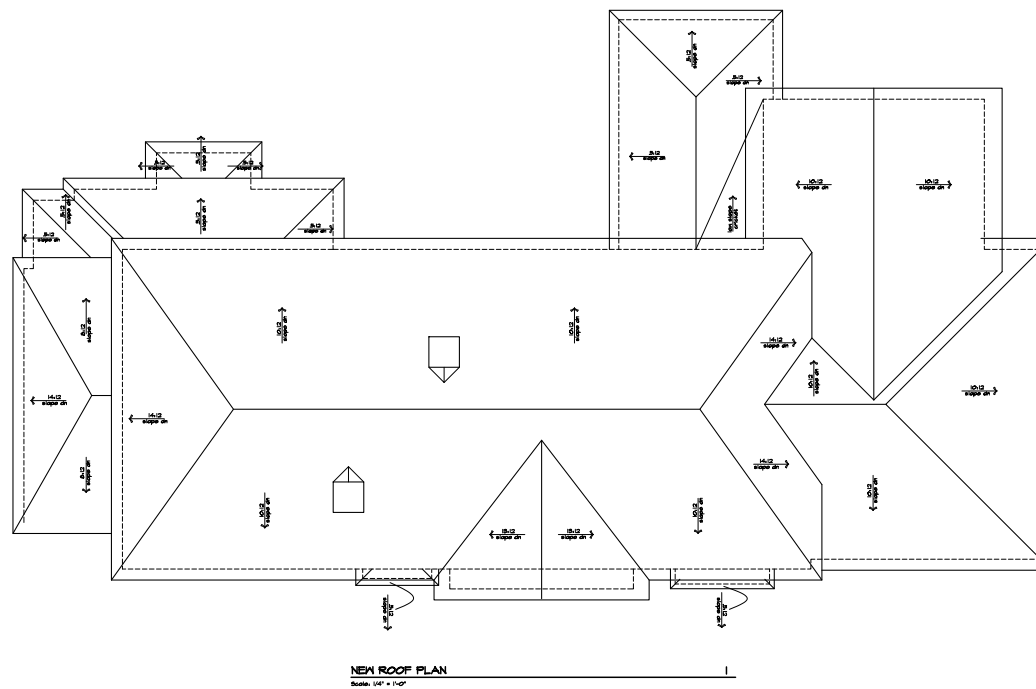




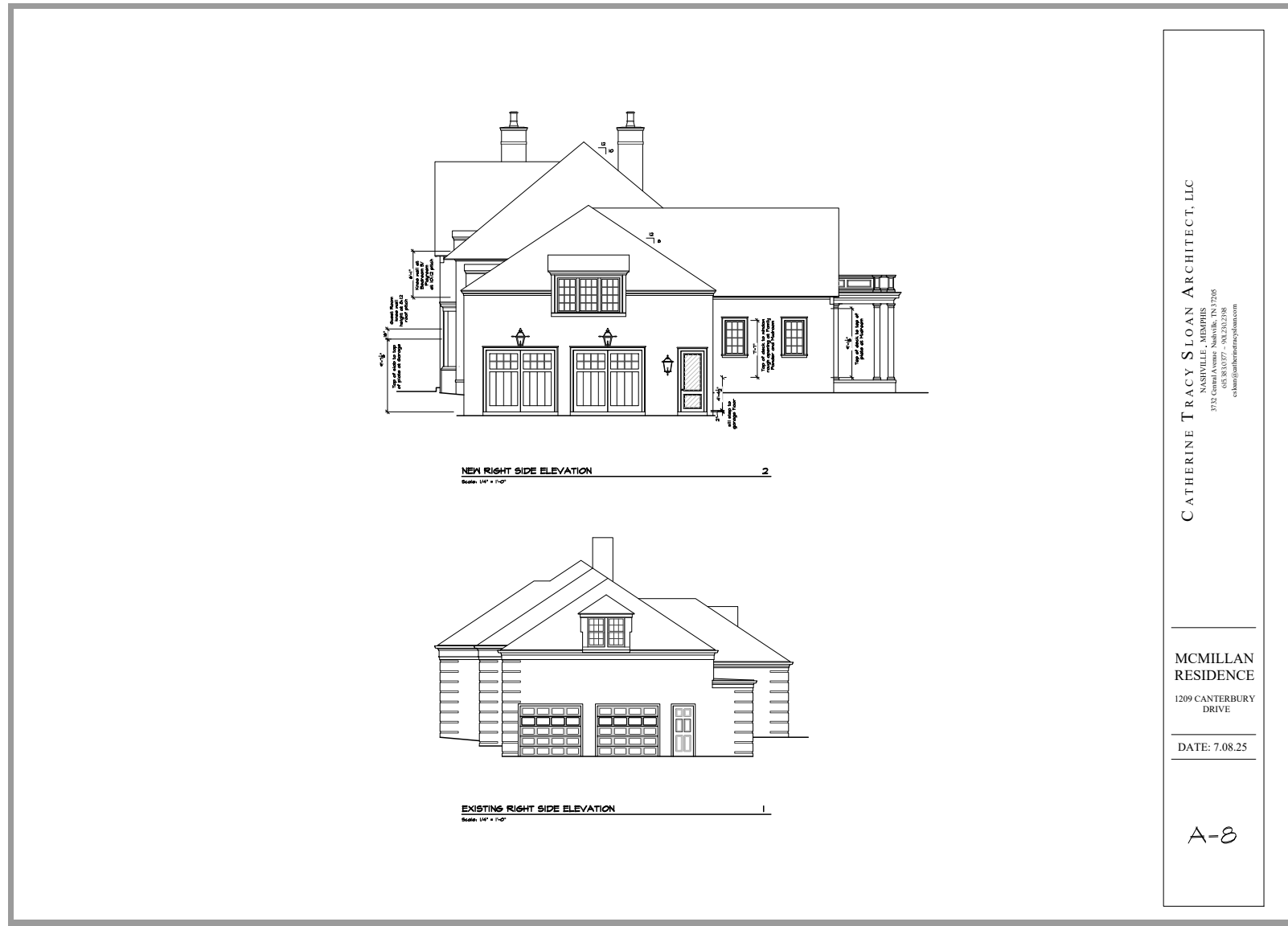




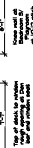












NEW LEFT SIDE ELEVATION **2**

Scale: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION

CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE, MEMPHIS
3732 Central Avenue Nashville, TN 37205
615.38.1077 • 98.230.2398
csbarr@catherinetracy-sloan.com

