



**CITY OF BELLE MEADE  
HISTORIC ZONING COMMISSION  
SPECIAL CALL MEETING AGENDA PACKET  
OCTOBER 28, 2025, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION  
SPECIAL CALL MEETING  
OCTOBER 28, 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](http://www.citybellemeade.org). The meeting will also be available through Live Stream on the city website.

**I.Call to Order**

**II.New Business**

- A.The application for a Certificate of Appropriateness, #A25-71, of the Smartt family, 420 Sunnyside Drive, for a demolition to a single family residence.**

Attachment: [HZC-Certificate-of-Appropriateness-420 Sunnyside Drive DEMO.pdf](#)

Attachment: [107 Smartt Boundary--Topographic-Survey.pdf](#)

Attachment: [Neighbor House Pictures.pdf](#)

Attachment: [Existing Property Pictures.pdf](#)

Attachment: [STAFF REPORT 420 Sunnyside Dr.pdf](#)

Attachment: [foundation.pdf](#)

**III.Other Public Comment**

**IV.Adjourn**



**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.**

- |                                                                                                |                                                               |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> Description of Property Condition and Proposal                        | <input type="checkbox"/> PDF Photos of Existing Property      |
| <input type="checkbox"/> Site Plan showing building envelope                                   | <input type="checkbox"/> PDF Photos of Neighboring Properties |
| <input type="checkbox"/> All building elevations showing finish grade                          | <input type="checkbox"/> PDF Inspirational Photos             |
| <input type="checkbox"/> 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.

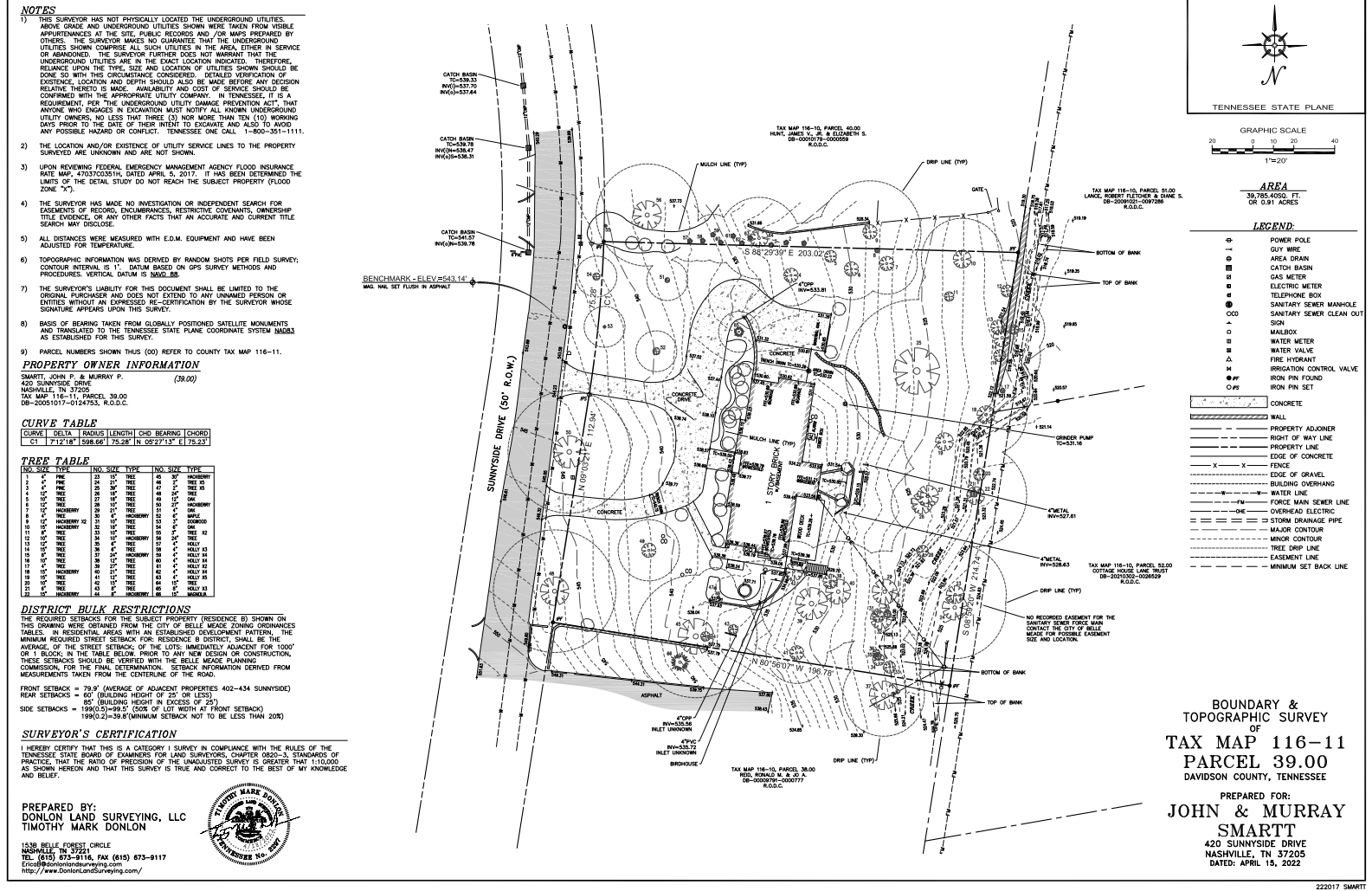
**Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission:** Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court.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



