



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
SEPTEMBER 9, 2025, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 9, 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.citybellemeade.org. The meeting will also be available through Live Stream on the city website.

I. Call to Order

II. Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held August 12, 2025.

Attachment: [HZC Minutes Packet Aug 12 2025.pdf](#)

III. New Business

A. The application for a Certificate of Appropriateness, #A25-59, of the Phillips family, 403 W. Tyne Drive, for an addition to a single family residence.

Attachment: [95_BJP_BMHZC-Certificate-of-Appropriateness-Application_2025-08-13.pdf](#)

Attachment: [95_BJP-WT_A0.pdf](#)

Attachment: [95_BJP-WT_A1.pdf](#)

Attachment: [95_BJP-WT_A2.pdf](#)

Attachment: [95_BJP-WT_A8.pdf](#)

Attachment: [95_BJP-WT_A9.pdf](#)

Attachment: [95_BJP-WT_A12.pdf](#)

Attachment: [95_BJP-WT_H1.pdf](#)

Attachment: [95_BJP-WT_H2.pdf](#)

Attachment: [95_BJP-WT_L0.pdf](#)

Attachment: [95_BJP-WT_L1.pdf](#)

Attachment: [95_BJP-WT_L2.pdf](#)

Attachment: [STAFF REPORT 403 W Tyne Dr.pdf](#)

IV. Other Public Comment

V. Adjourn

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



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



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

Call to Order

Chairman Bunny Blackburn called the meeting to order at 3:02 p.m.

Blackburn welcomed new board member Keith Meacham

Board Members Present

Chairman Bunny Blackburn
Sarah Bartholomew
Keith Meacham
Charlie Rankin

Board Members Not Present

Mark Harrison
Ray Hayles
Rene Poe

City Staff Present

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

Approval of Minutes

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

Unfinished Business

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

Van Pond, representing the owners of the property at 221 Deer Park Drive, reviewed the plans as submitted, highlighting the changes made after the original presentation to the commission on June 10, 2025.

A period of board comments followed the presentation.

Public Comment Opened

Chairman Blackburn stated for the record that there were letters submitted by the public. *5 letters of support are attached*

Hettie Stuart stated she had no objection to the project.

Public Comment Closed

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

Attachment: [Avery Letter.pdf](#)
Attachment: [Grier Letter.pdf](#)
Attachment: [Jones Letter.pdf](#)
Attachment: [Oliver Letter.pdf](#)
Attachment: [Tyrrell Letter.pdf](#)

New Business

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.

Johnathan Bryant, Architect with Farris Concepts in Architecture, reviewed the plans as submitted for the addition to the Stanley residence.

There were no questions from the board.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Rankin Second Bartholomew Vote: All aye

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.

Nicole Bird, Contractor, representing Dawn and Jae Goodman, reviewed the plans as submitted for the project at 4428 Shepard Place.

Bird addressed questions from the board.

Public Comment Opened

No Public Comment

Public Comment Closed

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

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

Catherine Sloan, Architect for the project, reviewed the plans as submitted for the addition to the home at 1209 Canterbury Dr.

Sloan addressed questions from the board as asked.

Public Comment Opened

No Public Comment - letters from the public are attached

Public Comment Closed

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

Attachment: [1209 Canterbury Letter of Support HAYLES.pdf](#)

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

Van Pond, Architect, representing the owners of 319 Walnut Drive, reviewed the plans for the addition to the home. Shelby Moody, owner, stated she had been in communication with neighbors about the project.

A period of questions and comments, addressed by Pond, ensued.

Public Comment Opened

No Public Comment

Public Comment Closed

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

Other Public Comment

The meeting adjourned at 3:43 p.m.

Chairman Bunny Blackburn

City Recorder Rusty Terry, CMC

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General Attachment: Avery Letter.pdf

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

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General Attachment: Grier Letter.pdf

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

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General Attachment: Jones Letter.pdf

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

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General Attachment: Oliver Letter.pdf

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

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General Attachment: Tyrrell Letter.pdf

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

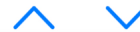
Just let me know

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

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General Attachment: Tyrrell Letter.pdf

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

[Tyrrell Letter.pdf \(LINK\)](#)

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General Attachment: 1209 Canterbury Letter of Support HAYLES.pdf

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.

