CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
NOVEMBER 11, 2025, 03:00 PM

AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
NOVEMBER 11, 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 October 14 and 28, 2025.

Attachment: HAC Minutes October 14 2025.pdf
Attachment: HZC Minutes Spc Mtg October 28 2025.pdf

III. Unfinished Business

A. The application for a Certificate of Appropriateness, #A25-70, of the Levy family, 4430 E. Brookfield Avenue, for an addition to a single family residence.

Attachment: APPLICATION.pdf
Attachment: 106_4430_E-Brookfield-Ave_Levy-Residence_HZC-Submission-Reduced.pdf
Attachment: STAFF REPORT 4430 E Brookfield Ave HZC.pdf
Attachment: 4430 E Brookfield_HZC_Revised.pdf

IV. New Business

A. The application for a Certificate of Appropriateness, #A25-74, of the Proctor family, 201 Sunnyside Drive, for a demolition of a single family residence.

Attachment: 441_1-Pixel-Crew-Media_201-Sunnyside-Dr-69.pdf
Attachment: 441_4-Pixel-Crew-Media_201-Sunnyside-Dr-71.pdf
Attachment: 441_59-Pixel-Crew-Media_201-Sunnyside-Dr-56.pdf
Attachment: 441_60-Pixel-Crew-Media_201-Sunnyside-Dr-52.pdf
Attachment: 441_72-Pixel-Crew-Media_201-Sunnyside-Dr-72.pdf
Attachment: 441_73-Pixel-Crew-Media_201-Sunnyside-Dr-76.pdf
Attachment: 441_HZC-Certificate-of-Appropriateness-2024-1.pdf
Attachment: 441_Sunnyside-neighbor.pdf
Attachment: 441_sunnysideneighbor2.pdf
Attachment: 441_sunnysideneighbor4.pdf
Attachment: 441_Sunnysideneughbor3.pdf
Attachment: 441_Sunnyside-Plat-Map.pdf
Attachment: STAFF REPORT 201 Sunnyside Dr Staff Report.pdf

B. The application for a Certificate of Appropriateness, #A25-79, of the

Mystic Trust, 1029 Chancery Lane, for an addition to a single family residence.

Attachment: 115_1029-Chancery-Lane-Certificate-of-Appropriateness-Application.pdf
Attachment: 115_1029-Chancery-Lane-Existing-Property.pdf
Attachment: 115_1029-Chancery-Lane-Neighborhood.pdf
Attachment: 115_1029-Chancery-Lane-Plans-and-Elevations.pdf
Attachment: 115_1029-Chancery-Lane-Site.pdf
Attachment: 1029 Chancery Lane Staff Report.pdf

C. The application for a Certificate of Appropriateness, #A25-80, of 1616 Belle Meade LLC, 405 Belle Meade Boulevard, for an addition to a single family residence. POSTPONED TO DECEMBER 9, 2025.

Attachment: 116_405-Belle-Meade-Blvd---HZC-01.pdf
Attachment: 116 Historic-11x17-Set---10-17-2025.pdf

V. Other Public Comment

VI. Adjourn

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

MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
OCTOBER 14, 2025, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

Vice-Chairman Charlie Rankin called the meeting to order at 3:07 p.m.

Board Members In Attendance
Vice-Chairman Charlie Rankin
Ray Hayles
Sarah Bartholomew
Mark Harrison

Board Members Not In Attendance
Chairman Bunny Blackburn
Rene Poe
Keith Meacham

Vice-Chairman Rankin asked if there were any conflicts of interest, there were none; Rankin stated he did have a conflict with item II. D. as he was representing the applicant.

Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held September 9, 2025.

Motion to approve: Hayles Second: Bartholomew

Unfinished Business - None.

New Business

The application for a Certificate of Appropriateness, #A25-64, of the Wilt family, 4420 Warner Place, for an addition to a single family residence.

Betsy Pogue, Elizabeth Pogue Architecture, representing the owners of 4420 Warner Place, reviewed the plans for the addition to the home as provided in the agenda packet.

Questions from the board were addressed by Pogue.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Hayles Second: Bartholomew

A period of discussion among the board members ensued.

Vote: All aye

The application for a Certificate of Appropriateness, #A25-68, of the Phillips family, 617 Lynwood Boulevard, for an addition to a single family residence.

Van Pond, Van Pond Architecture, for the Phillips family reviewed the plans for the addition to the home at 617 Lynwood Boulevard.

Elizabeth Carden Phillips, homeowner, spoke about the project.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Hayles Second: Harrison

A period of comments by, and questions from, the board ensued; the questions were answered by Pond.

Vote: All aye

The application for a Certificate of Appropriateness, #A25-70, of the Levy family, 4430 E. Brookfield Avenue, for an addition to a single family residence.

Tyler Smith, Northworks Architects, reviewed the plans for the addition to the Levy home located at 4430 East Brookfield. Avenue.

Questions from, and comments by the board were addressed by Smith.

Motion to postpone: Bartholomew Second: Hayles

Vote: All aye

Proceedural Inquir

Hayles inquired of City Attorney, if the board could hear item IV. New Business C. The application for a Certificate of Appropriateness, #A25-71.

Planning Director Mary Samaniego offered the Historic Zoning Commission Rules of Procedure.

City Attorney Berry stated that by losing one of the four members a quorum no longer exists.

After a brief discussion, City Attorney Berry excused himself to review Roberts Rules of Order; the board continued with item New Business IV. E.

The application for a Certificate of Appropriateness, #A25-73, of the Glezer family, 717 Lynwood Boulevard, for a demolition to a single family residence.

Jeffrey Glezer, one of the owners of the home at 717 Lynwood Boulevard, reviewed the request to demolish the home as submitted.

Public Comment Opened

No Public Comment

Public Comment Closed

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

A recess was called by Vice-Chairman Rankin at 3:56 p.m., until City Attorney Berry could return from reviewing Roberts Rules of Order.

City Attorney Berry returned at 3:59 p.m. stating that once a quorum is lost, it is lost.

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

Other Public Comment

The meeting adjourned at 4:03 p.m.

_____
Vice-Chairman Charlie Rankin

_____
City Recorder Rusty Terry

MINUTES
HISTORIC ZONING COMMISSION – SPECIAL CALL MEETING
OCTOBER 28, 2025, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

The meeting was called to order by Chairman Bunny Blackburn at 3 p.m.

Board Members Present
Chairman Bunny Blackburn
Rene Poe
Ray Hayles
Sarah Bartholomew
Keith Meacham

Board Members Not Present
Mark Harrison
Note: Board Member Charlie Rankin, representing the applicants, was recused due to conflict of interest

New Business

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

Charlie Rankin, Rankin DesignWorks, presented the application for demolition of the home at 420 Sunnyside Drive, as provided in the agenda packet.

A period of comments from the board followed the presentation.

Public Comment Portion of the Meeting closed.

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

Other Public Comment

The meeting adjourned at 3:07 p.m.

_____

Chairman Bunny Blackburn

_____

City Recorder Rusty Terry

Historic Zoning Commission - Certificate of Appropriateness Application

OWNER INFORMATION

Property Owner Email Address: robert.levy@gmail.com

Property Owner Phone:

Is Owner Applicant? ○Yes ◉No

RELATIONSHIP TO OWNER:

○Contractor

○Architect

○Other (explain)

PROPERTY DESCRIPTION & LOCATION

22 yrs / 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 ○Addition

Define Architectural Style French Eclectic

Reason for Request:

The proposed work includes additions and renovations to the existing home. The proposed additions are approximately 1374 square feet. The renovations include updates to the exterior materials, simplification of the existing roof forms, and improvements to the interior layout of the home. Also proposed are updates to the hardscape, driveway, and landscape.

Demolition of Structures:

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

Selective demolition proposed for the existing covered and screened porches at the rear of the home. The existing screened and covered porches are dated in style and have weathered/decayed materials. Demolition of the existing turret, large

Historical Significance

The existing home was built in 2003 and does not have 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: TBD - To match existing

Window Material: Aluminum Clad Exterior

Frame Material: wood, painted - cut lime

Windowsills: wood, painted - cut lime

Brick, Painted/Natural: N/A

Brick/Stone Thickness: Full bed stone

Clapboard Material: painted wood or compos

Clapboard Dimensions/Reveal: 4" horizontal lap siding

Railings, Columns, Pilasters: Painted wood or compos

Chimney Material: Stone

Roofing Material: composite slate - to mat

Exterior Doors: TBD - to match windows

Eaves/Cornice: Painted wood or compos

Gutters: copper

Gutter Dimensions: 6" round copper

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.

Tyler Smith	2025-09-19
Typed Signature of Applicant or Owner	Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

NORTHWORKS

4430 E Brookfield Ave.
Levy Residence

HZA Submittal

DRAWING CONTENTS:

Z0.0	NEIGHBORHOOD CONTEXT & MAP	A0.1	PROPOSED FRONT RENDERING
Z1.0	PROPOSED SITE PLAN	A0.2	PROPOSED FRONT RENDERING
Z2.0	SCHEMATIC PLANTING PLAN	A0.3	PROPOSED FRONT RENDERING
Z3.0	GRADING AND DRAINAGE PLAN	A0.4	PROPOSED NORTH RENDERING
		A0.5	PROPOSED SOUTH RENDERING
X0.0	PRECEDENT IMAGERY	A0.6	PROPOSED REAR RENDERING
X0.1	MATERIALS PALETTE	A0.7	PROPOSED REAR RENDERING
X0.2	EXISTING FRONT ELEVATION PHOTOS	A1.1	PROPOSED FIRST FLOOR PLAN
X0.3	EXISTING SIDE (S) ELEVATION PHOTOS	A1.2	PROPOSED SECOND FLOOR PLAN
X0.4	EXISTING REAR ELEVATION PHOTOS	A1.3	PROPOSED ROOF PLAN
X0.5	EXISTING SIDE (N) ELEVATION PHOTOS	A2.1	PROPOSED ELEVATIONS
X1.1	EXISTING FIRST FLOOR PLAN	A2.2	PROPOSED ELEVATIONS
X1.2	EXISTING SECOND FLOOR PLAN	A3.0	TYPICAL WALL SECTIONS
X1.3	EXISTING ROOF PLAN	A3.1	BUILDING SECTIONS
X2.1	EXISTING ELEVATIONS		
X2.2	EXISTING ELEVATIONS		

September 19th, 2025



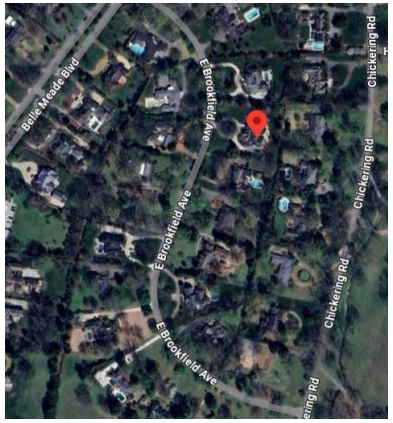
4433 E BROOKFIELD



4432 E BROOKFIELD



4428 E BROOKFIELD



NEIGHBORHOOD CONTEXT

VICINITY MAP & ARCHITECTURAL STYLE

The proposed improvements to 4430 E Brookfield are in keeping with the style precedents established in the neighborhood. The improvements elevate the existing design to more seamlessly integrate with its surroundings.

4430 E Brookfield best identifies with the French Eclectic style due to its use of turrets, steep pitched gables, flared eaves, dormers and stone exterior. The asymmetry in the facade is more characteristic of informal French Eclectic homes.

However, the architectural language is inconsistent and the overuse of certain elements creates complicated geometries which are not indicative of the French Eclectic style. The proposed improvements will simplify the forms and return the home to a truer iteration of the French Eclectic style.



4422 E BROOKFIELD



4424 E BROOKFIELD

NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

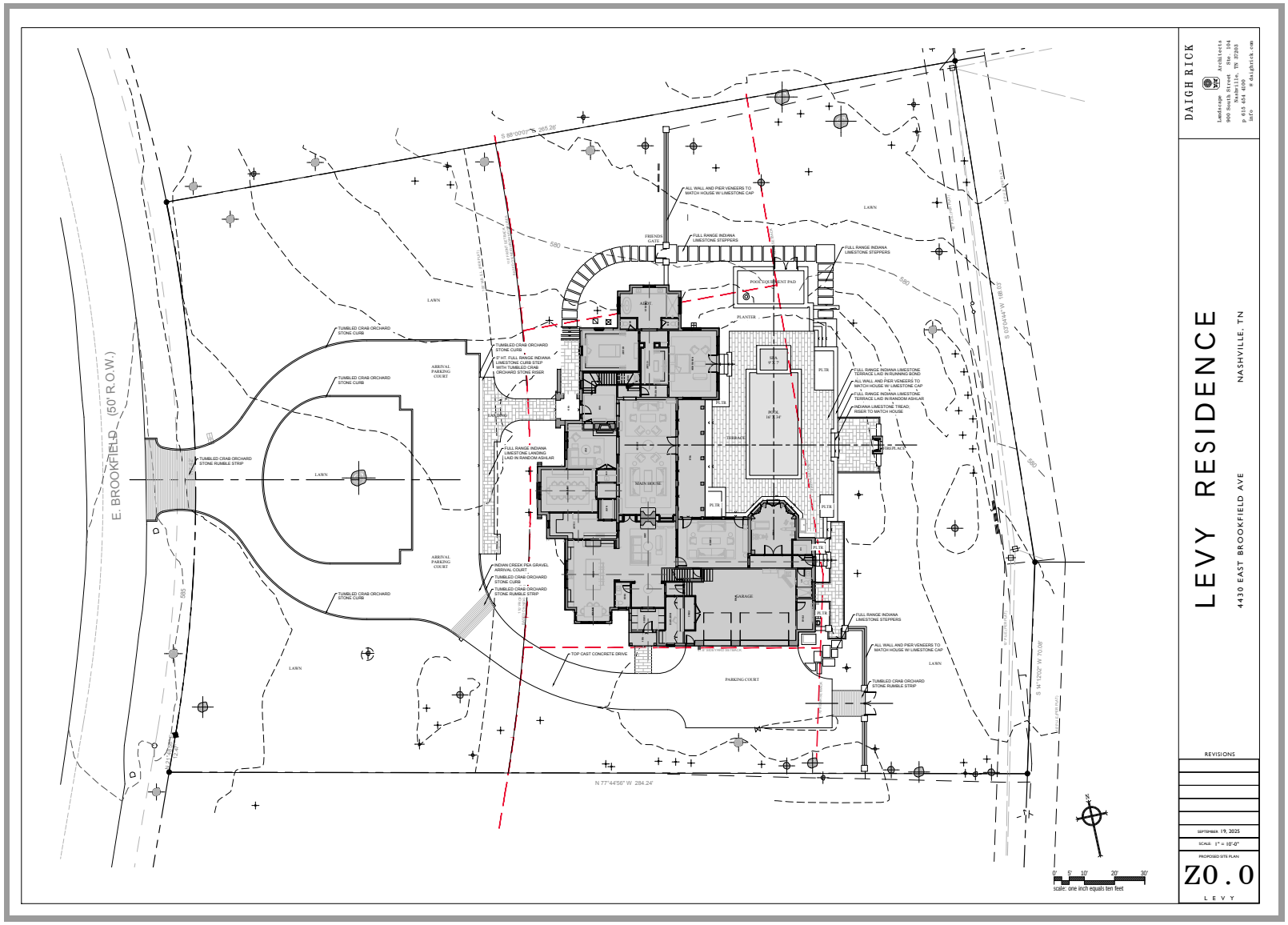
HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