Date: \_\_\_\_\_



Street Context: Neighboring Houses



414 Sunnyside Drive



416 Sunnyside Drive



418 Sunnyside Drive



422 Sunnyside Drive



424 Sunnyside Drive



411 Sunnyside Drive



415 Sunnyside Drive



419 Sunnyside Drive



421 Sunnyside Drive



423 Sunnyside Drive

Photos of Existing Property



Photos of Existing Property



Photos of Existing Property



### Staff Report

Agenda No.: IV.D.  
Case No.: A25-71  
Staff: Mary Samaniego, Planning Director  
Applicant: The Smartt family  
Request: Certificate of Appropriateness for demolition  
Location: 420 Sunnyside Drive

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**Summary:**

The applicant/property owner is requesting Certificate of Appropriateness approval for demolition of a residence determined to be a property worthy of conservation. This residence was constructed in 1961 and appears to be in original condition. The applicant has stated the architectural style as Ranch.

**Planning Considerations:**

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

1. The subject property is 0.88 acres (38,333 square feet - SF), and is rectangular with frontage on Sunnyside Drive.
2. The residence was constructed in 1961 and has a Ranch architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
3. The residence is one-story and approximately 3,223 SF with an attached two-car garage.
4. The residence appears to be in original condition and has been owned by four families over the past 60 years. The original owner, John Holman Haggard, opened the former Julian's, a four star French restaurant on West End Avenue
5. The dwelling has been identified in the 2021 historical survey (DV-26126) as having: historic name - Mr. and Mrs. John Holman Haggard House; brick construction type; hip roof configuration with asphalt shingles; wood, double-hung windows; two brick chimneys; brick veneer wall cover; brick foundation; 3panel wood doors with 5 light sidelights; quoins at corners; and most likely the current breakfast room was originally a porch, as there are brick walls.
6. Staff upon research did not find any significant architect and builder associated with this residence.

**Staff Recommendations and Findings of Fact:***Zoning Ordinance Standards*

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), the HZC will make their decisions on CoA applications based on the design guidelines. In making its review the HZC shall rely upon the adopted guidelines for the district and give primary consideration to:

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

*Property Worthy of Conservation*

Properties worthy of conservation are all properties in the City of Belle Meade built after 1939 and reinforce the historical and architectural character of the City of Belle Meade through their design, scale, and materials. The HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC to ensure that the proposed work is in accordance with these design standards. Properties worthy of conservation are defined as follows: — Generally, these will be properties built after 1939; — Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction; and/or — Are determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

*Design Guidelines Criteria for Demolition*

The loss of historic dwellings can occur through damage from fires or storms or by neglect and deterioration. Property owners may also want to demolish buildings that are no longer functional or in poor condition. However, demolition presents the greatest threat to the integrity of a significant historic resource.