PROPERTY OWNER or APPLICANT

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

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

PROPERTY DESCRIPTION & LOCATION

ADDRESS: _____

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

PROPERTY OF CONSERVATION (1940-2000) _____ YES

PROPERTY LESS THAN 50 YEARS _____ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

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

DEFINED ARCHITECTURAL STYLE: _____

DESCRIBE PROPOSED WORK: _____

PROJECT CALCULATIONS

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

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

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

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

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

➤ **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer:

Railings, Columns, Pilasters:

Window Material:

Chimney Material:

Frame Material:

Roofing Material:

Windowsills:

Exterior Doors:

Brick, Painted/Natural:

Eaves/Cornice:

Brick/Stone Thickness:

Gutters:

Clapboard Material:

Gutter Dimensions:

Clapboard Dimensions/Reveal:

Property of Significance

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

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

Yes No

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

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

Property Worthy of Conservation

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

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

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

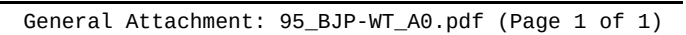
Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court.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

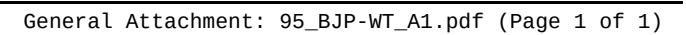
I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application,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

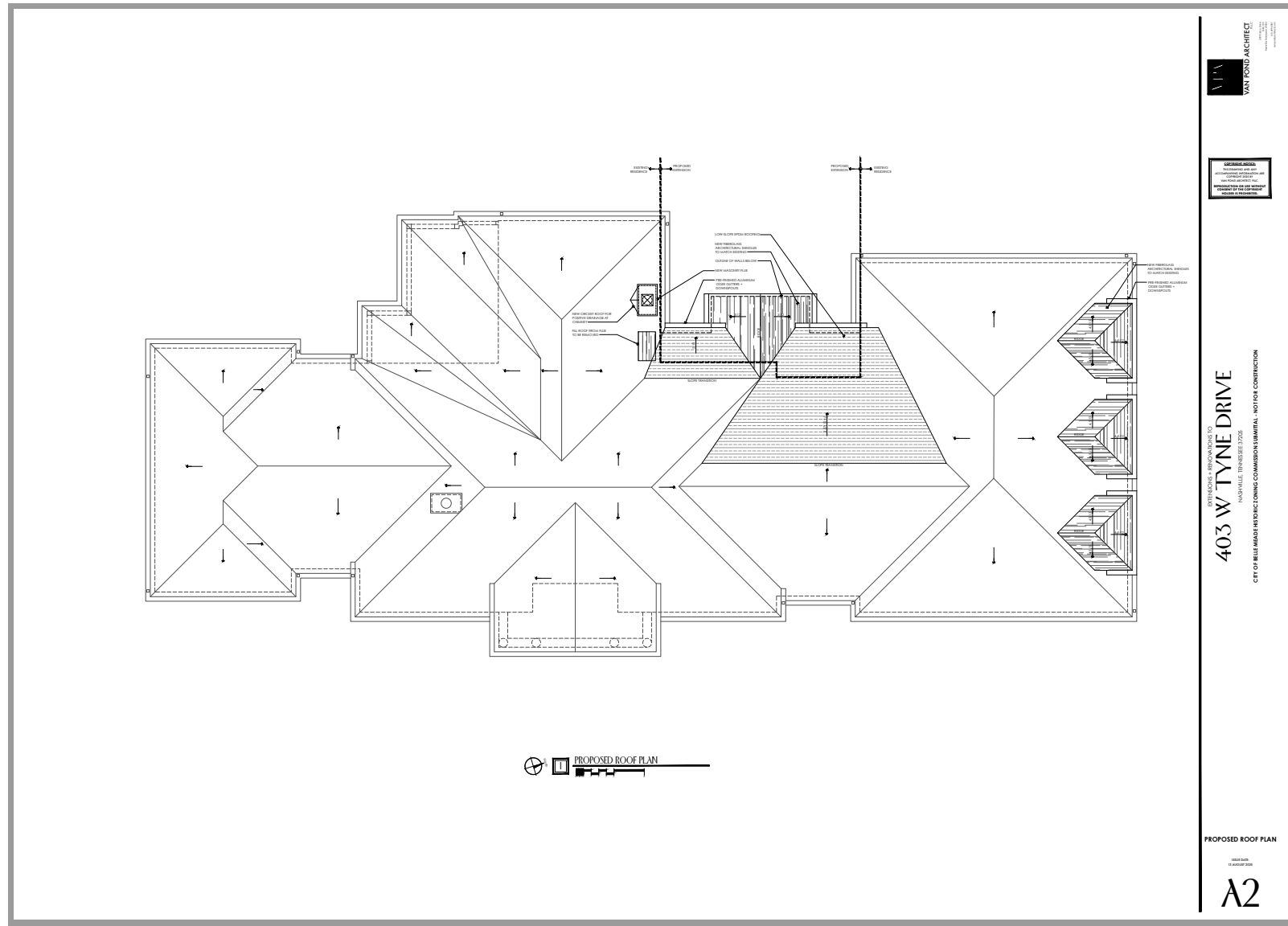
Applicant/Property Owner Signature: _____