NEIGHBORHOOD CONTEXT & MAP

Z0.0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LEVY RESIDENCE
4430 EAST BROOKFIELD AVE
NASHVILLE, TN
REVISIONS
SEPTEMBER 19, 2025
SCALE: 1" = 10'-0"
PROPOSED SITE PLAN
Z0.0
LEVY
E. BROOKFIELD (50' R.O.W.)
LAWN
ARRIVAL PARKING COURT
MAIN HOUSE
GARAGE
PARKING COURT
TERRACE
POOL EQUIPMENT PAD
PLANTER
FRIENDS GATE
ALL WALL AND PIER VENEERS TO MATCH HOUSE W/ LIMESTONE CAP
FULL RANGE INDIANA LIMESTONE STEPPERS
TUMBLED CRAB ORCHARD STONE CURB
TUMBLED CRAB ORCHARD STONE RUMBLE STRIP
INDIAN CREEK PEA GRAVEL ARRIVAL COURT
TOP CAST CONCRETE DRIVE
N 77°44'56" W 284.24'
S 14°12'02" W 70.08'
S 03°04'44" W 168.03'
S 88°00'07" E 265.26'
scale: one inch equals ten feet


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SCHEMATIC PLANTING PLAN
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E. BROOKFIELD (50' R.O.W.)
LAWN
MAIN HOUSE
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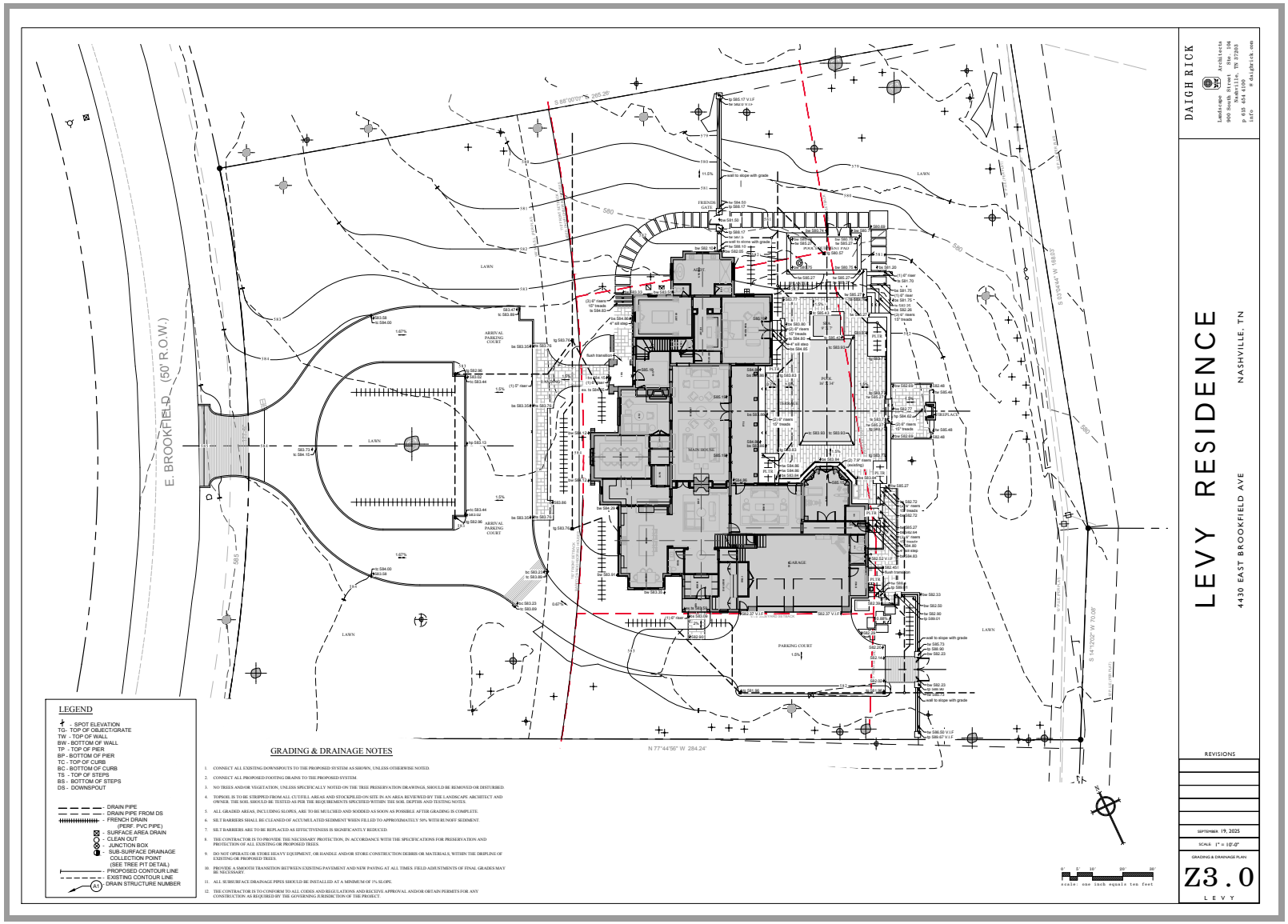
PLANTER
FRIENDS GATE
EXISTING TREE
HOLLIES
EVERGREEN HEDGE
DECIDUOUS SHRUBS
BOXWOOD
FLOWERING DECIDUOUS TREE
LARGE DECIDUOUS SHRUBS
LARGE DECIDUOUS TREE
FLOWERING PERENNIAL
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
BOXWOOD GROUPING
S 14°12'02" W 70.08'
S 03°04'44" W 168.03'
580
560
0' 2' 4' 8' 16' 24'
scale: one-eighth inch equals one foot


E. BROOKFIELD (50' R.O.W.)
S 88°00'07" W 285.06'
N 77°44'56" W 284.24'
S 03°04'44" W 102.07'
S 14°12'02" W 70.08'
MAIN HOUSE
GARAGE
POOL
ARRIVAL PARKING COURT
PARKING COURT
LAWN
LEGEND
- SPOT ELEVATION
TG - TOP OF OBJECT/GRATE
TW - TOP OF WALL
BW - BOTTOM OF WALL
TP - TOP OF PIER
BP - BOTTOM OF PIER
TC - TOP OF CURB
BC - BOTTOM OF CURB
TS - TOP OF STEPS
BS - BOTTOM OF STEPS
DS - DOWNSPOUT
- DRAIN PIPE
- DRAIN PIPE FROM DS
- FRENCH DRAIN (PERF. PVC PIPE)
- SURFACE AREA DRAIN
- CLEAN OUT
- JUNCTION BOX
- SUB-SURFACE DRAINAGE COLLECTION POINT (SEE TREE PIT DETAIL)
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- DRAIN STRUCTURE NUMBER
GRADING & DRAINAGE NOTES
1. CONNECT ALL EXISTING DOWNSPOUTS TO THE PROPOSED SYSTEM AS SHOWN, UNLESS OTHERWISE NOTED.
2. CONNECT ALL PROPOSED FOOTING DRAINS TO THE PROPOSED SYSTEM.
3. NO TREES AND/OR VEGETATION, UNLESS SPECIFICALLY NOTED ON THE TREE PRESERVATION DRAWINGS, SHOULD BE REMOVED OR DISTURBED.
4. TOPSOIL IS TO BE STRIPPED FROM ALL CUT/FILL AREAS AND STOCKPILED ON SITE IN AN AREA REVIEWED BY THE LANDSCAPE ARCHITECT AND OWNER. THE SOIL SHOULD BE TESTED AS PER THE REQUIREMENTS SPECIFIED WITHIN THE SOIL DEPTHS AND TESTING NOTES.
5. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SODDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN FILLED TO APPROXIMATELY 50% WITH RUNOFF SEDIMENT.
7. SILT BARRIERS ARE TO BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.
8. THE CONTRACTOR IS TO PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS FOR PRESERVATION AND PROTECTION OF ALL EXISTING OR PROPOSED TREES.
9. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, OR HANDLE AND/OR STORE CONSTRUCTION DEBRIS OR MATERIALS, WITHIN THE DRIPLINE OF EXISTING OR PROPOSED TREES.
10. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVING AT ALL TIMES. FIELD ADJUSTMENTS OF FINAL GRADES MAY BE NECESSARY.
11. ALL SUBSURFACE DRAINAGE PIPES SHOULD BE INSTALLED AT A MINIMUM OF 1% SLOPE.
12. THE CONTRACTOR IS TO CONFORM TO ALL CODES AND REGULATIONS AND RECEIVE APPROVAL AND/OR OBTAIN PERMITS FOR ANY CONSTRUCTION AS REQUIRED BY THE GOVERNING JURISDICTION OF THE PROJECT.
scale: one inch equals ten feet
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REVISIONS
SEPTEMBER 19, 2025
SCALE 1" = 10'-0"
GRADING & DRAINAGE PLAN
Z3.0
LEVY















PRECEDENT IMAGERY

FRENCH ECLECTIC





NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

PRECEDENT IMAGERY

X0.0



STONE
LIMEWASHED NATURAL STONE



SIDING
PAINTED HORIZ. LAP SIDING



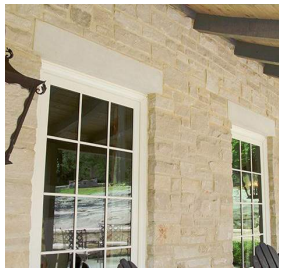
TRIM, COLUMNS & FASCIA
PAINTED WOOD OR COMPOSITE



WINDOWS
ALUMINUM CLAD EXTERIOR



GUTTERS
COPPER GUTTERS & DOWNSPOUTS



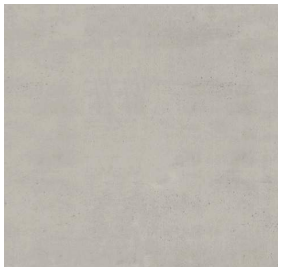
HEADERS & SILLS
CUT LIMESTONE



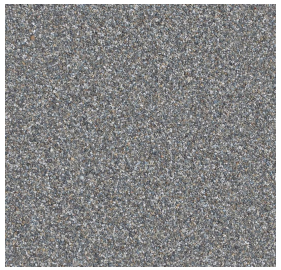
ROOFING
COMPOSITE SLATE ROOF TILE



LIGHTING
COPPER GAS LANTERNS



PAVERS
CUT LIMESTONE



DRIVE
CHIP SEAL GRAVEL

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE
4430 E. BROOKFIELD AVE.
NASHVILLE TN

HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

MATERIALS PALETTE

X0.1









NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

EXISTING FRONT ELEVATION PHOTOS

X0.2









NORTHWORKS

LEVY RESIDENCE
440 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

EXISTING SIDE ELEVATION PHOTOS

X0.3









NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

EXISTING REAR ELEVATION PHOTOS

X0.4



- DEMO AS REQ'D FOR APPROVED PRIMARY BEDROOM FOOTPRINT VARIATION





- REPLACE BRICK HEADERS AND SILLS WITH CUT LIMESTONE



- REMOVE LARGE SWOOPING WALL
- SIMPLIFY WINDOW SIZES AND STYLES

NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

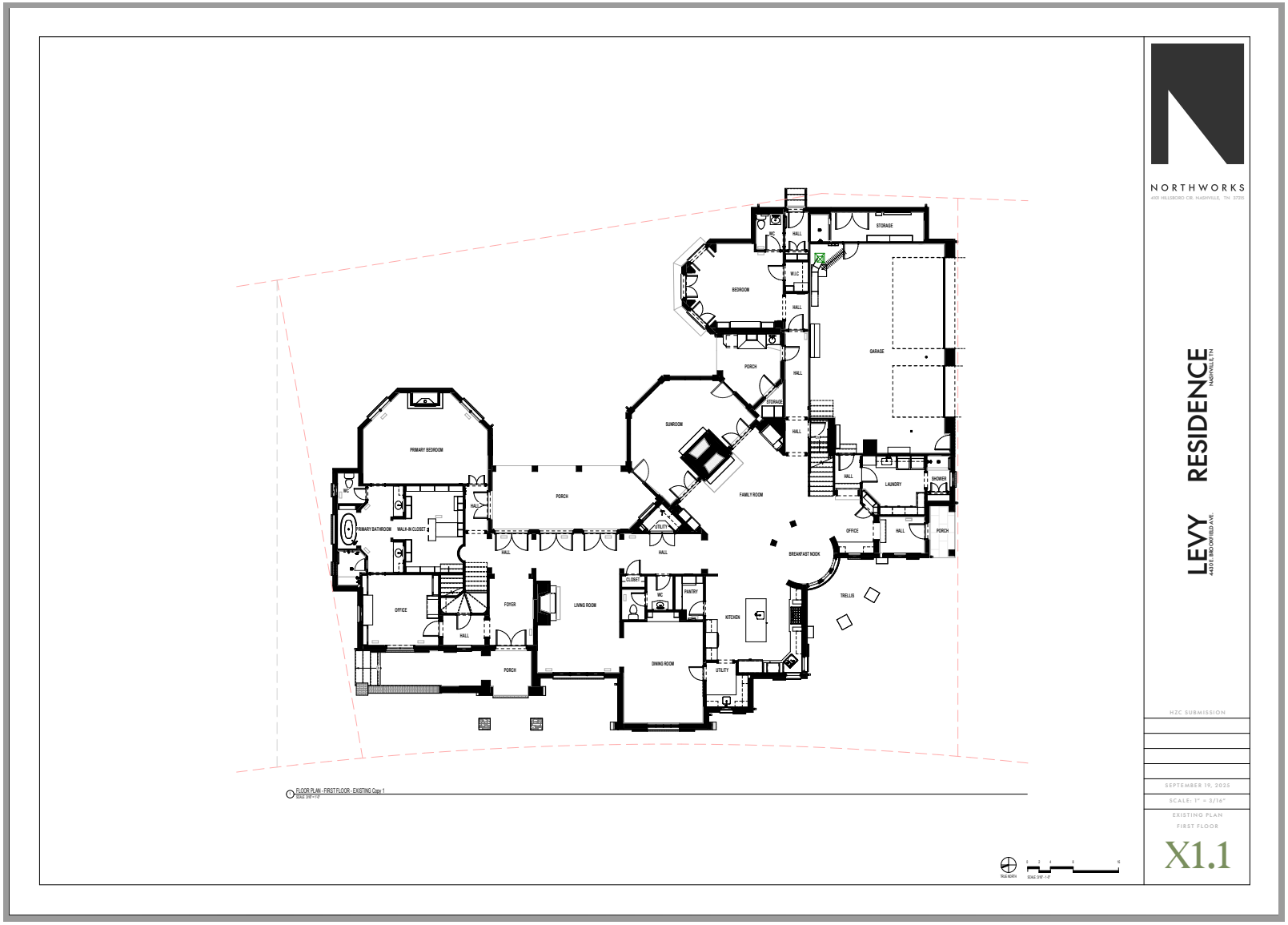
HZC SUBMISSION

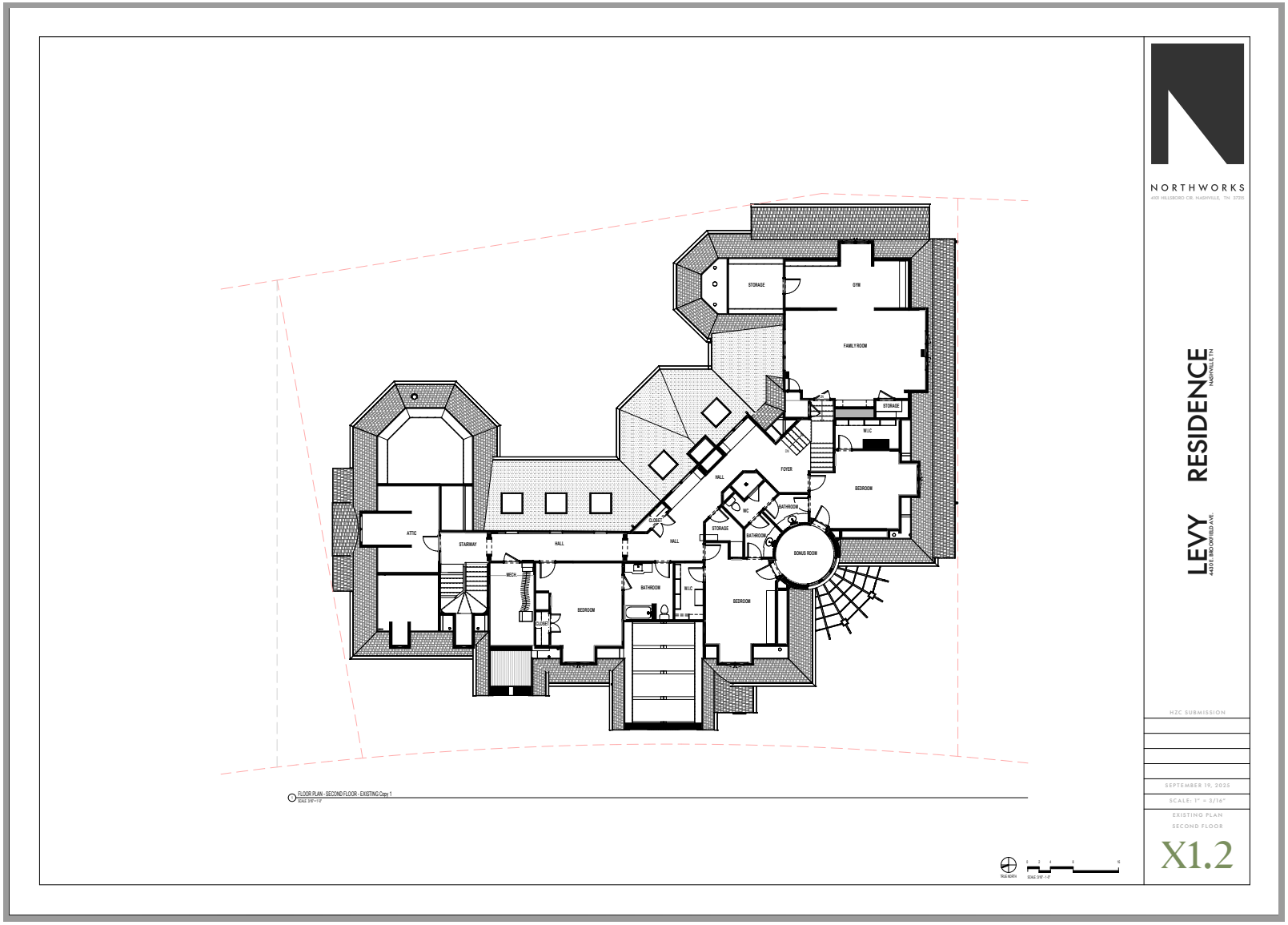
SEPTEMBER 19, 2025

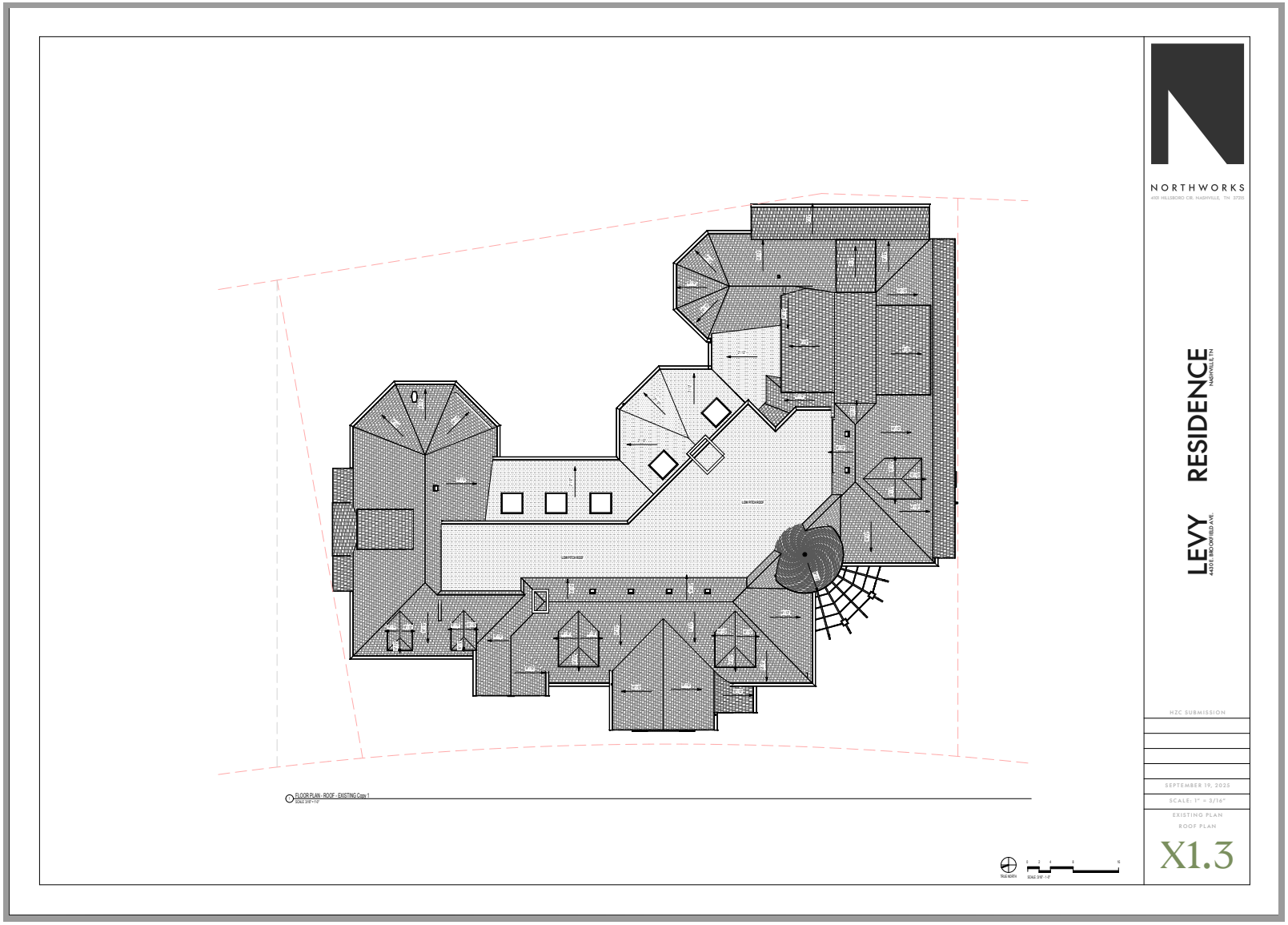
SCALE: 1" = 3/16"

EXISTING SIDE ELEVATION PHOTOS

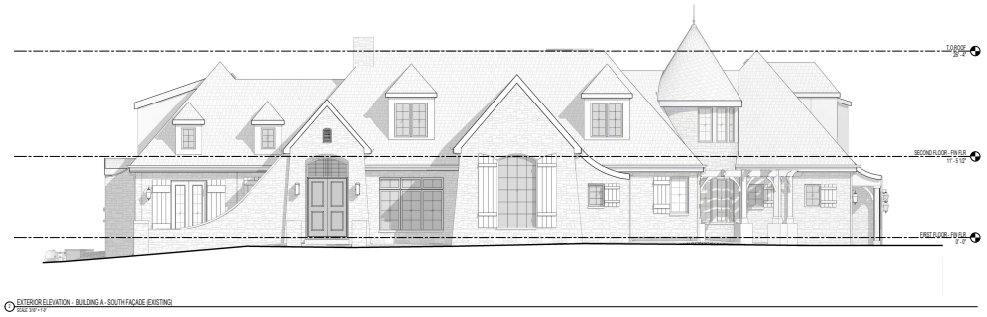
X0.5


NORTHWORKS
LEVY RESIDENCE
NASHVILLE TN
4404 E. BROOKFIELD AVE.
HZC SUBMISSION
SEPTEMBER 19, 2025
SCALE: 1" = 3/16"
EXISTING PLAN
FIRST FLOOR
X1.1
FLOOR PLAN - FIRST FLOOR - EXISTING Copy 1
PRIMARY BEDROOM
PRIMARY BATHROOM
WALK-IN CLOSET
OFFICE
FOYER
LIVING ROOM
PORCH
SUNROOM
FAMILY ROOM
BEDROOM
GARAGE
STORAGE
LAUNDRY
SHOWER
BREAKFAST NOOK
KITCHEN
PANTRY
DINING ROOM
UTILITY
TRELLIS


STORAGE
GYM
FAMILY ROOM
STORAGE
W.I.C.
FOYER
HALL
BEDROOM
W.C.
BATHROOM
CLOSET
STORAGE
BATHROOM
ATTIC
STAIRWAY
HALL
HALL
BONUS ROOM
MECH.
BEDROOM
BATHROOM
W.I.C.
BEDROOM
CLOSET
FLOOR PLAN - SECOND FLOOR - EXISTING Copy 1
NORTHWORKS
LEVY RESIDENCE
4430 E. BROOKFIELD AVE. NASHVILLE TN
HZC SUBMISSION
SEPTEMBER 19, 2025
SCALE: 1" = 3/16"
EXISTING PLAN
SECOND FLOOR
X1.2


NORTHWORKS
LEVY RESIDENCE
NASHVILLE TN
4430 E. BROOKFIELD AVE.
HZC SUBMISSION
SEPTEMBER 19, 2025
SCALE: 1" = 3/16"
EXISTING PLAN
ROOF PLAN
X1.3
FLOOR PLAN - ROOF - EXISTING Copy 1





NORTHWORKS

RESIDENCE
NASHVILLE TN

LEVY
4430 E. BROOKFIELD AVE.

HZC SUBMISSION

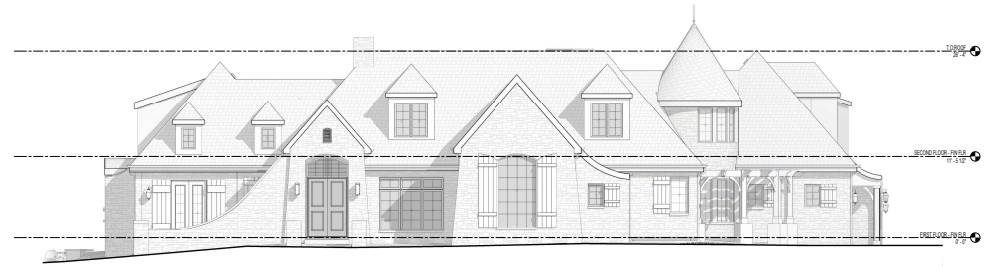
SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

EXISTING EXTERIOR ELEVATIONS

X2.1





NORTHWORKS

LEVY RESIDENCE
NASHVILLE TN
4430 E. BROOKFIELD AVE.

HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

EXISTING EXTERIOR ELEVATIONS

X2.2



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

RENDERINGS
FRONT ELEVATION

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE
4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

PROPOSED FRONT RENDERING

A0.1



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

RENDERINGS

FRONT ELEVATION FROM NORTH APPROACH

NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

PROPOSED FRONT RENDERING

A0.2



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

RENDERINGS

FRONT ELEVATION FROM SOUTH APPROACH

NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

PROPOSED FRONT RENDERING

A0.3



EXISTING NORTH (SIDE) ELEVATION



PROPOSED NORTH (SIDE) ELEVATION

RENDERINGS
NORTH ELEVATION

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN. 37215

LEVY RESIDENCE
4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

PROPOSED NORTH RENDERING

A0.4



EXISTING SOUTH (SIDE) ELEVATION



PROPOSED SOUTH (SIDE) ELEVATION

RENDERINGS
SOUTH ELEVATION

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN. 37215

LEVY RESIDENCE
4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

PROPOSED SOUTH RENDERING

A0.5



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

RENDERINGS
REAR ELEVATION

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN. 37215

LEVY RESIDENCE
4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

PROPOSED REAR RENDERING

A0.6



EXISTING REAR ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

RENDERINGS
REAR ELEVATION

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN. 37215

LEVY RESIDENCE
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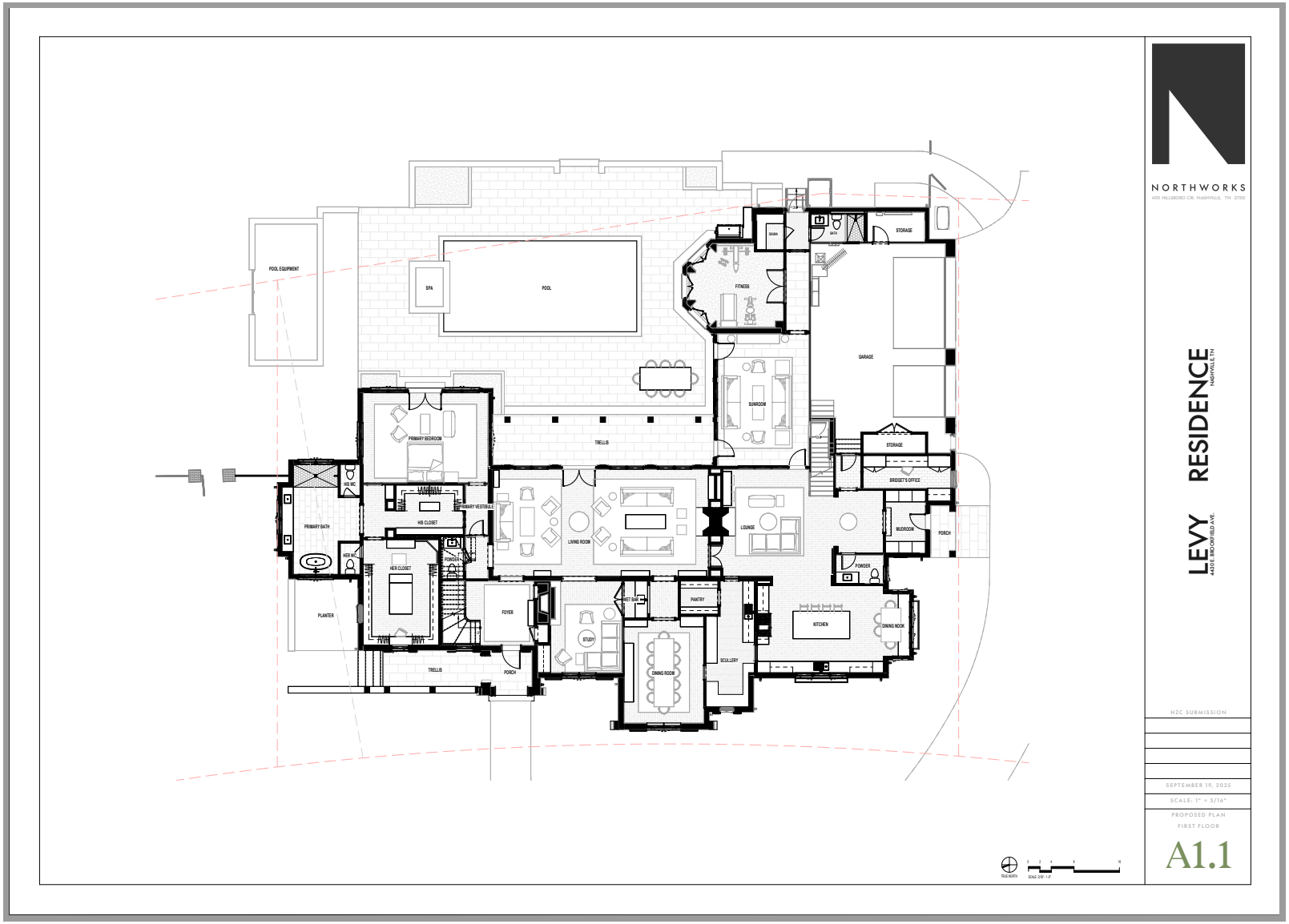
HZC SUBMISSION