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

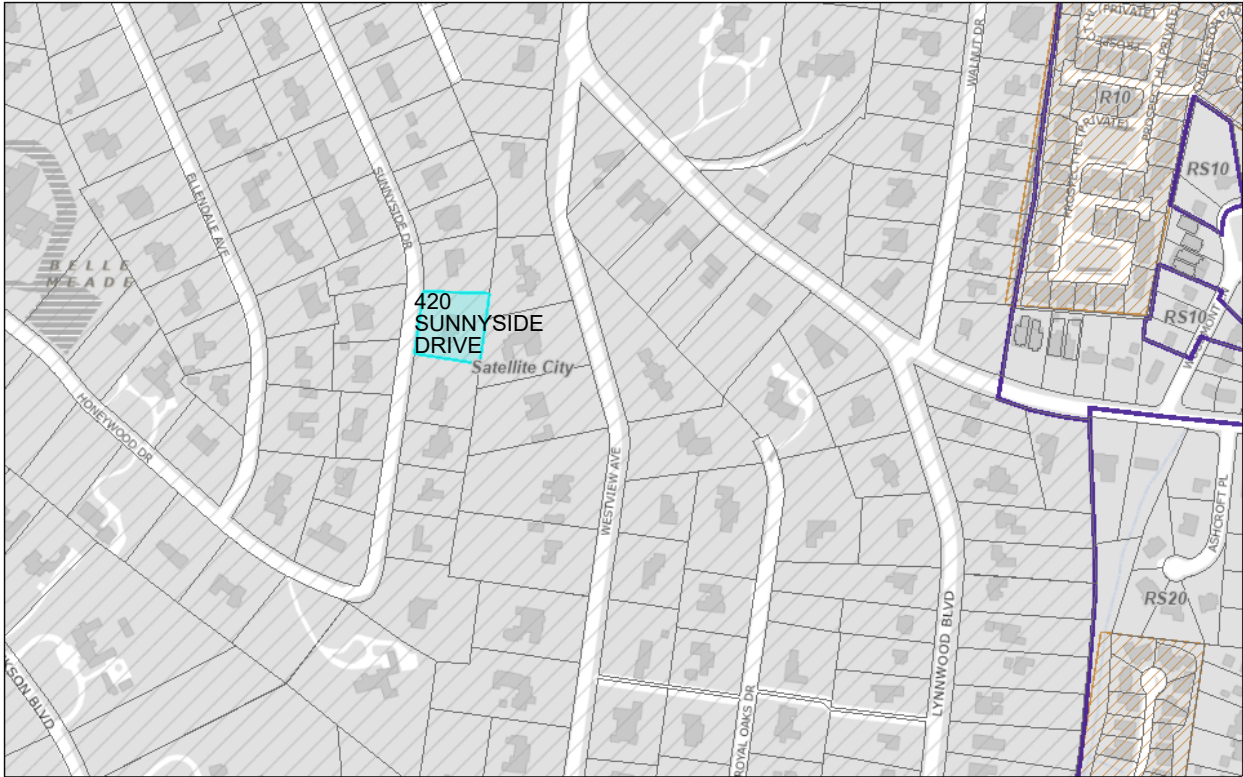
- Public safety and welfare requires the removal of the building or structure;
- The owner is encouraged to consider moving or relocating the building to another location within the City. An experienced, licensed, and qualified structural or architectural engineer and builder with experience in historic properties should evaluate the condition of the subject building and whether it might be able to withstand relocation as an alternative to demolition. This assessment should consider how much damage can be caused by removal and be compiled into a historic conditions report for the HZC evaluation; and
- A home may have limited ability to meet current architectural trends such as ceiling heights of eight feet or less or inability to maintain due to building style.

**Staff recommends approving the Certificate of Appropriateness based on the written findings of fact and the supporting documentation regarding structural conditions.**

Attachment:

1. Location Map

Nashville Parcel Viewer Map 420 SUNNYSIDE DRIVE



9/24/2025, 3:37:22 PM