MCMILLAN
RESIDENCE
1209 CANTERBURY
DRIVE

DATE: 7.08.25

A-10



Staff Report

Agenda No.: IV.C.
Case No.: A25-48
Staff: Mary Samaniego, Planning Director
Applicant: The McMillan family
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 1209 Canterbury Drive

Summary:

The applicant/owner, the McMillan family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is to add two small additions to the side including an expansion of the existing attached garage as well as a one and a half story rear additions. The designated architectural style is Ranch with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 0.76 acres (33,077 square feet) and is an irregular triangular shape.
2. The existing dwelling was constructed in 1945 with a two-car garage and an existing rear patio. The proposed screen porch would be placed in the existing patio area. Other additions include an expansion on the front and rear right side of the residence as well as the creation of a one and half story on the rear.
3. This project required several variances which were approved by the Board of Zoning Appeals in July 2025:
 - a. 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 lot is 3,969 square feet. The existing residence has a building footprint of 3,924 square feet and the proposed additions totaling 705 square feet will then provide as overall building footprint of 4,629 square feet (600 square feet over the maximum allowable).
 - b. 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 7,442 square feet. The existing residence has a building area of 4,520 square feet and the proposed additions totaling 3,036 square feet will then provide as overall building gross floor area of 7,556 square feet (114 square feet over the maximum allowable).
 - c. Per Section 14-203 Table 1, the Residence B zoning district requires a rear yard setback of 85' from the rear property for those parts of any building which are in excess of twenty-five feet (25') in height. The proposed setback for the second story addition at a height of 33' in the rear is 72' from the rear property line (a 13' encroachment).

- d. For this lot, both of the required side yard setbacks at 25% of the lot width at the building line is 45', The front right addition is 40' from the side property line and the rear right addition is 37' from the side property line. Therefore, on the right side of the residence, the overall additions will require a variance for an 8' encroachment in the required 45' side yard setback. The addition on the left side will be 43' from the side property line which is a 2' encroachment into that 45' setback.
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-26094) as having: Ranch architectural style; brick construction; double-hung wood windows; one brick chimney; brick foundation; asphalt hip roof; and facade has group of 3 windows beside entrance with double doors recessed in arched opening below roofline is cornice with fluted blocks.
6. The residence has had five owners over the last 60 years. Interestingly, the property was owned by The Temple from 1962 through 1997.
7. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
8. Materials list:

New Construction Material List DescriptionWindow Manufacturer: Window Material: Frame Material: Windowsills: Brick, Painted/Natural: Brick/Stone Thickness: Clapboard Material: Clapboard Dimensions/Reveal: Railings, Columns, Pilasters: Chimney Material: Roofing Material: Exterior Doors: Eaves/Cornice: Gutters: Gutter Dimensions: **Staff Recommendations and Findings of Fact:**

The standards of proof required for each individual Certificate of 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*:

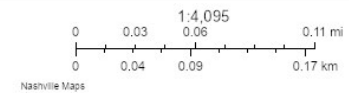
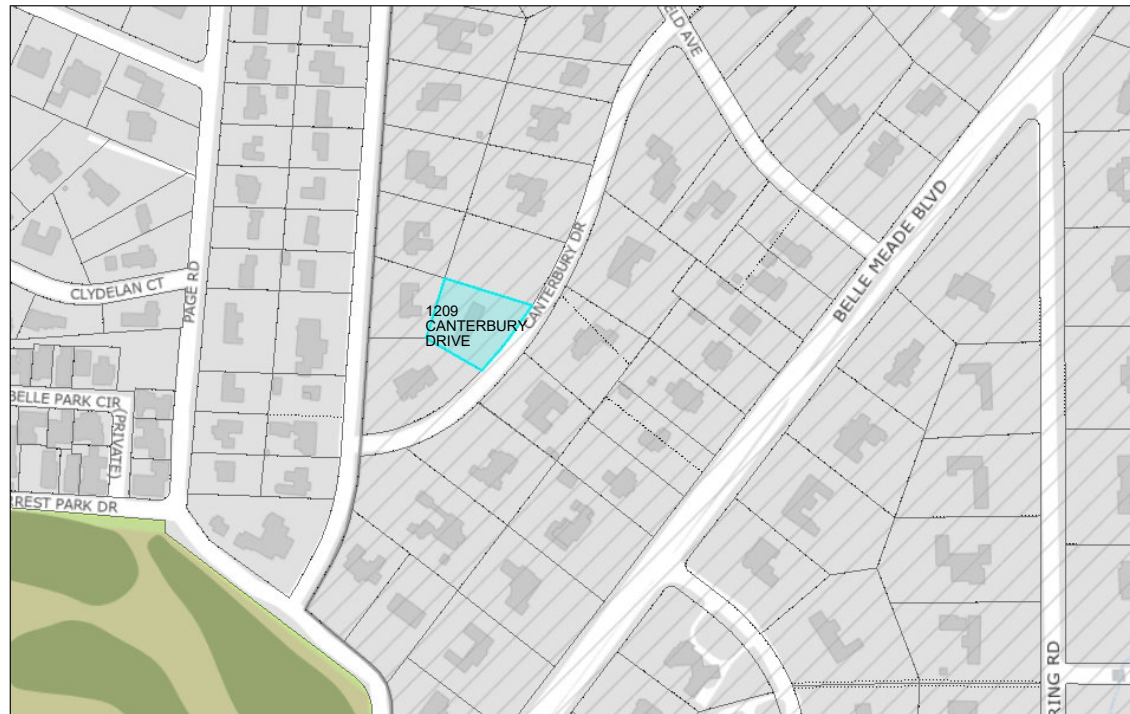
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by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

Nashville Parcel Viewer Map 1209 CANTERBURY DRIVE



From: [Ray Hayles](#)
To: [Mary Samaniego](#)
Subject: 1209 Canterbury Letter of Support
Date: Thursday, August 7, 2025 9:33:34 AM

Mary,

My wife Kitsie and I live next door to the McMillans on Canterbury. They have shown us their plans. We think the house plans are beautiful and would continue to add value to our street and neighborhood and we are in full support of this house being built.