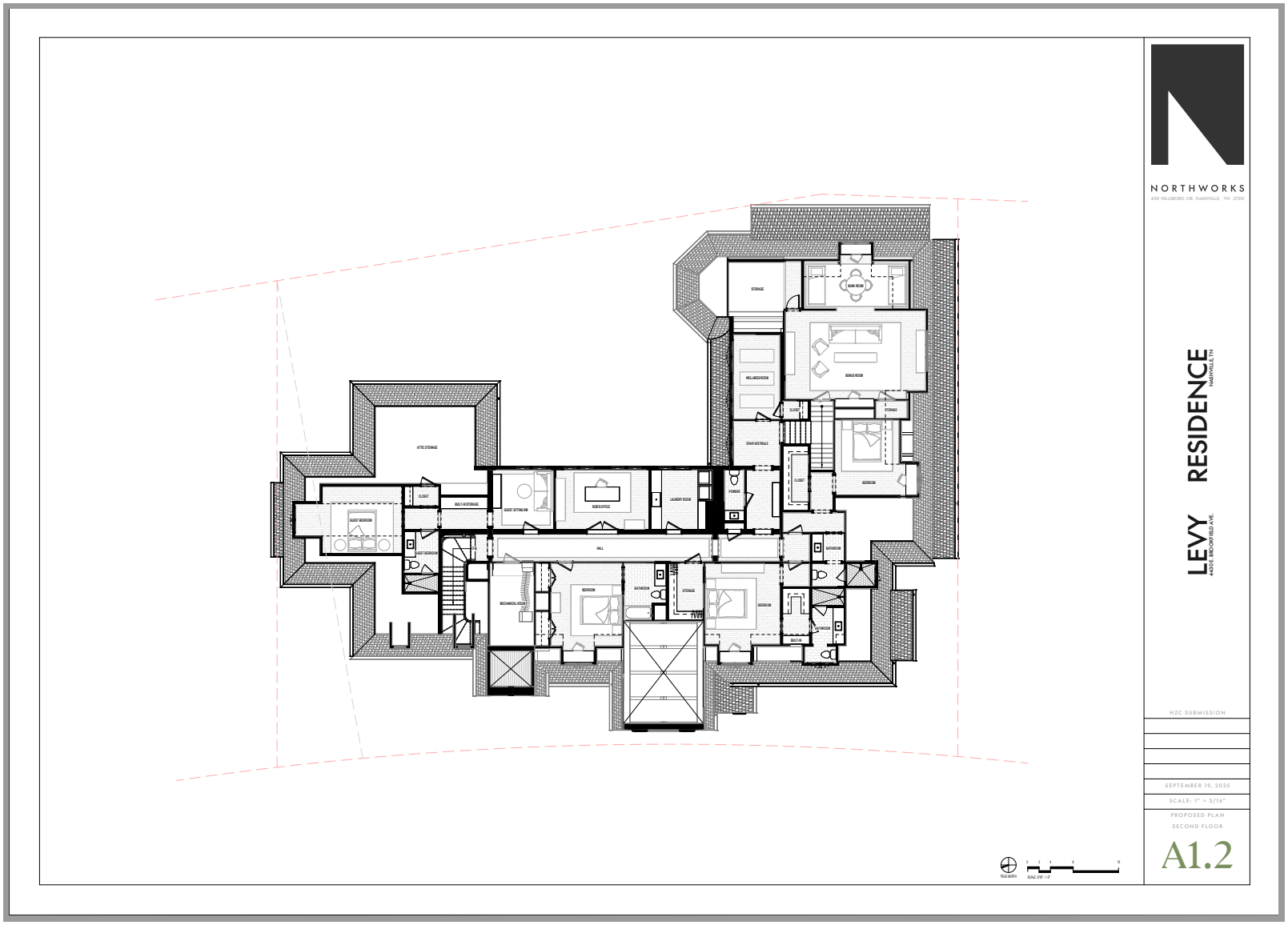
SEPTEMBER 19, 2025

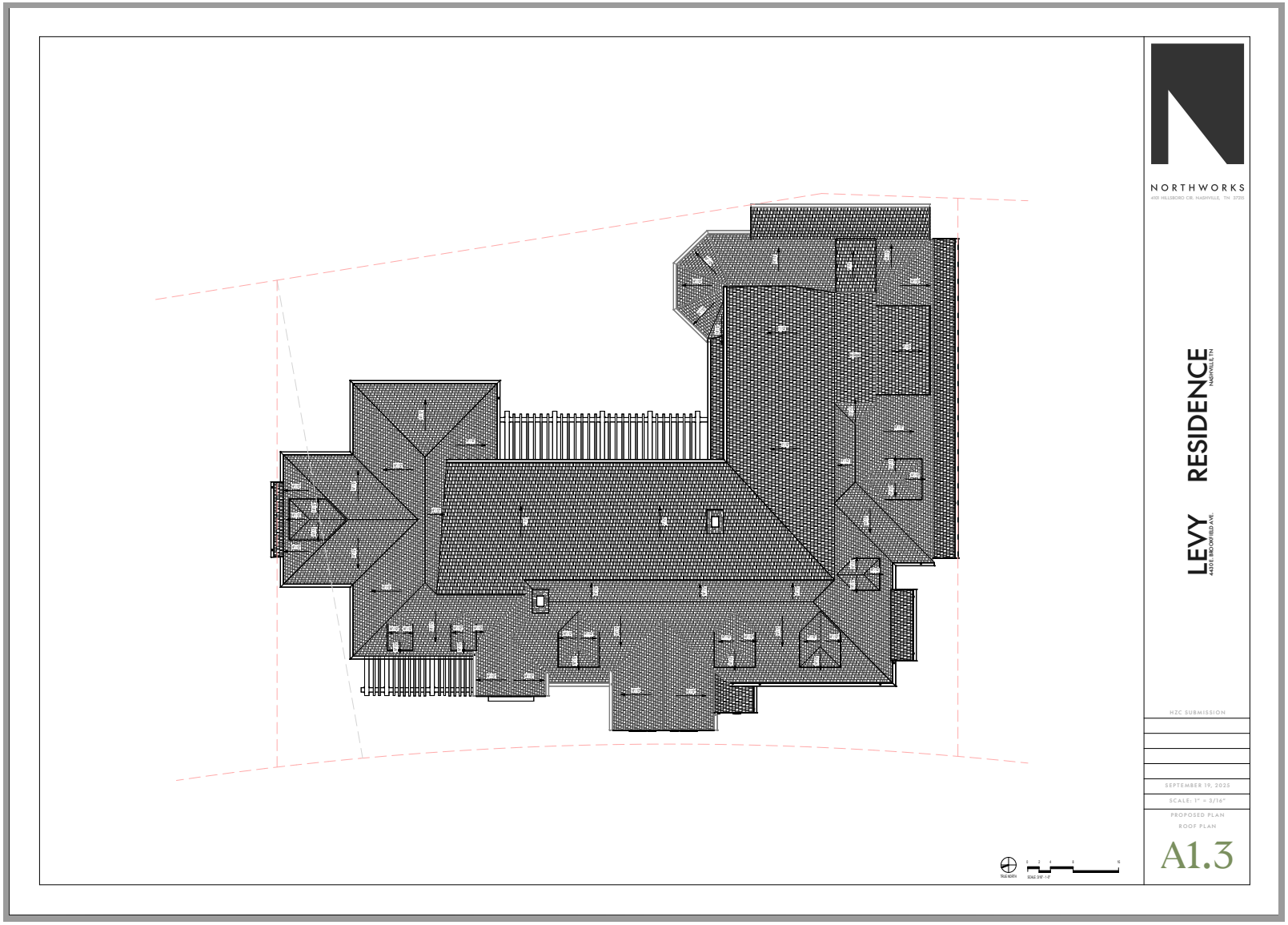
SCALE: 1" = 3/16"

PROPOSED REAR RENDERING

A0.7


POOL EQUIPMENT
SPA
POOL
FITNESS
SAUNA
STORAGE
GARAGE
SUNROOM
TRELLIS
PRIMARY BEDROOM
LAUNDRY
PRIMARY VESTIBULE
HIS CLOSET
HIS WC
PRIMARY BATH
HER WC
HER CLOSET
POWDER
PLANTER
LIVING ROOM
FOYER
WET BAR
PANTRY
STUDY
DINING ROOM
SCULLERY
KITCHEN
DINING NOOK
LOUNGE
STORAGE
BRIDGET'S OFFICE
MUDROOM
PORCH
POWDER
TRELLIS
PORCH
NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN 37215
LEVY RESIDENCE
NASHVILLE TN
4401 E. BROOKFIELD AVE.
HZC SUBMISSION
SEPTEMBER 19, 2025
SCALE: 1" = 3/16"
PROPOSED PLAN
FIRST FLOOR
A1.1


NORTHWORKS
LEVY RESIDENCE
NASHVILLE TN
4430 E. BROOKFIELD AVE.
HZC SUBMISSION
SEPTEMBER 19, 2025
SCALE: 1" = 3/16"
PROPOSED PLAN
SECOND FLOOR
A1.2


NORTHWORKS
LEVY RESIDENCE
NASHVILLE TN
HZC SUBMISSION
SEPTEMBER 19, 2025
SCALE: 1" = 3/16"
PROPOSED PLAN
ROOF PLAN
A1.3





NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

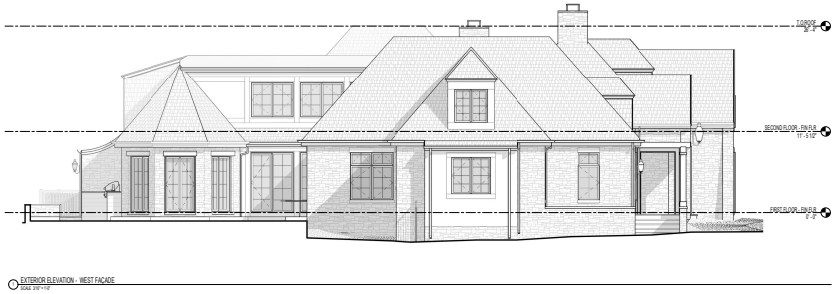
SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

PROPOSED EXTERIOR ELEVATIONS

A2.1





NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

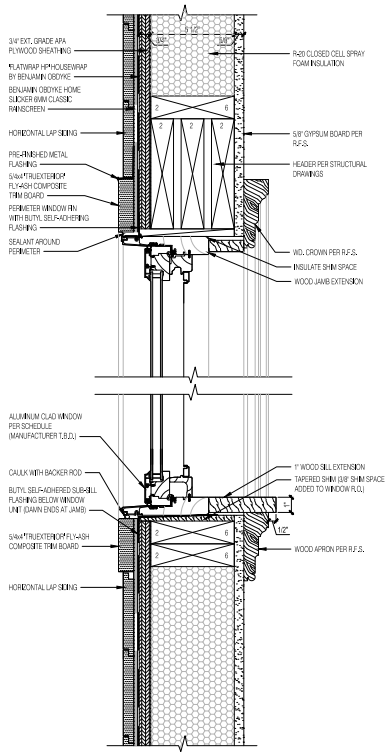
HZC SUBMISSION

SEPTEMBER 19, 2025

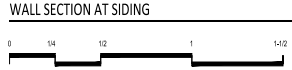
SCALE: 1" = 3/16"

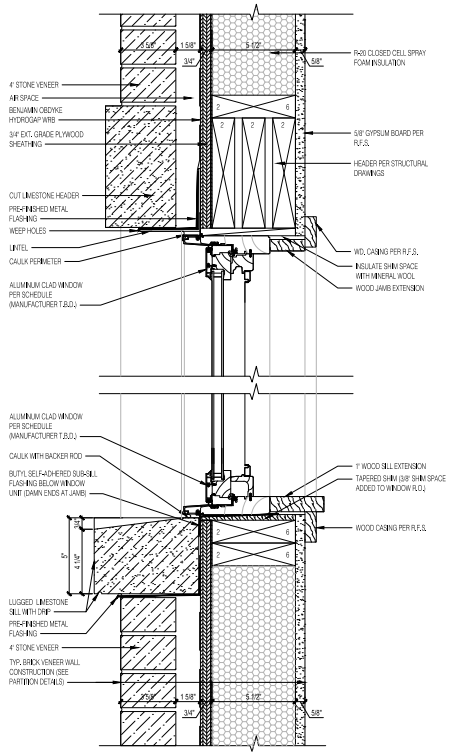
PROPOSED EXTERIOR ELEVATIONS

A2.2



WALL SECTION AT SIDING





WALL SECTION AT STONE VENEER

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE
4430 E. BROOKFIELD AVE. NASHVILLE TN

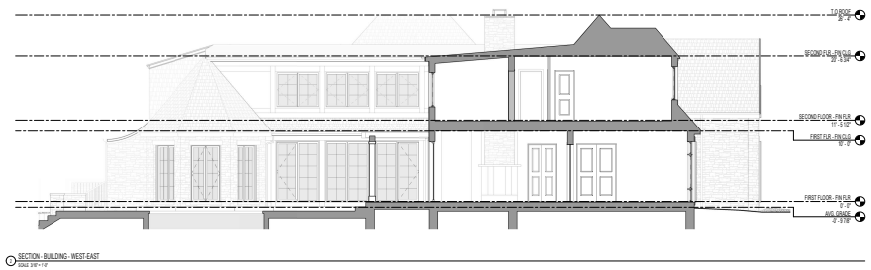
HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

TYPICAL WALL SECTIONS

A3.0





NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

SEPTEMBER 19, 2025

SCALE: 1" = 3/16"

PROPOSED BUILDING SECTIONS

A3.1


NORTHWORKS

Staff Report

Agenda No.: IV.C.

Case No.: A25-70

Staff: Mary Samaniego, Planning Director

Applicant: The Levy family

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

Location: 4430 E. Brookfield Avenue

Summary:
The applicant/owner, the Levy family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the proposed work includes three separate additions totaling approximately 1,374 square feet to the front and side of the residence. The designated architectural style is French Eclectic 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 1.33 acres (58,162 square feet), regularly shaped, relatively flat, and has frontage on East Brookfield Avenue.
2. The existing dwelling was constructed in 2003 and includes a two-car garage.
3. This project received a side yard setback variance (from 63' to 48') from the Belle Meade Board of Zoning Appeals in August 2025.
4. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
5. The dwelling has not been identified in the 2021 historical survey due to its age.
6. The residence has been owned by two families since its construction.
7. The property is located within the Residence "A" zoning district and is not within the regulated floodplain.