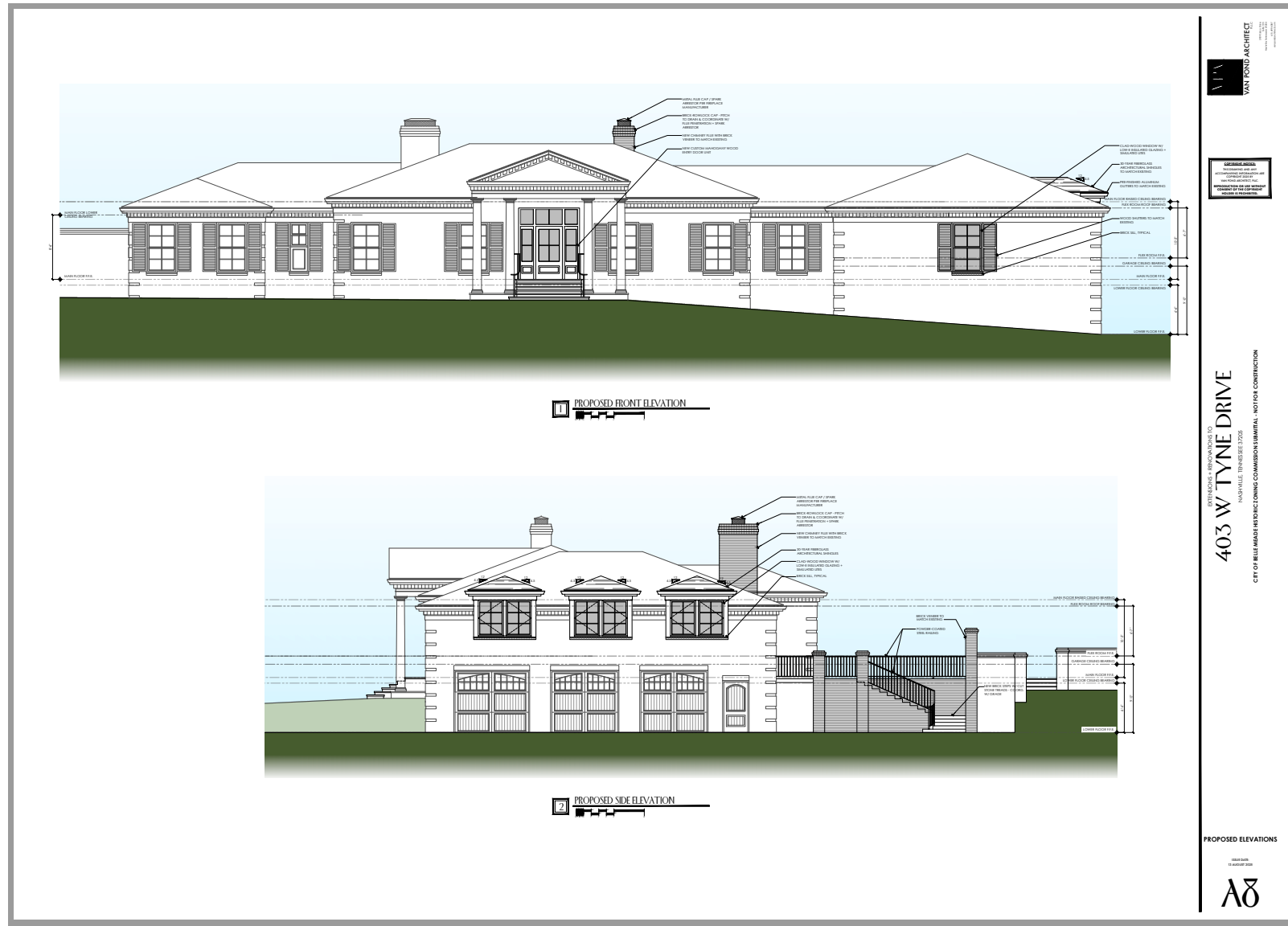


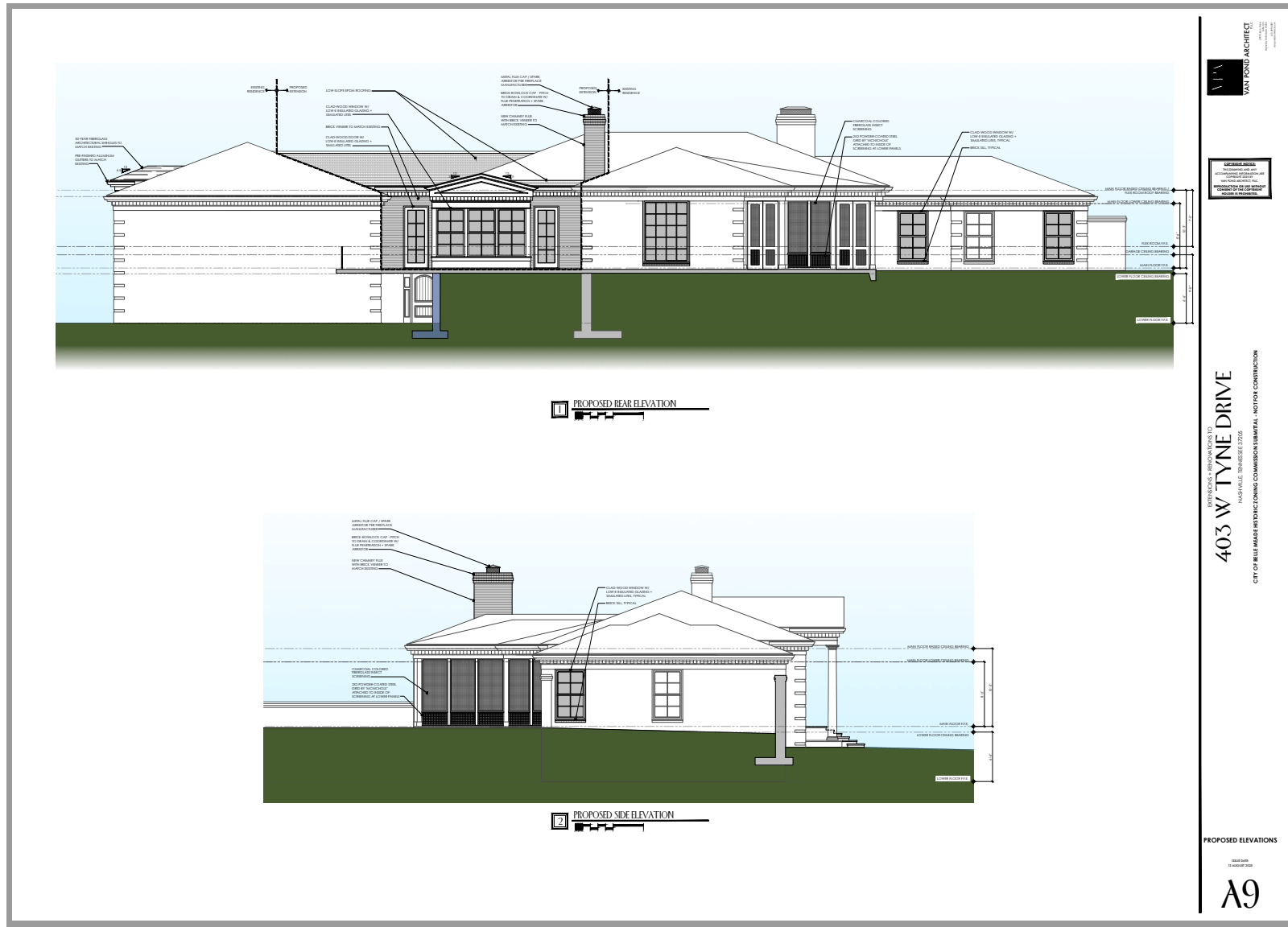
Date: 13 August 2025

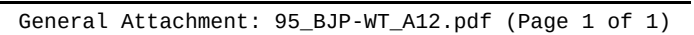














VIEW OF THE FRONT FACADE FROM THE STREET



VIEW OF THE FRONT FACADE FROM THE SOUTH EAST



VIEW OF THE NORTH ELEVATION



VIEW OF THE PARTIAL WEST ELEVATION



VIEW OF THE PARTIAL WEST ELEVATION



VIEW OF THE SOUTH ELEVATION



VIEW OF THE SOUTH ELEVATION FROM THE SOUTHWEST



EXISTING RESIDENCE
403 W TYNE DRIVE
NASHVILLE, TENNESSEE 37206
CITY OF BELL COUNTY HISTORIC ZONING COMMISSION SUBMITAL - NOTICE OF CONSTRUCTION

PHOTOS OF EXISTING
RESIDENCE

HI



405 WEST TYNE DRIVE



401 WEST TYNE DRIVE



1104 NICHOL LANE



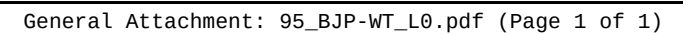
1106 NICHOL LANE

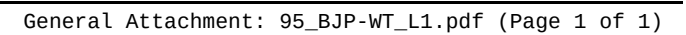


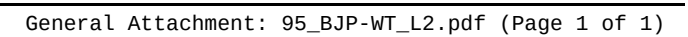
EXISTING NEIGHBORING PROPERTIES
 403 W TYNE DRIVE
 CITY OF BELL MICHIGAN HISTORIC ZONING COMMISSION (BELL MICHIGAN HISTORIC ZONING COMMISSION) - NOTICE & COMMENT