Thanks,

Ray Hayles



CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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

APPLICATION # _____

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: _____

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

PROPERTY OWNER or APPLICANT

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style _____

Describe Proposed Work _____

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

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

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

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

➤ **Demolition of Structures:**

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

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

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

➤ **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer:

Railings, Columns, Pilasters:

Window Material:

Chimney Material:

Frame Material:

Roofing Material:

Windowsills:

Exterior Doors:

Brick, Painted/Natural:

Eaves/Cornice:

Brick/Stone Thickness:

Gutters:

Clapboard Material:

Gutter Dimensions:

Clapboard Dimensions/Reveal:

Property of Significance

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

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

Yes No

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

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

Property Worthy of Conservation

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

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

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

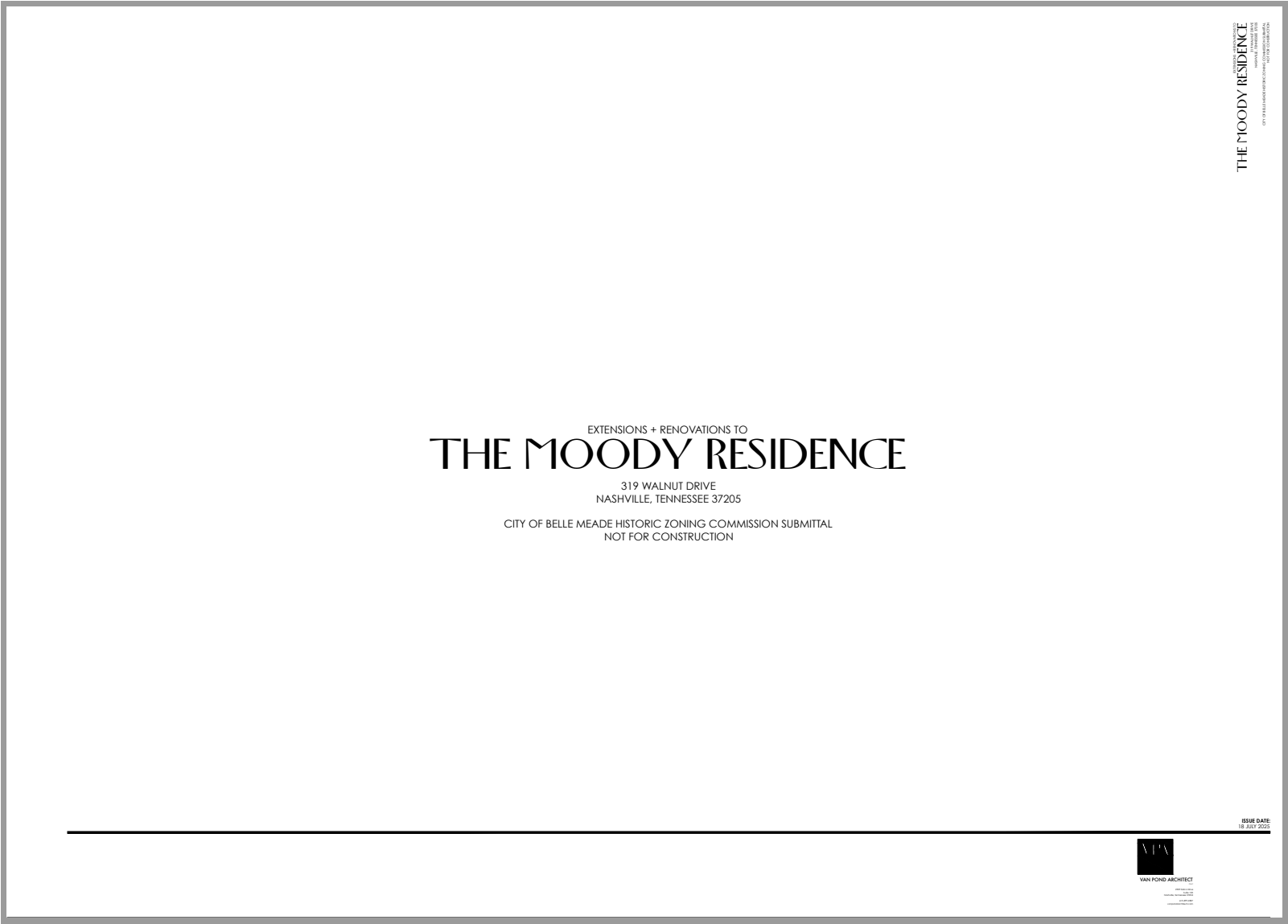
Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court.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

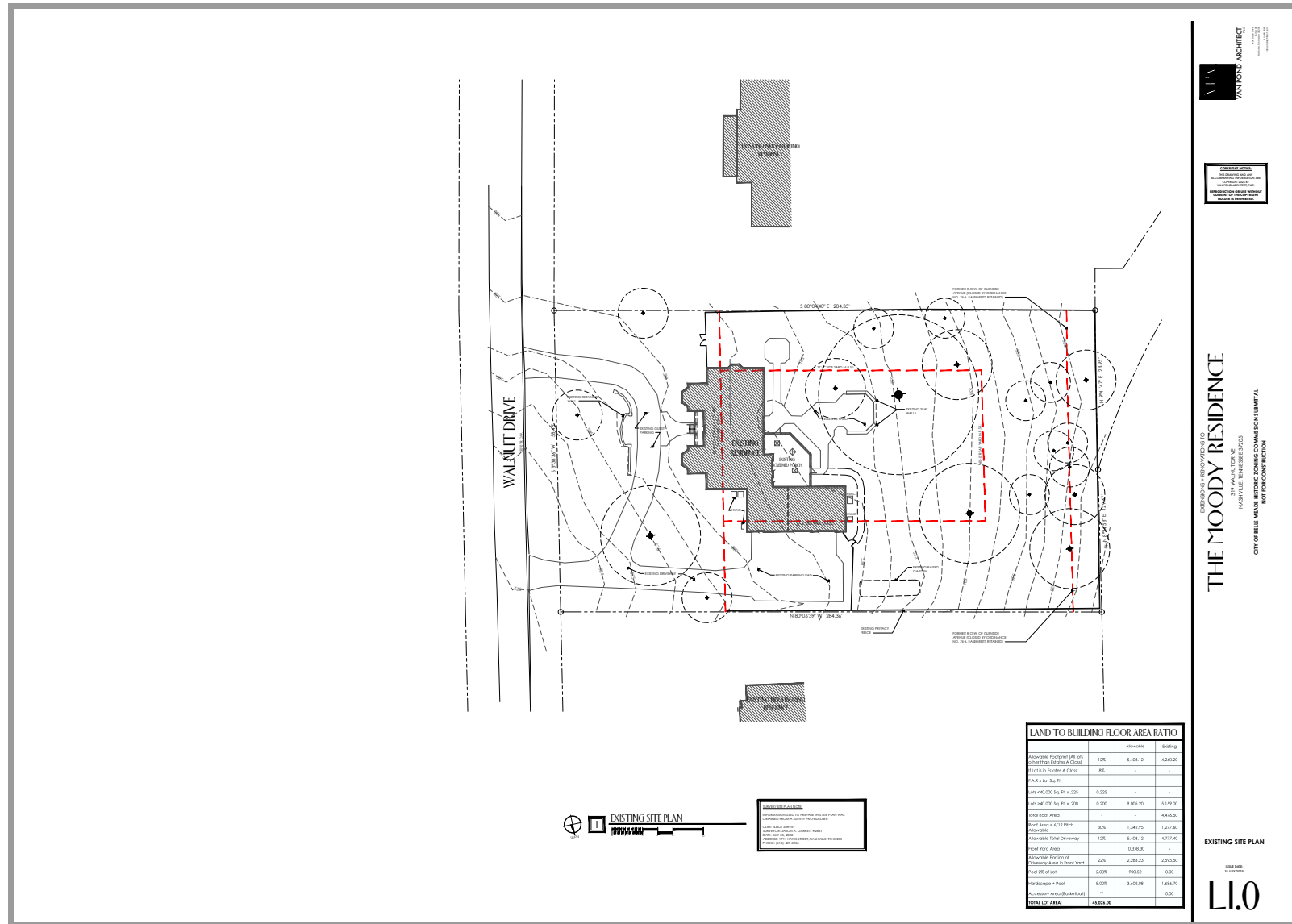
I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application,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