8. Materials list:

New Construction Material List Description

Window Manufacturer: TBD - To match existing

Window Material: Aluminum Clad Exterior

Frame Material: wood, painted - cut lime

Windowsills: wood, painted - cut lime

Brick, Painted/Natural: N/A

Brick/Stone Thickness: Full bed stone

Clapboard Material: painted wood or compos

Clapboard Dimensions/Reveal: 4" horizontal lap siding

Railings, Columns, Pilasters: Painted wood or compos

Chimney Material: Stone

Roofing Material: composite slate - to mat

Exterior Doors: TBD - to match windows

Eaves/Cornice: Painted wood or compos

Gutters: copper

Gutter Dimensions: 6" round copper

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.

In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for the specific architectural elements:

1. 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.
2. 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.

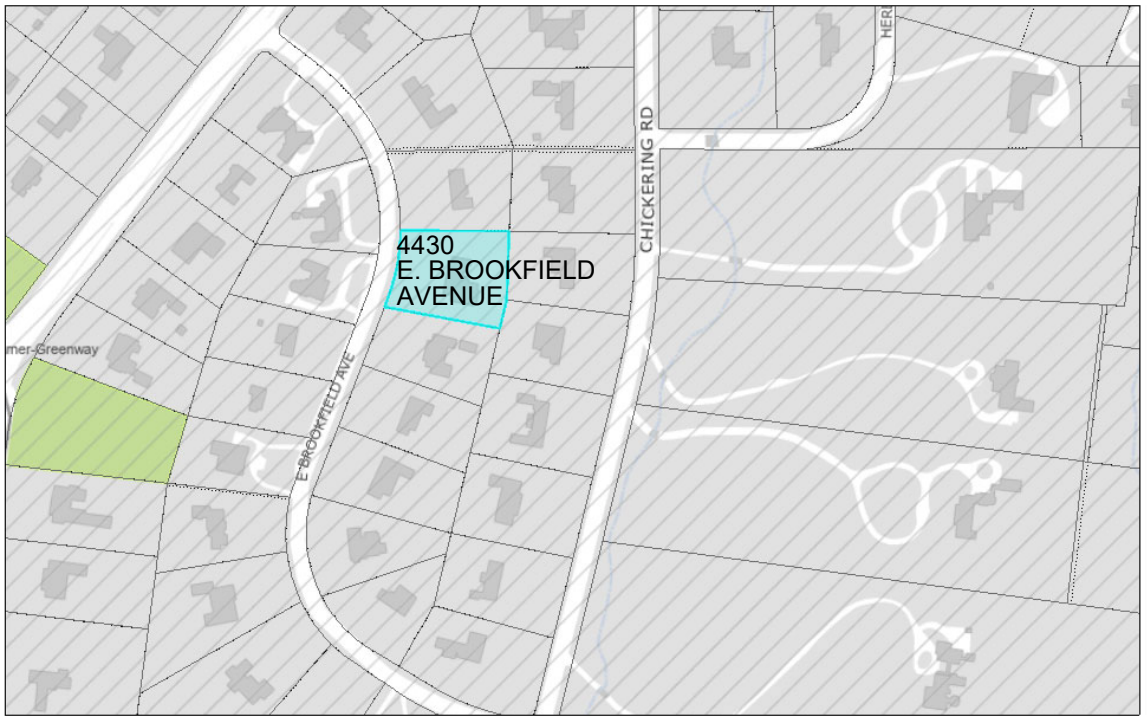
3. Front Doors: No front door shall be of aluminum or vinyl.
4. Front Porch: No front steps visible from the street shall be finished concrete.
5. Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.
6. Deck Material: No deck shall be constructed of vinyl clad materials.
7. Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.
8. Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.
9. Gutters: No gutter shall have less than a six-inch (6") opening. Downspouts shall 14 be a minimum of three by four inches (3"x4") in circumference.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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

Nashville Parcel Viewer Map 4430 E. BROOKFIELD AVENUE



NORTHWORKS

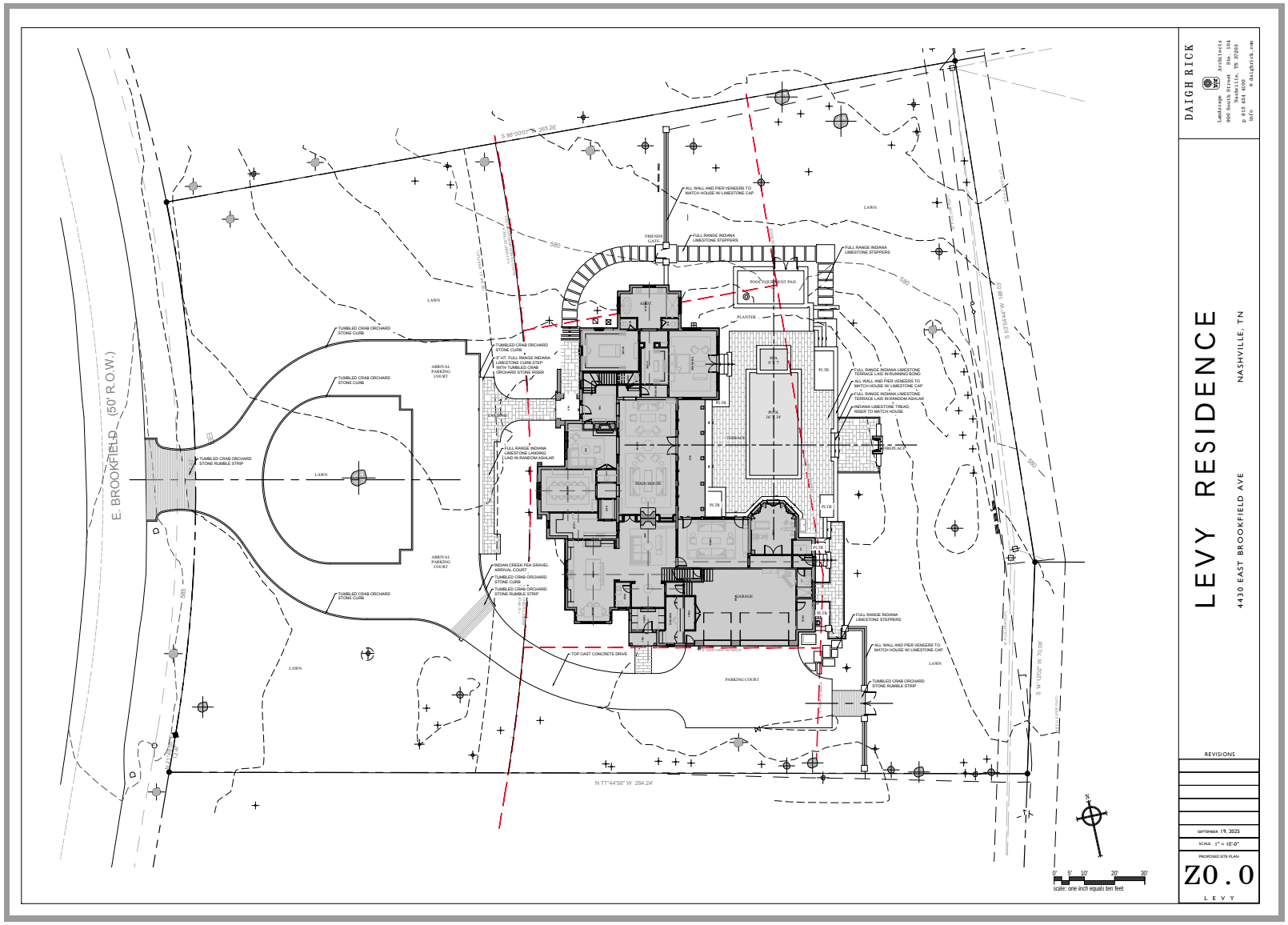
4430 E Brookfield Ave.
Levy Residence

HZC Revised Submittal

DRAWING CONTENTS:

Z0.0	NEIGHBORHOOD CONTEXT & MAP	A0.1	PROPOSED FRONT RENDERING
Z1.0	PROPOSED SITE PLAN	A0.2	PROPOSED FRONT RENDERING
Z2.0	SCHEMATIC PLANTING PLAN	A0.3	PROPOSED FRONT RENDERING
Z3.0	GRADING AND DRAINAGE PLAN	A0.4	PROPOSED NORTH RENDERING
		A0.5	PROPOSED SOUTH RENDERING
X0.0	PRECEDENT IMAGERY	A0.6	PROPOSED REAR RENDERING
X0.1	MATERIALS PALETTE	A0.7	PROPOSED REAR RENDERING
X0.2	EXISTING FRONT ELEVATION PHOTOS	A1.1	PROPOSED FIRST FLOOR PLAN
X0.3	EXISTING SIDE (S) ELEVATION PHOTOS	A1.2	PROPOSED SECOND FLOOR PLAN
X0.4	EXISTING REAR ELEVATION PHOTOS	A1.3	PROPOSED ROOF PLAN
X0.5	EXISTING SIDE (N) ELEVATION PHOTOS	A2.1	PROPOSED ELEVATIONS
X1.1	EXISTING FIRST FLOOR PLAN	A2.2	PROPOSED ELEVATIONS
X1.2	EXISTING SECOND FLOOR PLAN	A3.0	TYPICAL WALL SECTIONS
X1.3	EXISTING ROOF PLAN	A3.1	BUILDING SECTIONS
X2.1	EXISTING ELEVATIONS		
X2.2	EXISTING ELEVATIONS		

November 11th, 2025


DAIGH RICK
Landscape Architects
900 South Street Ste. 104
Nashville, TN 37203
p 615 454 4100
info @daighrick.com
LEVY RESIDENCE
4430 EAST BROOKFIELD AVE
NASHVILLE, TN
REVISIONS
SEPTEMBER 19, 2025
SCALE: 1" = 10'-0"
PROPOSED SITE PLAN
Z0.0
LEVY
E. BROOKFIELD (50' R.O.W.)
LAWN
ARRIVAL PARKING COURT
MAIN HOUSE
GARAGE
PARKING COURT
TERRACE
POOL EQUIPMENT PAD
PLANTER
FRIENDS GATE
ALL WALL AND PIER VENEERS TO MATCH HOUSE W/ LIMESTONE CAP
FULL RANGE INDIANA LIMESTONE STEPPERS
TUMBLED CRAB ORCHARD STONE CURB
TUMBLED CRAB ORCHARD STONE RUMBLE STRIP
INDIAN CREEK PEA GRAVEL ARRIVAL COURT
TOP CAST CONCRETE DRIVE
N 77°44'56" W 284.24'
S 14°12'02" W 70.08'
S 03°04'44" W 168.03'
S 88°00'07" E 265.26'
scale: one inch equals ten feet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SCALE 1" = 10'-0"
SCHEMATIC PLANTING PLAN
Z1.0
LEVY
E. BROOKFIELD (50' R.O.W.)
LAWN
MAIN HOUSE
TERRACE
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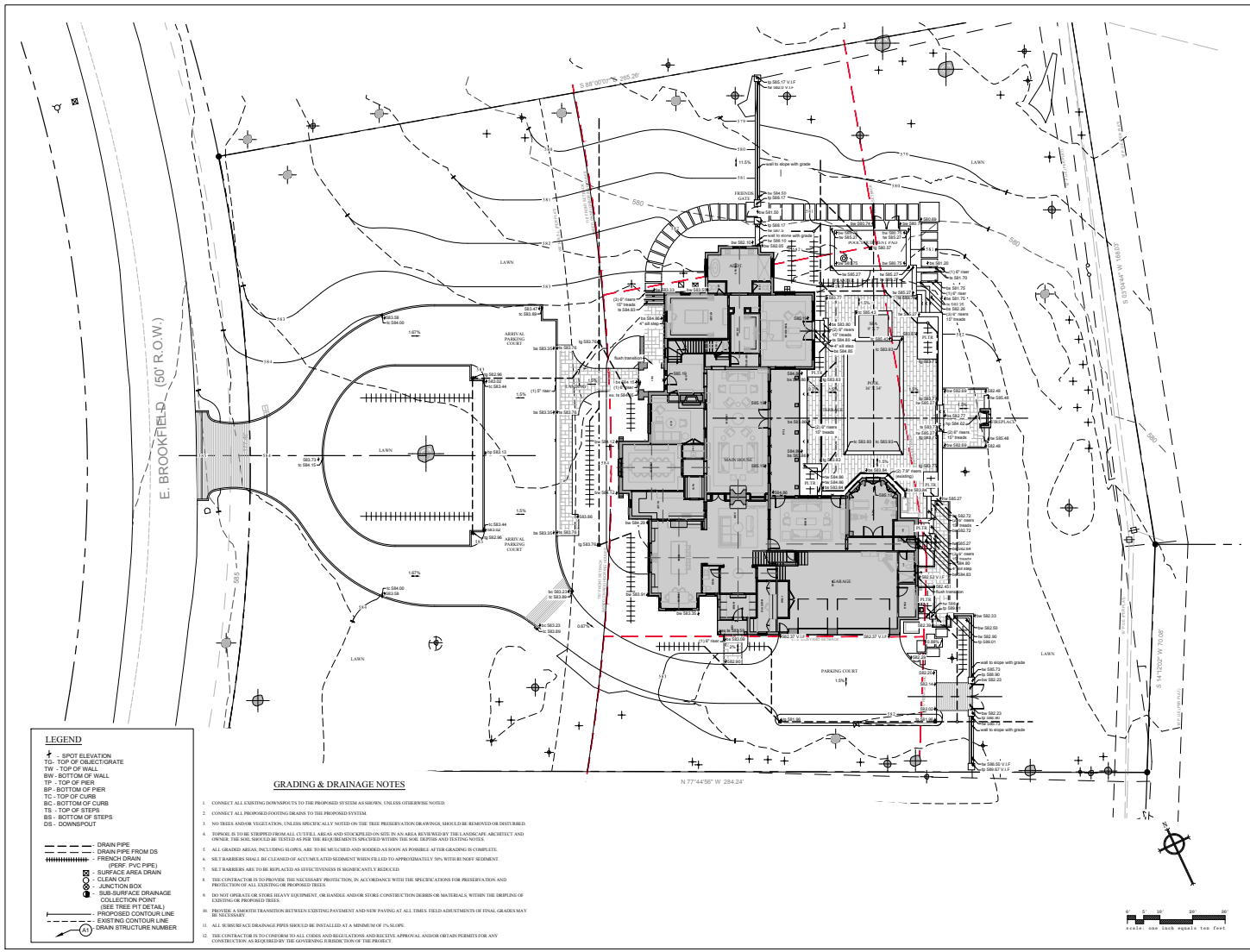
PARKING COURT
ARRIVAL PARKING COURT
POOL EQUIPMENT PAD
PLANTER
FRIENDS GATE
EXISTING TREE
HOLLIES
EVERGREEN HEDGE
DECIDUOUS SHRUBS
BOXWOOD
FLOWERING DECIDUOUS TREE
LARGE DECIDUOUS SHRUBS
LARGE DECIDUOUS TREE
FLOWERING PERENNIAL
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
S 14°12'02" W 70.08'
S 03°04'44" W 168.03'
580
590
scale: one-eighth inch equals one foot