EXISTING NEIGHBORING PROPERTIES

H2







Staff Report

Agenda No.: III.A.
Case No.: A25-59
Staff: Mary Samaniego, Planning Director
Applicant: The Phillips family
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 403 W. Tyne Drive

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 an approximately 197 square feet breakfast room addition being built on an existing terrace slab, matching the existing house's style and materials. The designated architectural style is Ranch, with Neoclassical architectural details with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 1.29 acres (56,412 square feet).
2. The existing dwelling was constructed in 1948 with a three-car garage and an existing swimming pool.
3. This project received a rear yard setback variance (from 60' to 52') from the Belle Meade Board of Zoning Appeals in August 2025.
4. The lot is irregularly shaped as it is wider (average 319.5') than it is deep (average 186.5').
5. 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 6,769 square feet. The existing residence has a building footprint of 5,334 square feet and the proposed addition will then provide as overall building footprint of 5,649 square feet.
6. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots over forty thousand (40,000) square feet is .20. For the subject property, the allowable area per the FAR equation is 11,282 square feet. The existing residence has a building area of 6,396 square feet and the proposed addition will then provide as overall building gross floor area of 6,634 square feet.
7. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
8. The dwelling has not been identified in the 2021 historical survey.
9. The residence has had nine owners over the last 60 years.

10. The property is located within the Residence “B” zoning district and the front yard is within the regulated floodplain.