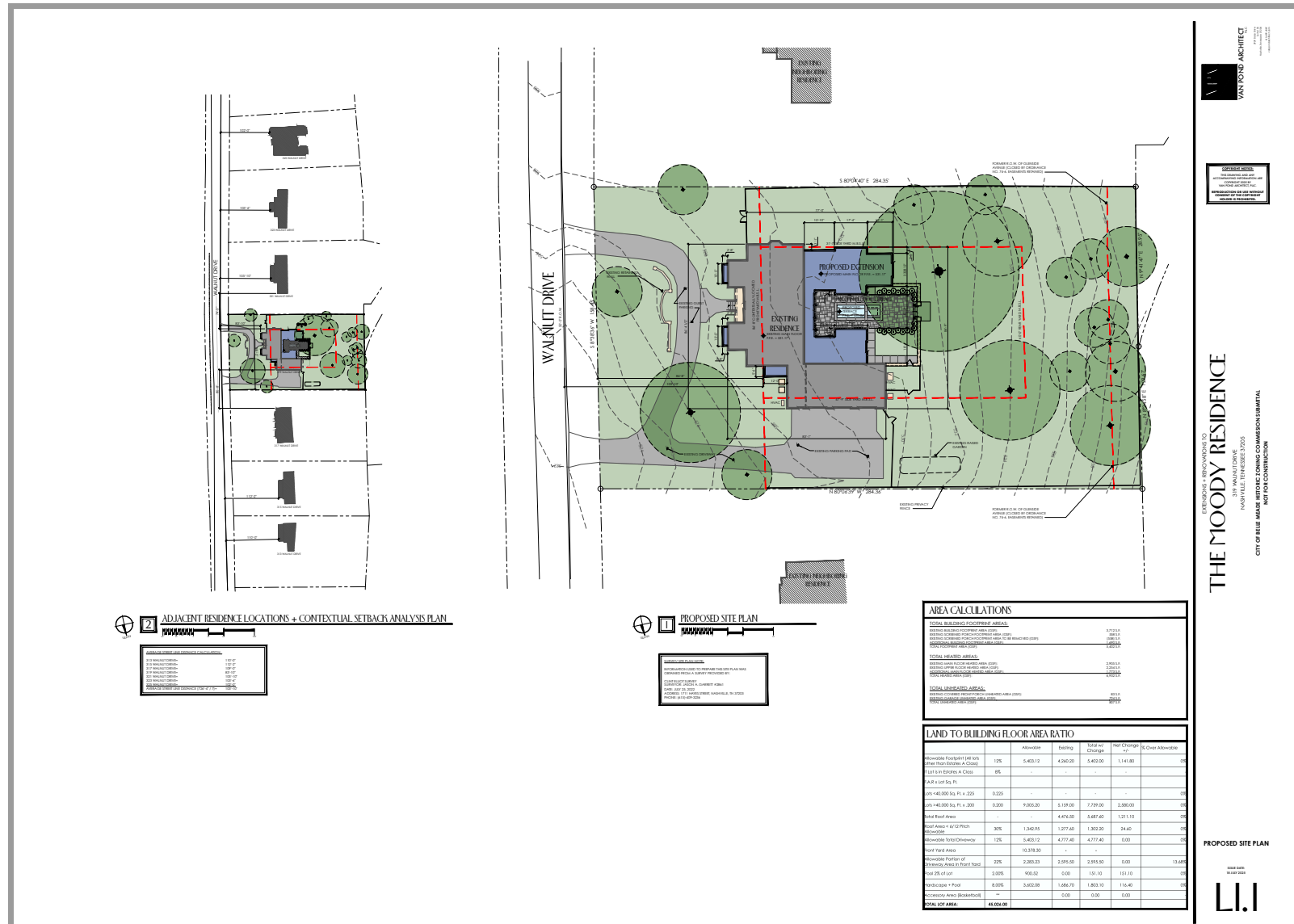
Applicant/Property Owner Signature: _____