E. BROOKFIELD (50' R.O.W.)
LAWN
ARRIVAL PARKING COURT
MAIN HOUSE
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FRIENDS GATE
N 77°44'56" W 284.24'
S 14°12'02" W 70.08'
S 03°04'44" W 168.03'
S 88°00'07" E 265.26'
LEGEND
- SPOT ELEVATION
TG- TOP OF OBJECT/GRATE
TW - TOP OF WALL
BW - BOTTOM OF WALL
TP - TOP OF PIER
BP - BOTTOM OF PIER
TC - TOP OF CURB
BC - BOTTOM OF CURB
TS - TOP OF STEPS
BS - BOTTOM OF STEPS
DS - DOWNSPOUT
- DRAIN PIPE
- DRAIN PIPE FROM DS
- FRENCH DRAIN (PERF. PVC PIPE)
- SURFACE AREA DRAIN
- CLEAN OUT
- JUNCTION BOX
- SUB-SURFACE DRAINAGE COLLECTION POINT (SEE TREE PIT DETAIL)
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- DRAIN STRUCTURE NUMBER
GRADING & DRAINAGE NOTES
1. CONNECT ALL EXISTING DOWNSPOUTS TO THE PROPOSED SYSTEM AS SHOWN, UNLESS OTHERWISE NOTED.
2. CONNECT ALL PROPOSED FOOTING DRAINS TO THE PROPOSED SYSTEM.
3. NO TREES AND/OR VEGETATION, UNLESS SPECIFICALLY NOTED ON THE TREE PRESERVATION DRAWINGS, SHOULD BE REMOVED OR DISTURBED.
4. TOPSOIL IS TO BE STRIPPED FROM ALL CUTFILL AREAS AND STOCKPILED ON SITE IN AN AREA REVIEWED BY THE LANDSCAPE ARCHITECT AND OWNER. THE SOIL SHOULD BE TESTED AS PER THE REQUIREMENTS SPECIFIED WITHIN THE SOIL DEPTHS AND TESTING NOTES.
5. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SODDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN FILLED TO APPROXIMATELY 50% WITH RUNOFF SEDIMENT.
7. SILT BARRIERS ARE TO BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.
8. THE CONTRACTOR IS TO PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS FOR PRESERVATION AND PROTECTION OF ALL EXISTING OR PROPOSED TREES.
9. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, OR HANDLE AND/OR STORE CONSTRUCTION DEBRIS OR MATERIALS, WITHIN THE DRIPLINE OF EXISTING OR PROPOSED TREES.
10. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVING AT ALL TIMES. FIELD ADJUSTMENTS OF FINAL GRADES MAY BE NECESSARY.
11. ALL SUBSURFACE DRAINAGE PIPES SHOULD BE INSTALLED AT A MINIMUM OF 1% SLOPE.
12. THE CONTRACTOR IS TO CONFORM TO ALL CODES AND REGULATIONS AND RECEIVE APPROVAL AND/OR OBTAIN PERMITS FOR ANY CONSTRUCTION AS REQUIRED BY THE GOVERNING JURISDICTION OF THE PROJECT.
scale: one inch equals ten feet
DAIGH RICK
Landscape Architects
900 South Street Ste. 104
Nashville, TN 37203
p 615 454 4100
info @daighrick.com
LEVY RESIDENCE
4430 EAST BROOKFIELD AVE
NASHVILLE, TN
REVISIONS
SEPTEMBER 19, 2025
SCALE 1" = 10'-0"
GRADING & DRAINAGE PLAN
Z3.0
LEVY



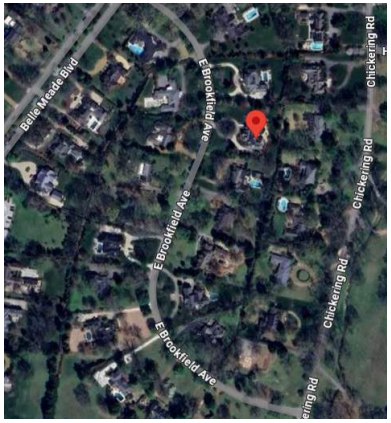
4433 E BROOKFIELD



4432 E BROOKFIELD



4428 E BROOKFIELD



NEIGHBORHOOD CONTEXT

VICINITY MAP & ARCHITECTURAL STYLE

The proposed improvements to 4430 E Brookfield are in keeping with the style precedents established in the neighborhood. The improvements elevate the existing design to more seamlessly integrate with its surroundings.

4430 E Brookfield best identifies with the French Eclectic style due to its use of turrets, steep pitched gables, flared eaves, dormers and stone exterior. The asymmetry in the facade is more characteristic of informal French Eclectic homes.

However, the architectural language is inconsistent and the overuse of certain elements creates complicated geometries which are not indicative of the French Eclectic style. The proposed improvements will simplify the forms and return the home to a truer iteration of the French Eclectic style.



4422 E BROOKFIELD



4424 E BROOKFIELD

NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

NEIGHBORHOOD CONTEXT & MAP

Z0.0















PRECEDENT IMAGERY

FRENCH ECLECTIC





NORTHWORKS

4431 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

NASHVILLE TN

4430 E. BROOKFIELD AVE.

HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

PRECEDENT IMAGERY

X0.0



STONE
LIMEWASHED NATURAL STONE

SIDING
PAINTED VERTICAL SHIPLAP SIDING



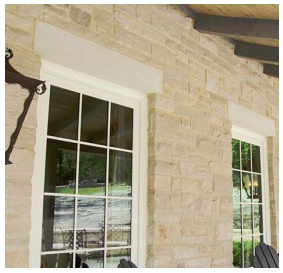
TRIM, COLUMNS & FASCIA
PAINTED WOOD OR COMPOSITE



WINDOWS
ALUMINUM CLAD EXTERIOR



GUTTERS
COPPER GUTTERS & DOWNSPOUTS



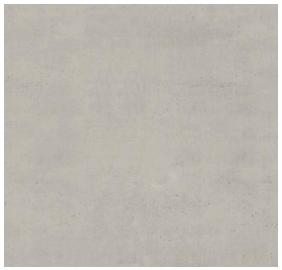
HEADERS & SILLS
CUT LIMESTONE



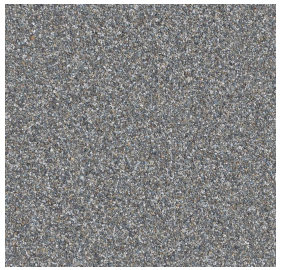
ROOFING
SLATE ROOF TILE



LIGHTING
COPPER GAS LANTERNS



PAVERS
CUT LIMESTONE



DRIVE
CHIP SEAL GRAVEL

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN. 37215

LEVY RESIDENCE
4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

MATERIALS PALETTE

X0.1









NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

EXISTING FRONT ELEVATION PHOTOS

X0.2









NORTHWORKS

LEVY RESIDENCE
4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

EXISTING SIDE ELEVATION PHOTOS

X0.3









NORTHWORKS

LEVY RESIDENCE
NASHVILLE TN
4430 E. BROOKFIELD AVE.

HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

EXISTING REAR ELEVATION PHOTOS

X0.4









NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

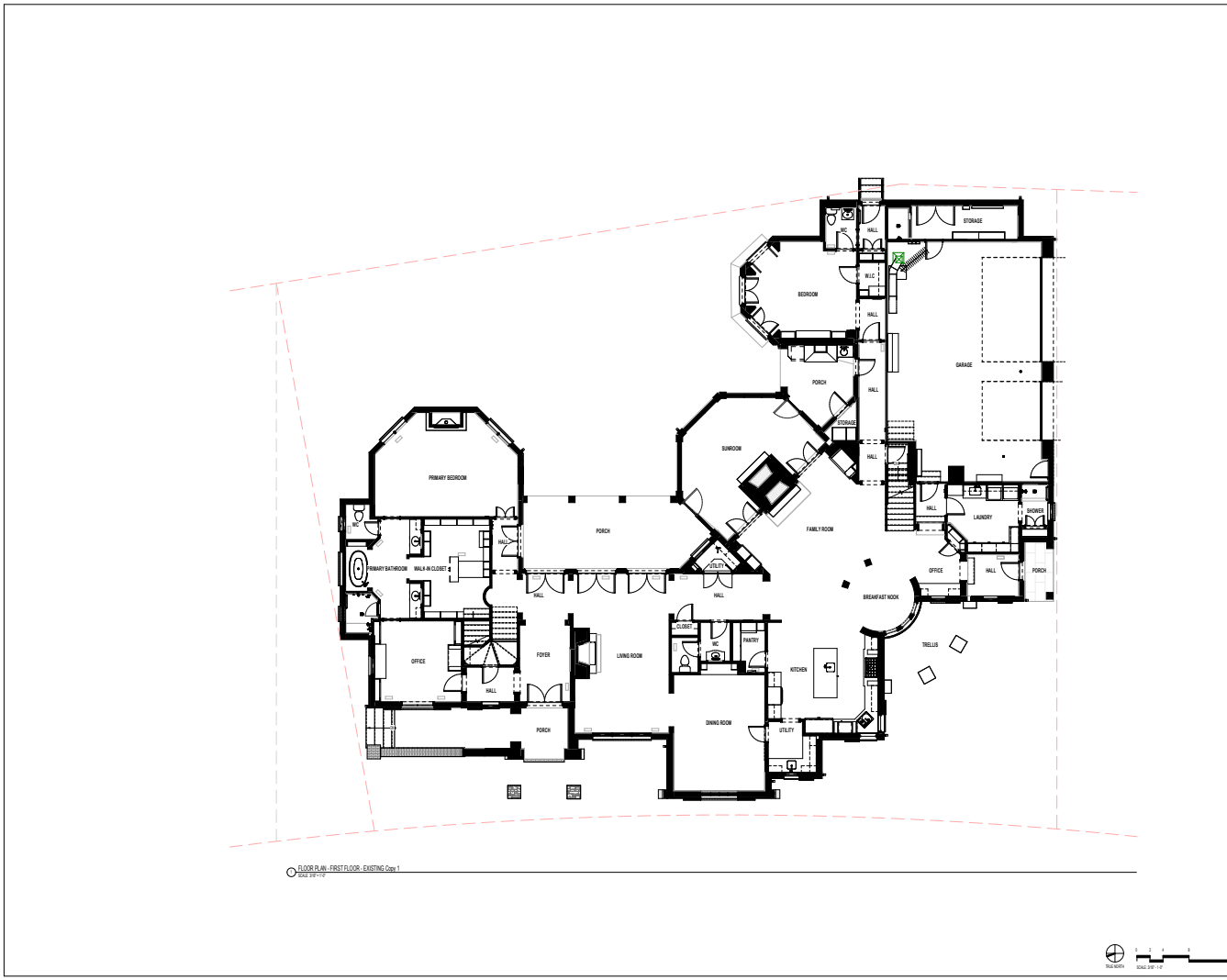
HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

EXISTING SIDE ELEVATION PHOTOS

X0.5



NORTHWORKS

4431 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

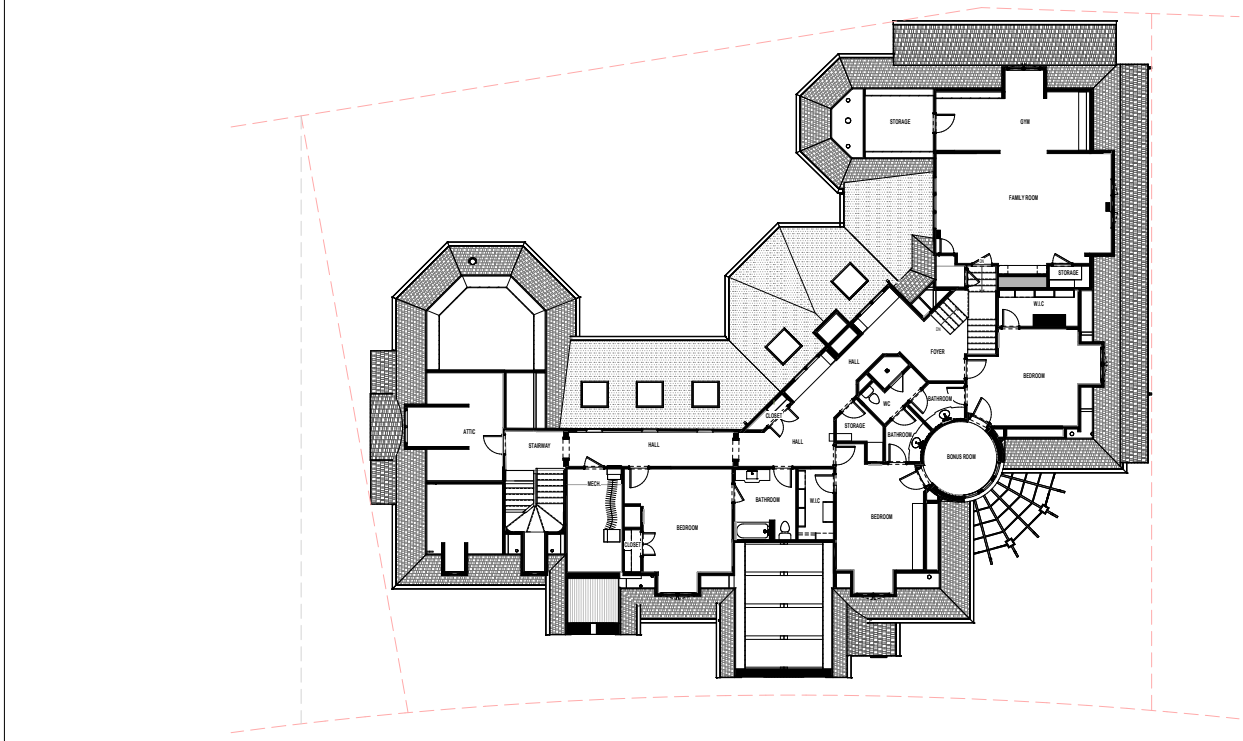
NOVEMBER 11, 2025

SCALE: 1" = 3/16"