11. Materials list:

<u>Window Manufacturer:</u>	Marvin	<u>Railings, Columns, Pilasters:</u>	Iron Railings, Brick Columns, Painted Wood Pilasters
<u>Window Material:</u>	Wood with Exterior Aluminum Cladding	<u>Chimney Material:</u>	Brick
<u>Frame Material:</u>	Wood with Exterior Aluminum Cladding	<u>Roofing Material:</u>	Architectural Fiberglass Shingle; E.P.D.M. (limited application area)
<u>Windowsills:</u>	Wood with Exterior Aluminum Cladding	<u>Exterior Doors:</u>	Wood with Exterior Aluminum Cladding; Wood with Screening
<u>Brick, Painted/Natural:</u>	Painted brick to match existing.	<u>Eaves/Cornice:</u>	Painted Wood - Matching existing details.
<u>Brick/Stone Thickness:</u>	Nominal 4”	<u>Gutters:</u>	Prefinished Aluminum - Matching existing.
<u>Clapboard Material:</u>	N/A	<u>Gutter Dimensions:</u>	Nominal 4” - Matching Existing
<u>Clapboard Dimensions/Reveal:</u>	N/A		

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*:

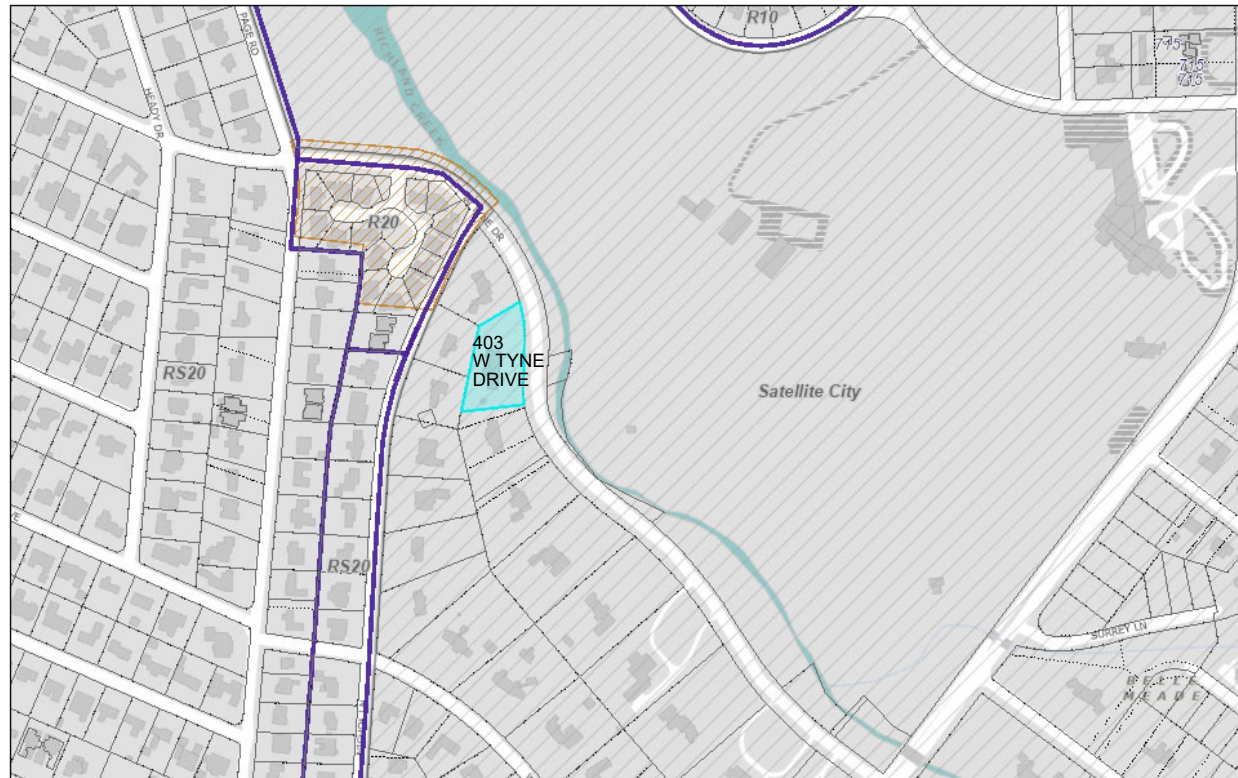
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by 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 403 W TYNE DRIVE



7/24/2025, 12:19:48 PM

1:6,227
0 0.04 0.09 0.17 mi
0 0.05 0.1 0.2 km
Nashville Maps