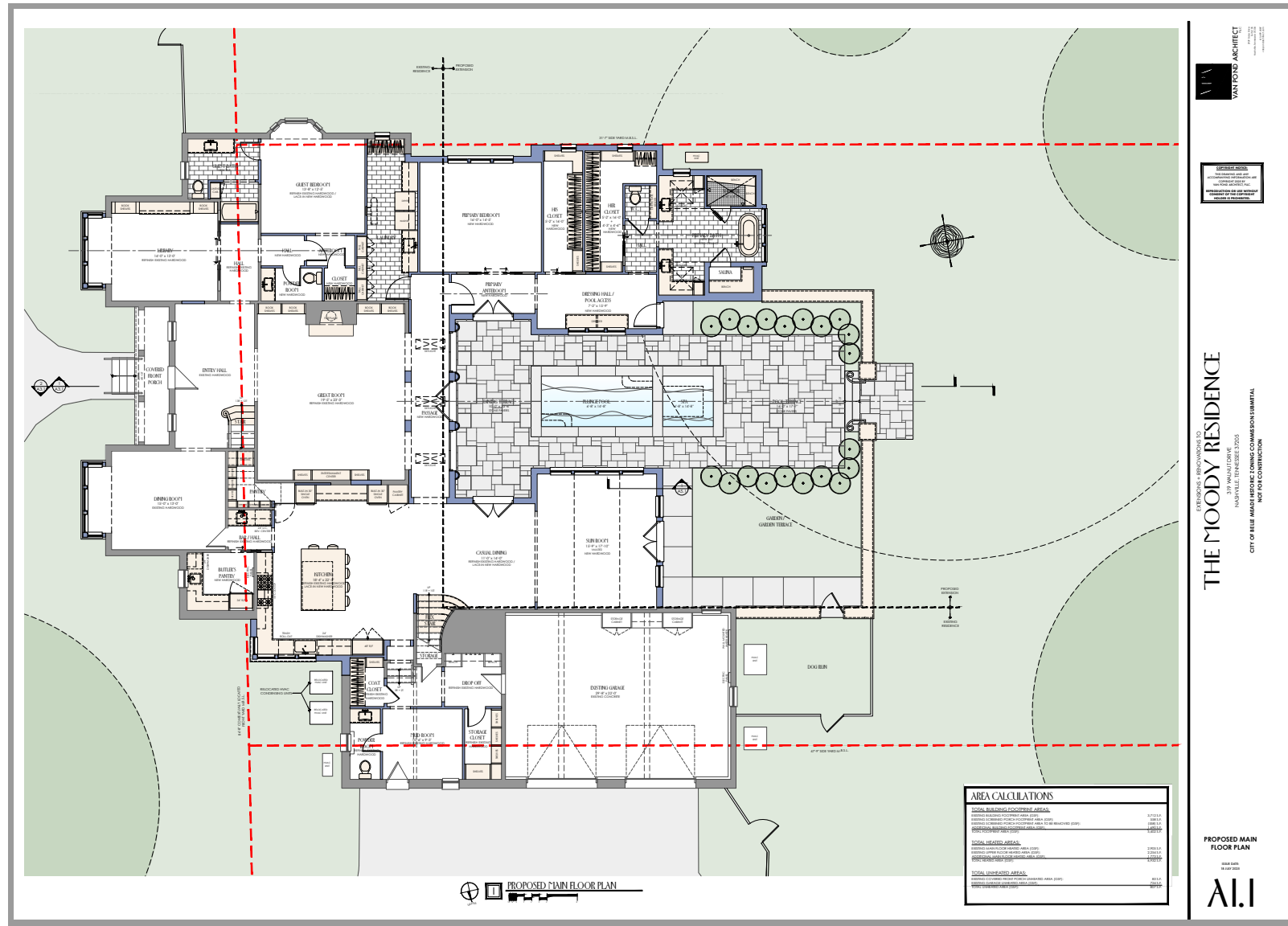


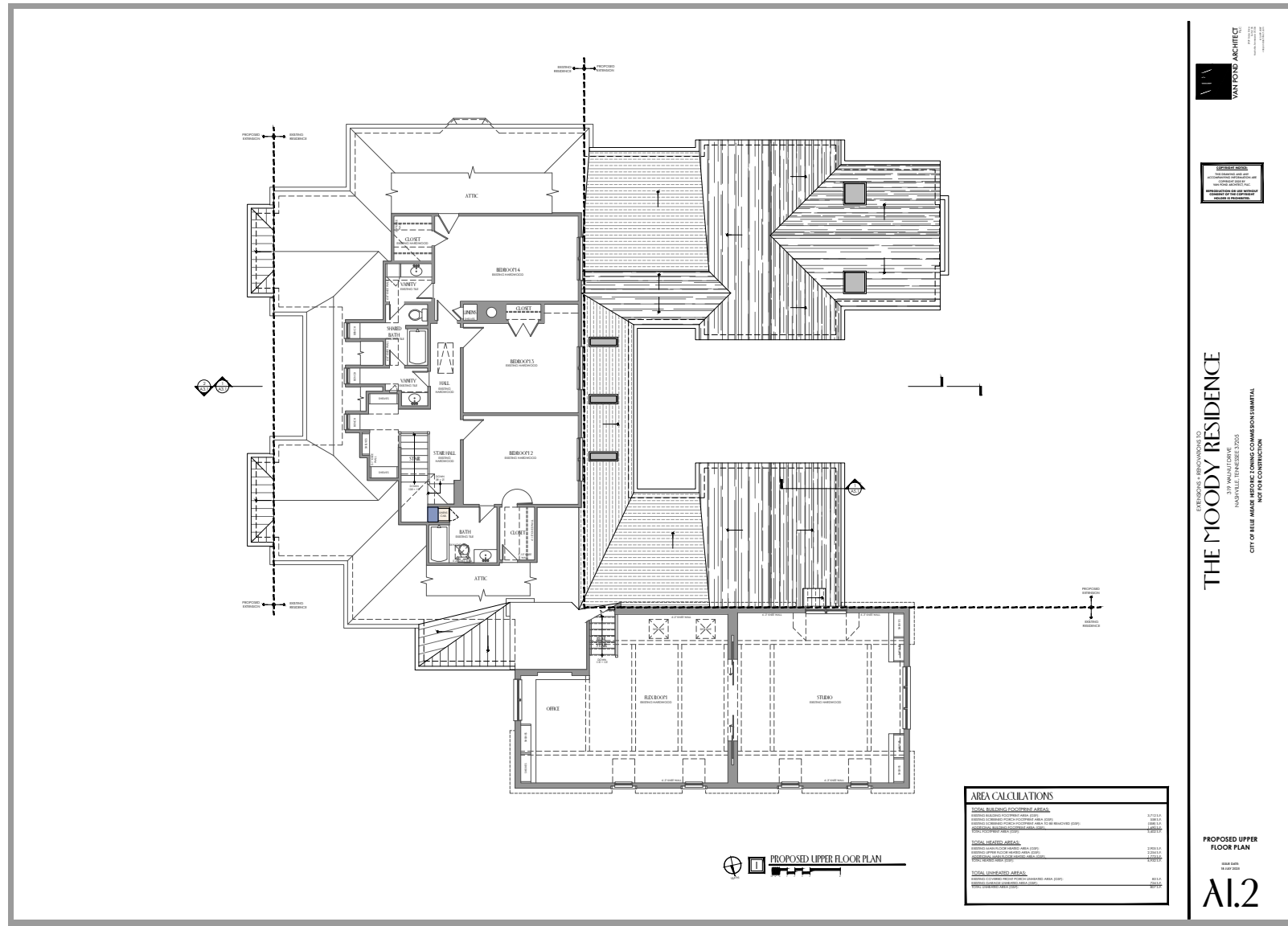