EXISTING PLAN

FIRST FLOOR

X1.1



FLOOR PLAN - SECOND FLOOR - EXISTING Copy 1

NORTHWORKS

4430 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

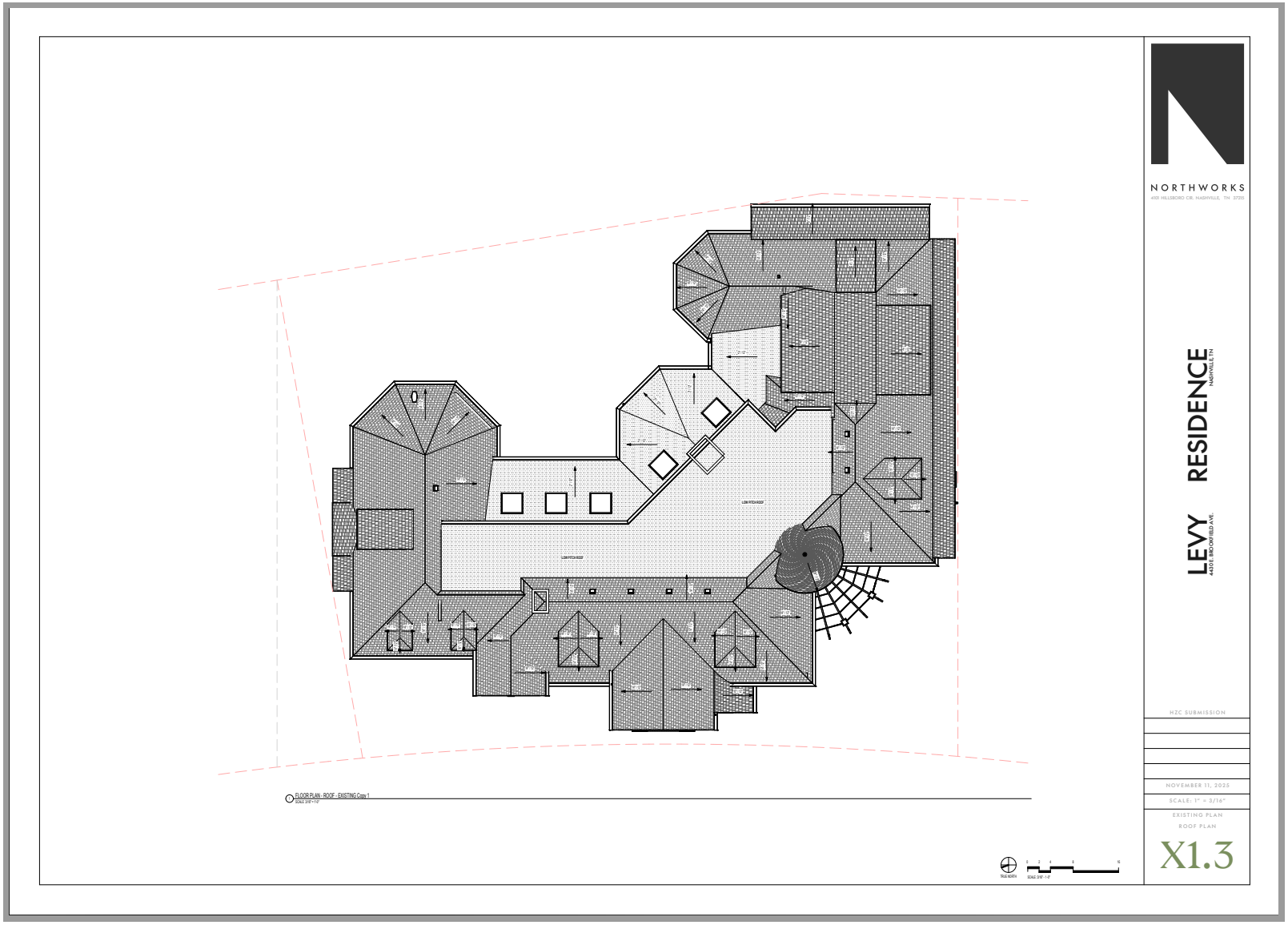
NOVEMBER 11, 2025

SCALE: 1" = 3/16"

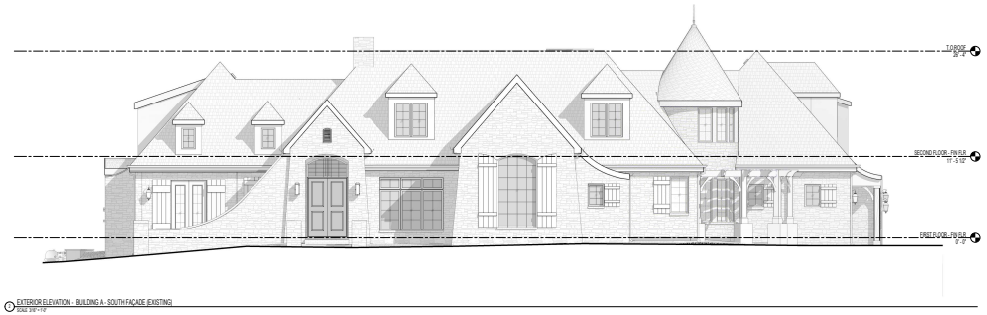
EXISTING PLAN

SECOND FLOOR

X1.2


NORTHWORKS
LEVY RESIDENCE
NASHVILLE TN
4430 E. BROOKFIELD AVE.
HZC SUBMISSION
NOVEMBER 11, 2020
SCALE: 1" = 3/16"
EXISTING PLAN
ROOF PLAN
X1.3
FLOOR PLAN - ROOF - EXISTING Copy 1





NORTHWORKS

LEVY RESIDENCE
4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

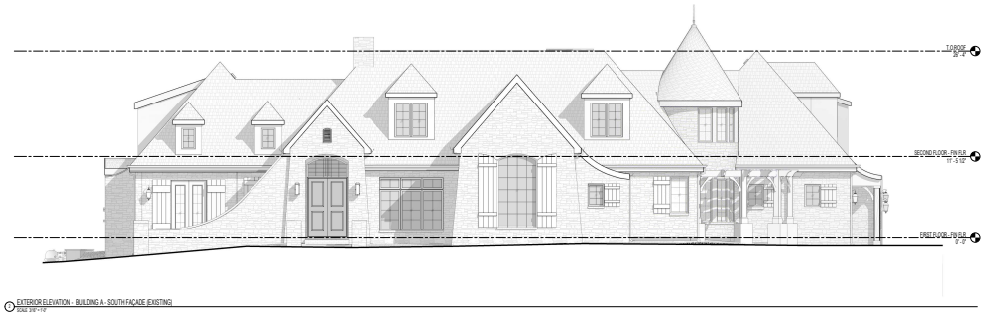
NOVEMBER 11, 2025

SCALE: 1" = 3/16"

EXISTING EXTERIOR ELEVATIONS

X2.1





NORTHWORKS

LEVY RESIDENCE
4430 E. BROOKFIELD AVE.
NASHVILLE TN

HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

EXISTING EXTERIOR ELEVATIONS

X2.2



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

UPDATES MADE:

- Dormer over Primary Bath has been scaled down from 2 windows wide to 1.

- Dormer material and detailing has been revised to include 1x2 corner boards and 1x6 vertical ship-lap siding, for paint.

RENDERINGS
FRONT ELEVATION

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE
4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

PROPOSED FRONT RENDERING

A0.1



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

UPDATES MADE:

- Dormer over Primary Bath has been scaled down from 2 windows wide to 1.

- Dormer material and detailing has been revised to include 1x2 corner boards and 1x6 vertical ship-lap siding, for paint.

RENDERINGS

FRONT ELEVATION FROM NORTH APPROACH

NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

PROPOSED FRONT RENDERING

A0.2



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

UPDATES MADE:

- Dormer and box bay material and detailing has been revised to include 1x2 corner boards and 1x6 vertical shiplap siding, for paint.

RENDERINGS
FRONT ELEVATION FROM SOUTH APPROACH

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE
4430 E BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

PROPOSED FRONT RENDERING

A0.3



EXISTING NORTH (SIDE) ELEVATION



PROPOSED NORTH (SIDE) ELEVATION

UPDATES MADE:

- Dormer over Primary Bath has been scaled down from 2 windows wide to 1.

- Dormer material and detailing has been revised to include 1x2 corner boards and 1x6 vertical ship-lap siding, for paint.

RENDERINGS
NORTH ELEVATION

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE
4430 E BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

PROPOSED NORTH RENDERING

A0.4



EXISTING SOUTH (SIDE) ELEVATION



PROPOSED SOUTH (SIDE) ELEVATION

UPDATES MADE:

- Dormer and box bay material and detailing has been revised to include 1x2 corner boards and 1x6 vertical shiplap siding, for paint.

RENDERINGS
SOUTH ELEVATION

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE
4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

PROPOSED SOUTH RENDERING

A0.5



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

UPDATES MADE:

- Rear facade cladding to include 1x trim boards and 1x6 vertical ship-lap boards, for paint.

- Panel style french doors to better reflect the French Eclectic style

RENDERINGS
REAR ELEVATION

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE
4430 E. BROOKFIELD AVE. NASHVILLE TN

HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

PROPOSED REAR RENDERING

A0.6



EXISTING REAR ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

UPDATES MADE:

- Rear facade cladding to include 1x trim boards and 1x6 vertical ship-lap boards, for paint.