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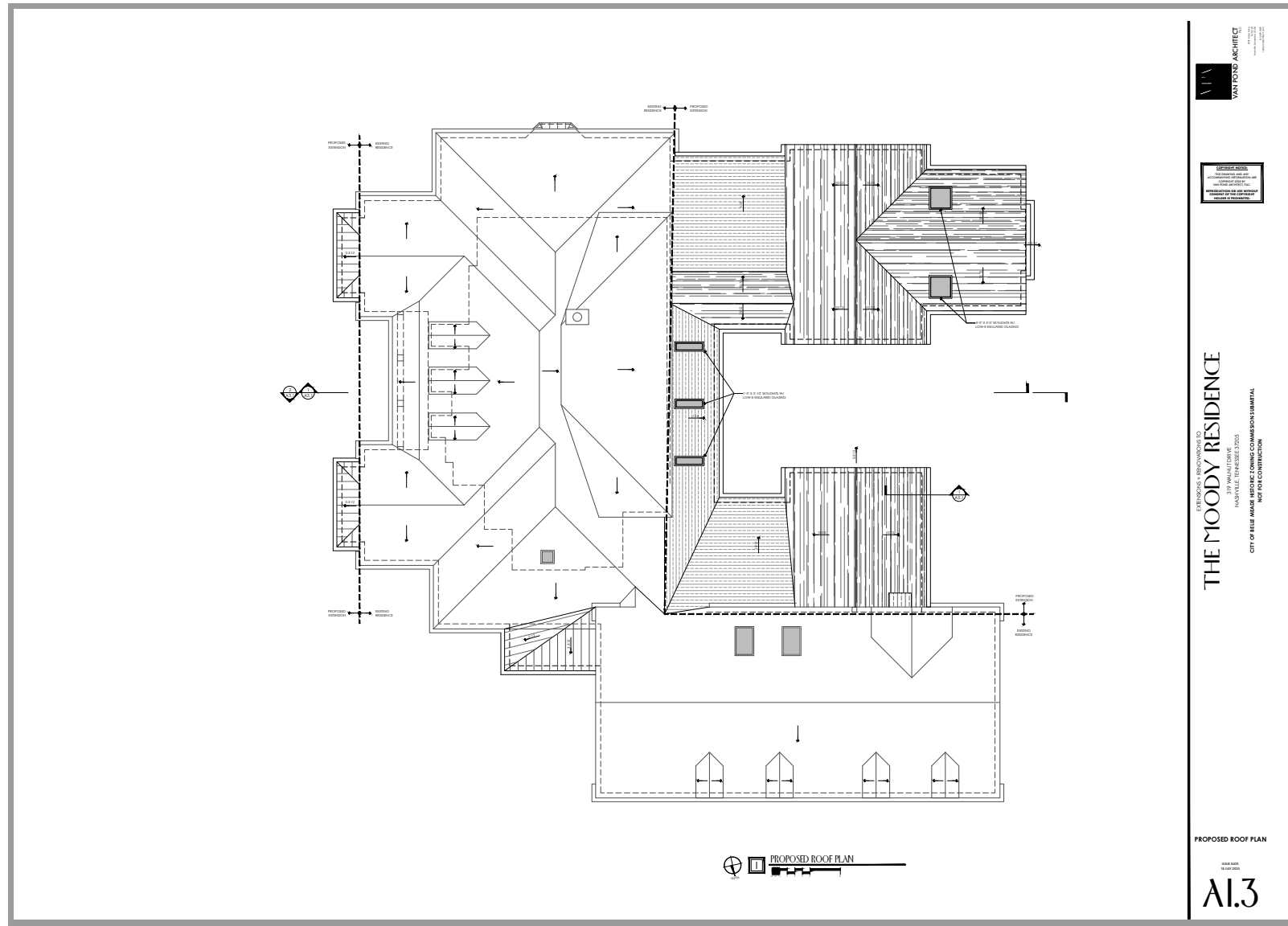




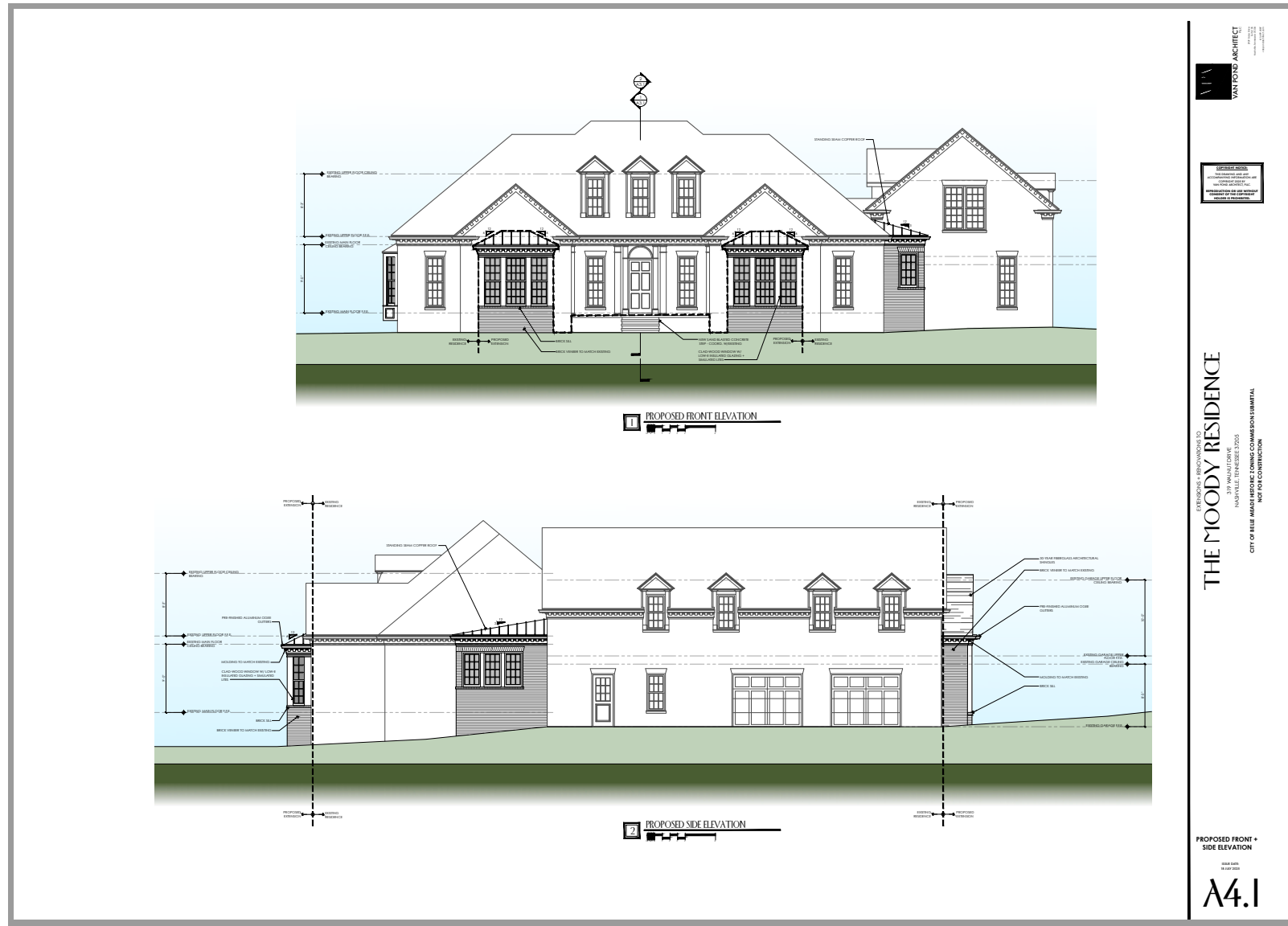


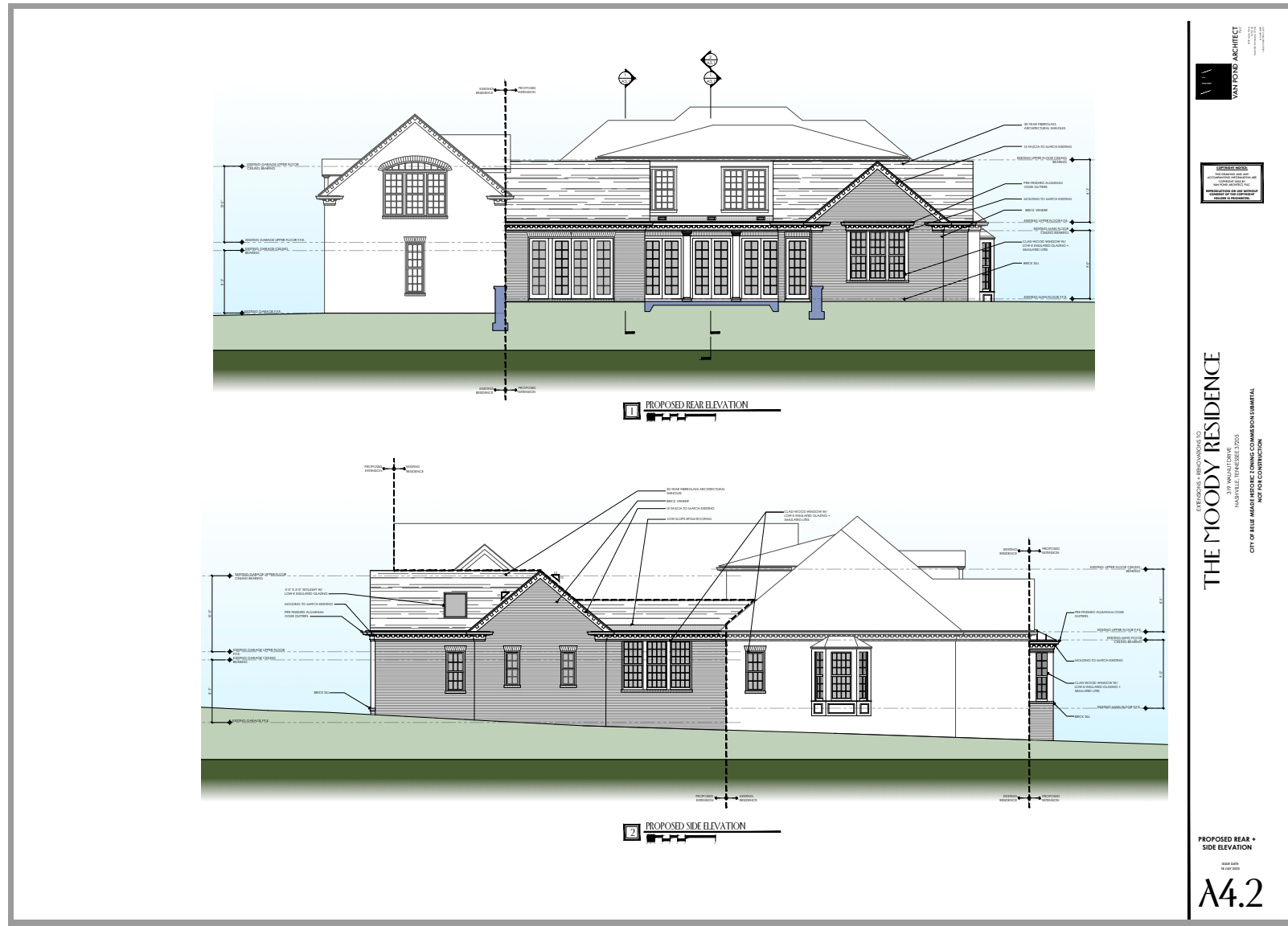


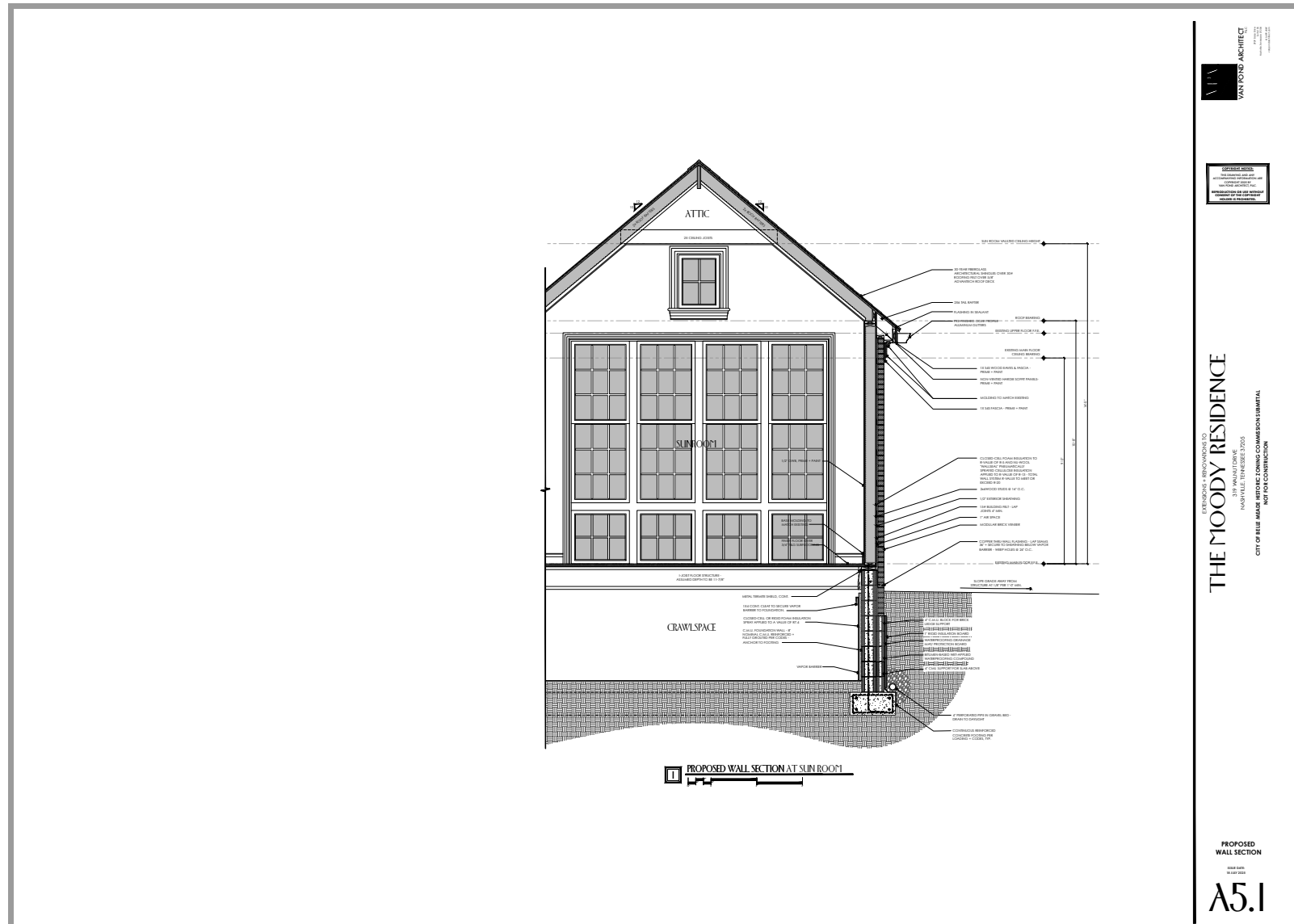














VIEW OF THE STREET FACADE FROM THE EAST



VIEW OF THE STREET FACADE FROM THE EAST



VIEW OF THE REAR FACADE FROM THE WEST



VIEW OF THE NORTH ELEVATION



EXTENDING & RECONSTRUCTING TO
THE MOODY RESIDENCE
300 W. HUNTER STREET
NASHVILLE, TENNESSEE 37203
CITY OF NASHVILLE HISTORIC ZONING COMMISSION SUBMITTAL
NOT FOR CONSTRUCTION

PHOTOS OF EXISTING
RESIDENCE

H.I.O.



344 WALNUT DR.



345 WALNUT DR.



347 WALNUT DR.



346 WALNUT DR.



321 WALNUT DR.



322 WALNUT DR.



323 WALNUT DR.



324 WALNUT DR.



EXTENDING & RECOMMENDING TO
THE MOODY RESIDENCE
347 WALNUT DRIVE
NASHVILLE, TENNESSEE 37203
CITY OF NASHVILLE HISTORIC ZONING COMMISSION SUBMITTAL
NOT FOR CONSTRUCTION

EXISTING
NEIGHBORING
PROPERTIES
H2.0

Staff Report

Agenda No.: IV.D.
Case No.: A25-52
Staff: Mary Samaniego, Planning Director
Applicant: The Moody family
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 319 Walnut Drive

Summary:

The applicant/owner, the Moody family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is the removal of an existing screened Porch at the rear of the residence and construction of rear additions. Additionally, the removal of existing front elevation angled bay windows and replacement of those with new box-bay windows. The designated architectural style is Colonial Revival with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 1.03 acres (45,026 square feet).
2. The existing dwelling was constructed in 1989 and has a Colonial Revival architectural style and includes an attached two-car garage.
3. The proposed project will specifically include: a rear addition and redesigned front windows.
4. The addition will increase the footprint by 1,142 square feet and the overall gross floor area by 2,580 square feet.
5. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
6. The dwelling has not been identified in the 2021 historical survey due to its young age (36 years old).
7. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
8. The proposed project is in compliance with all application zoning ordinance design and use criteria.
9. Materials list:

Window Manufacturer:

Marvin Windows

Window Material:

Wood with Aluminum-Clad Exterior

Frame Material:

Wood with Aluminum-Clad Exterior

Windowsills:

Wood with Aluminum-Clad Exterior

Brick, Painted/Natural:

Natural - to match existing.

Brick/Stone Thickness:

4" nominal - to match existing.

Clapboard Material:

Not Applicable.

Clapboard Dimensions/Reveal:

Not Applicable.

Railings, Columns, Pilasters:

Iron railings - painted; Columns/Pilasters: Wood or Fly-Ash Composite - painted.

Chimney Material:

Not Applicable.

Roofing Material:

Architectural Fiberglass Shingles to Match Existing.

Exterior Doors:

Wood with Aluminum-Clad Exterior

Eaves/Cornice:

Wood or Fly-Ash Composite - profiles to match existing - painted.

Gutters:

Prefinished Aluminum - Ogee Profile - to match existing.

Gutter Dimensions:

4" nominal - to match existing.

Staff Recommendations and Findings of Fact:

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

Nashville Parcel Viewer Map 319 WALNUT DRIVE