- Panel style french doors to better reflect the French Eclectic style

RENDERINGS
REAR ELEVATION

NORTHWORKS
4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE
4430 E BROOKFIELD AVE. NASHVILLE TN

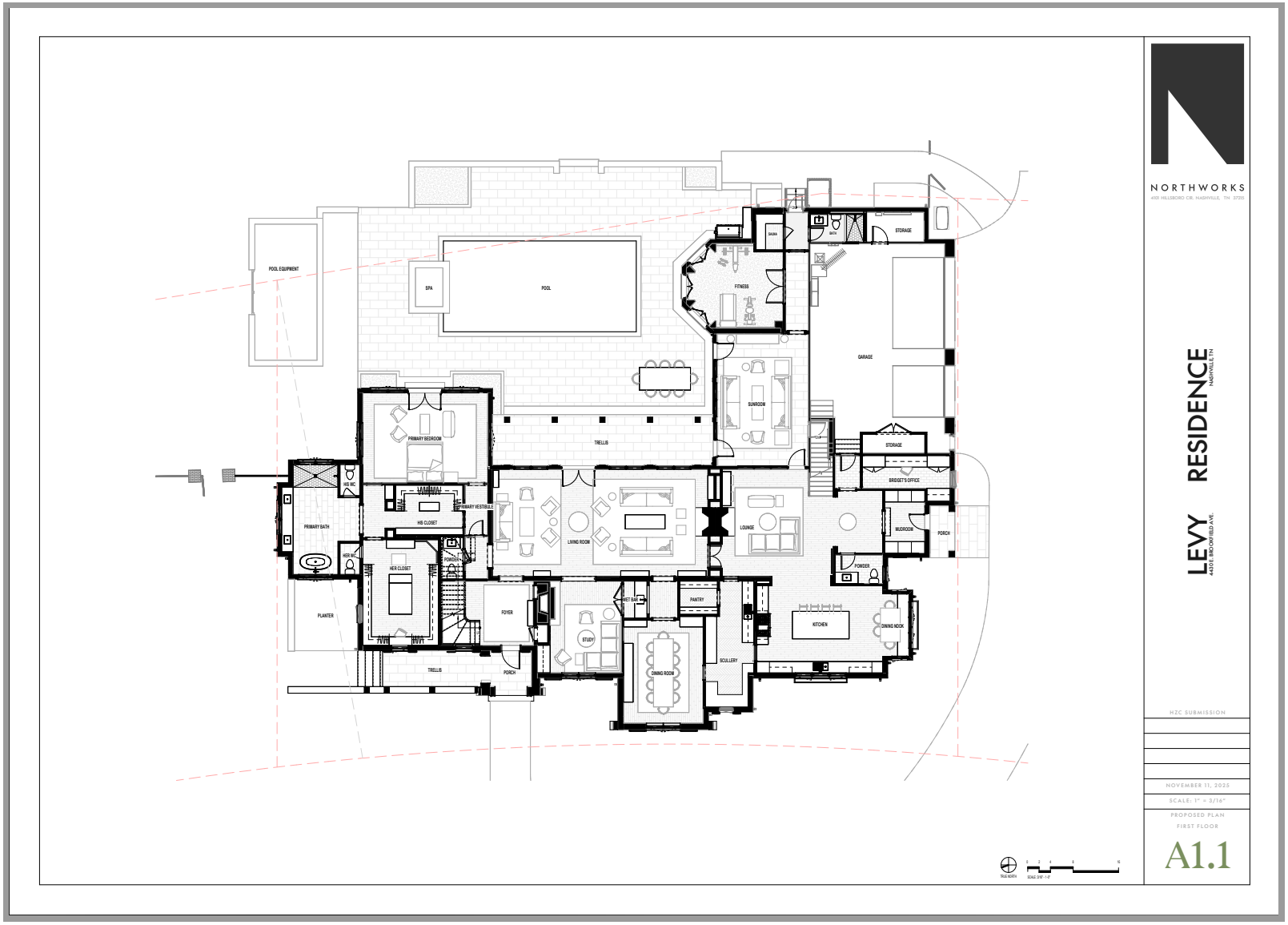
HZC SUBMISSION

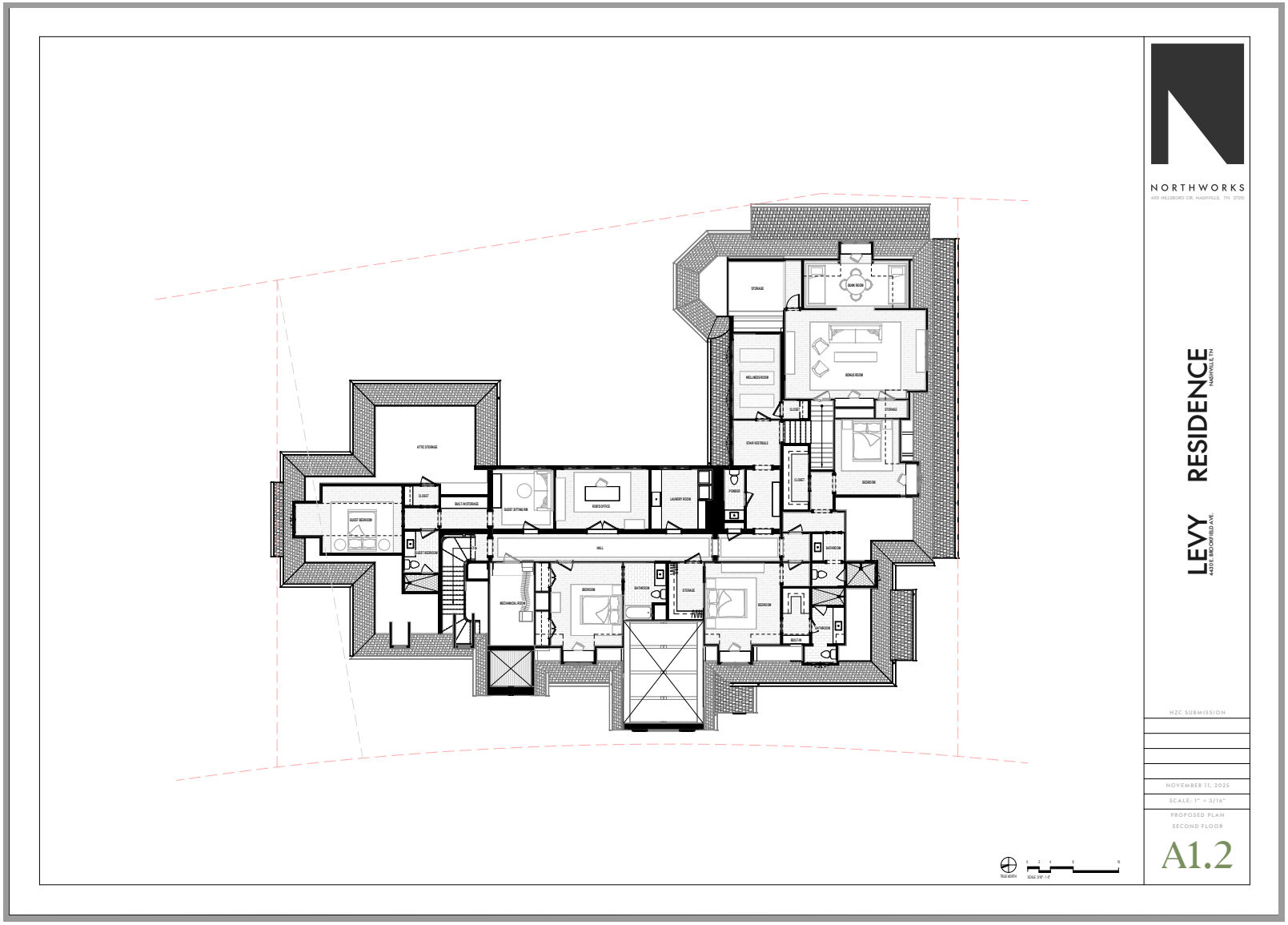
NOVEMBER 11, 2025

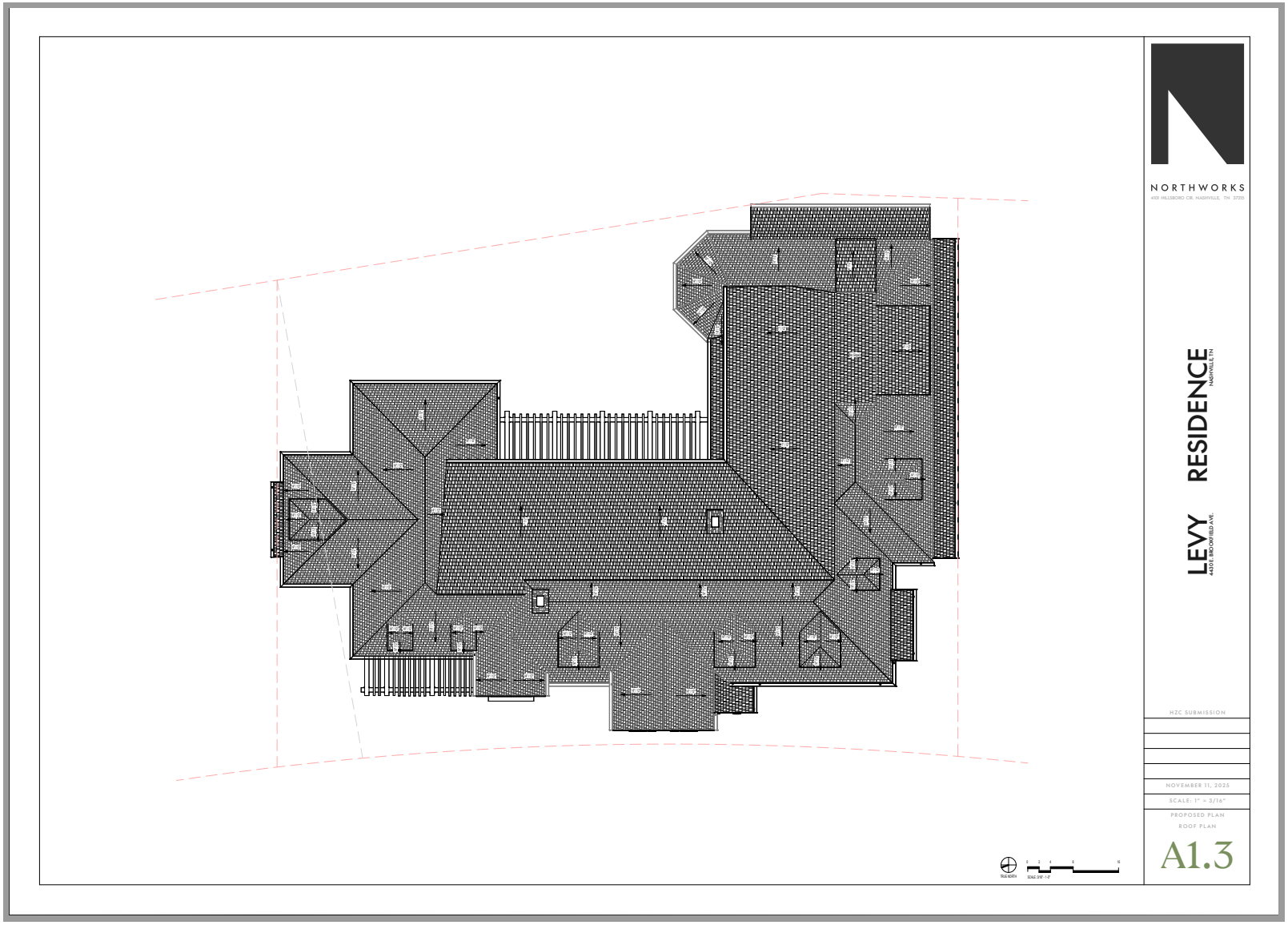
SCALE: 1" = 3/16"

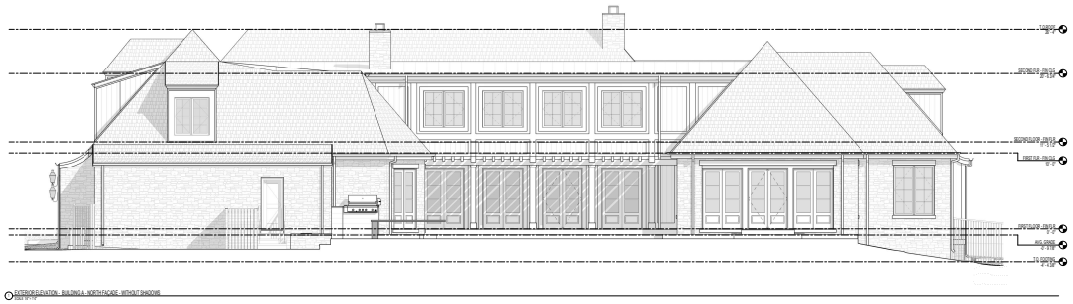
PROPOSED REAR RENDERING

A0.7


POOL EQUIPMENT
SPA
POOL
FITNESS
SAUNA
STORAGE
GARAGE
SUNROOM
TRELLIS
PRIMARY BEDROOM
LAUNDRY
PRIMARY VESTIBULE
HIS CLOSET
HIS WC
PRIMARY BATH
HER WC
HER CLOSET
POWDER
PLANTER
LIVING ROOM
FOYER
WET BAR
PANTRY
STUDY
DINING ROOM
SCULLERY
KITCHEN
DINING NOOK
LOUNGE
STORAGE
BRIDGET'S OFFICE
MUDROOM
PORCH
POWDER
TRELLIS
PORCH
NORTHWORKS
4431 HILLSBORO CIR. NASHVILLE, TN 37215
LEVY RESIDENCE
4430 E. BROOKFIELD AVE. NASHVILLE TN
HZC SUBMISSION
NOVEMBER 11, 2025
SCALE: 1" = 3/16"
PROPOSED PLAN
FIRST FLOOR
A1.1


NORTHWORKS
LEVY RESIDENCE
NASHVILLE TN
4430 E. BROOKFIELD AVE.
HZC SUBMISSION
NOVEMBER 11, 2025
SCALE: 1" = 3/16"
PROPOSED PLAN
SECOND FLOOR
A1.2


NORTHWORKS
LEVY RESIDENCE
NASHVILLE TN
4430 E. BROOKFIELD AVE.
HZC SUBMISSION
NOVEMBER 11, 2025
SCALE: 1" = 3/16"
PROPOSED PLAN
ROOF PLAN
A1.3



EXTERIOR ELEVATION - BUILDING A - NORTH FACADE - WITHOUT SHADOWS



EXTERIOR ELEVATION - BUILDING A - SOUTH FACADE - WITH SHADOWS

NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

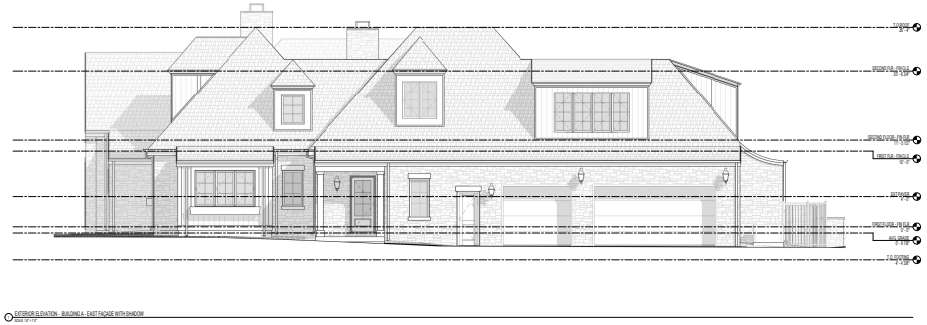
HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

PROPOSED EXTERIOR ELEVATIONS

A2.1



EXTERIOR ELEVATION - BUILDING A - EAST FACADE WITH SHADOW



EXTERIOR ELEVATION - BUILDING A - WEST FACADE

NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E. BROOKFIELD AVE. NASHVILLE TN

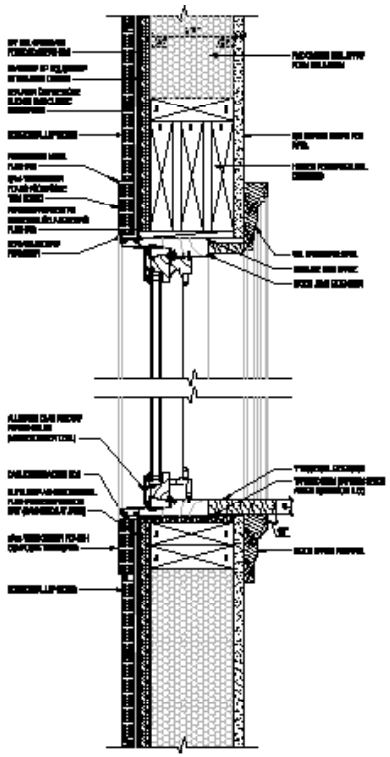
HZC SUBMISSION

NOVEMBER 11, 2025

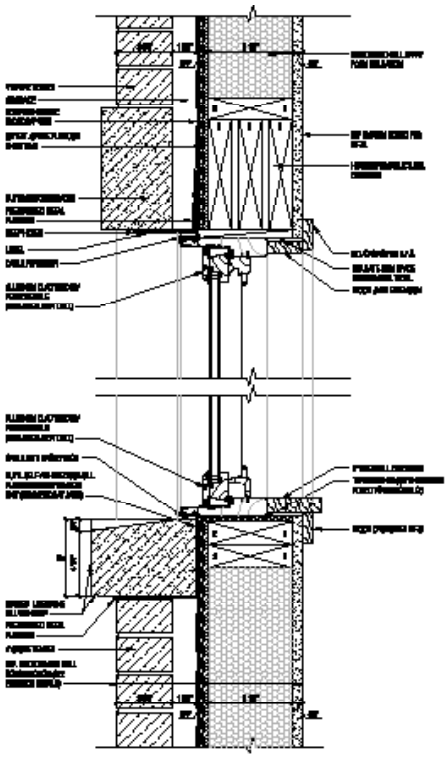
SCALE: 1" = 3/16"

PROPOSED EXTERIOR ELEVATIONS

A2.2



WALL SECTION AT SIDING



WALL SECTION AT STONE VENEER

NORTHWORKS

LEVY RESIDENCE
NASHVILLE TN

4430 E. BROOKFIELD AVE.

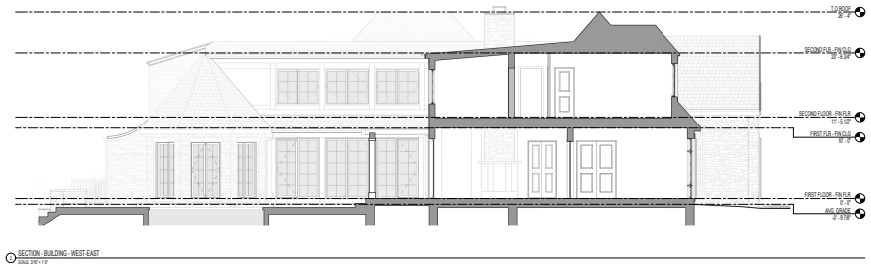
HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

TYPICAL WALL SECTIONS

A3.0





NORTHWORKS

4101 HILLSBORO CIR. NASHVILLE, TN 37215

LEVY RESIDENCE

4430 E BROOKFIELD AVE. NASHVILLE TN

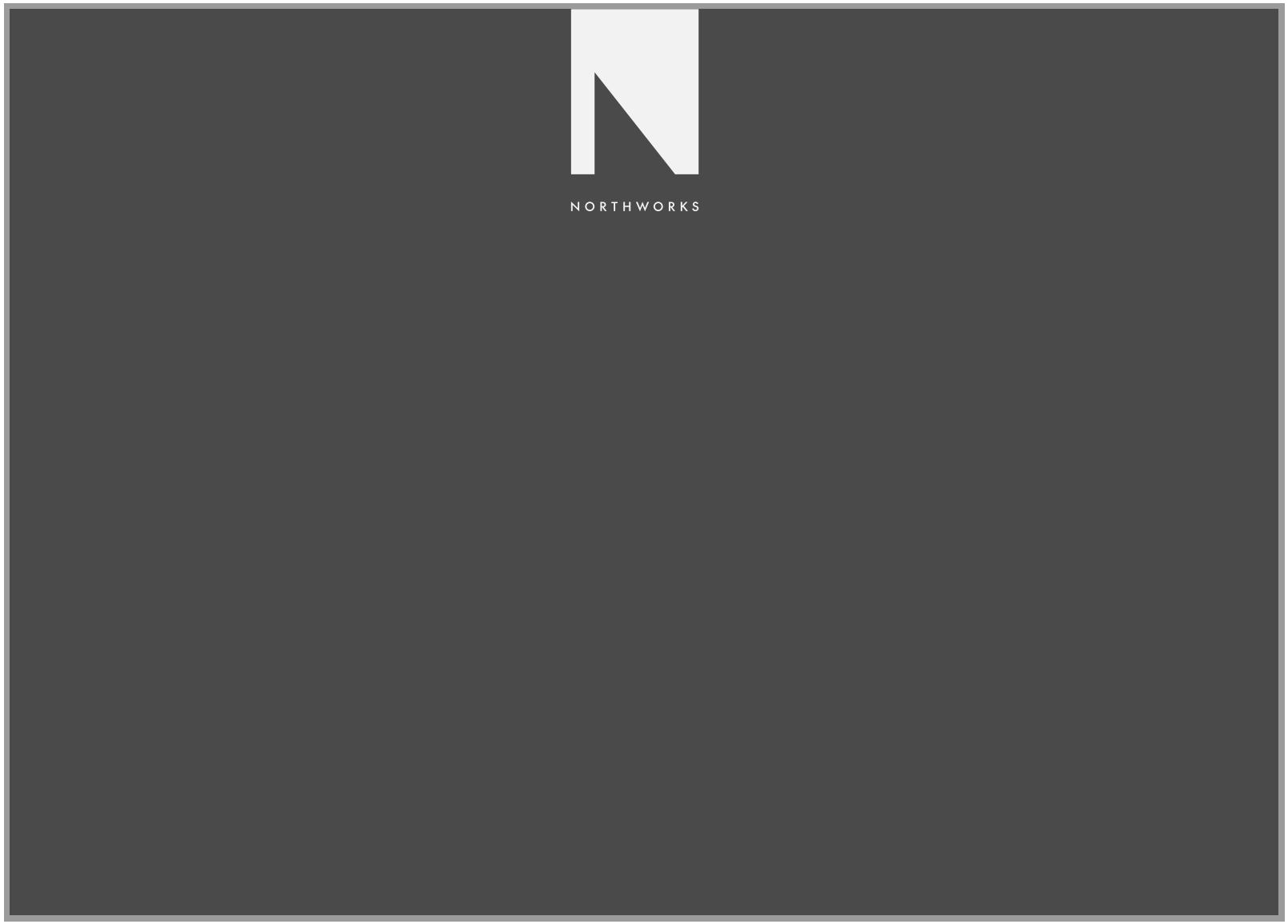
HZC SUBMISSION

NOVEMBER 11, 2025

SCALE: 1" = 3/16"

PROPOSED BUILDING SECTIONS

A3.1


NORTHWORKS













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
- ☐ 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.

- **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:

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

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.

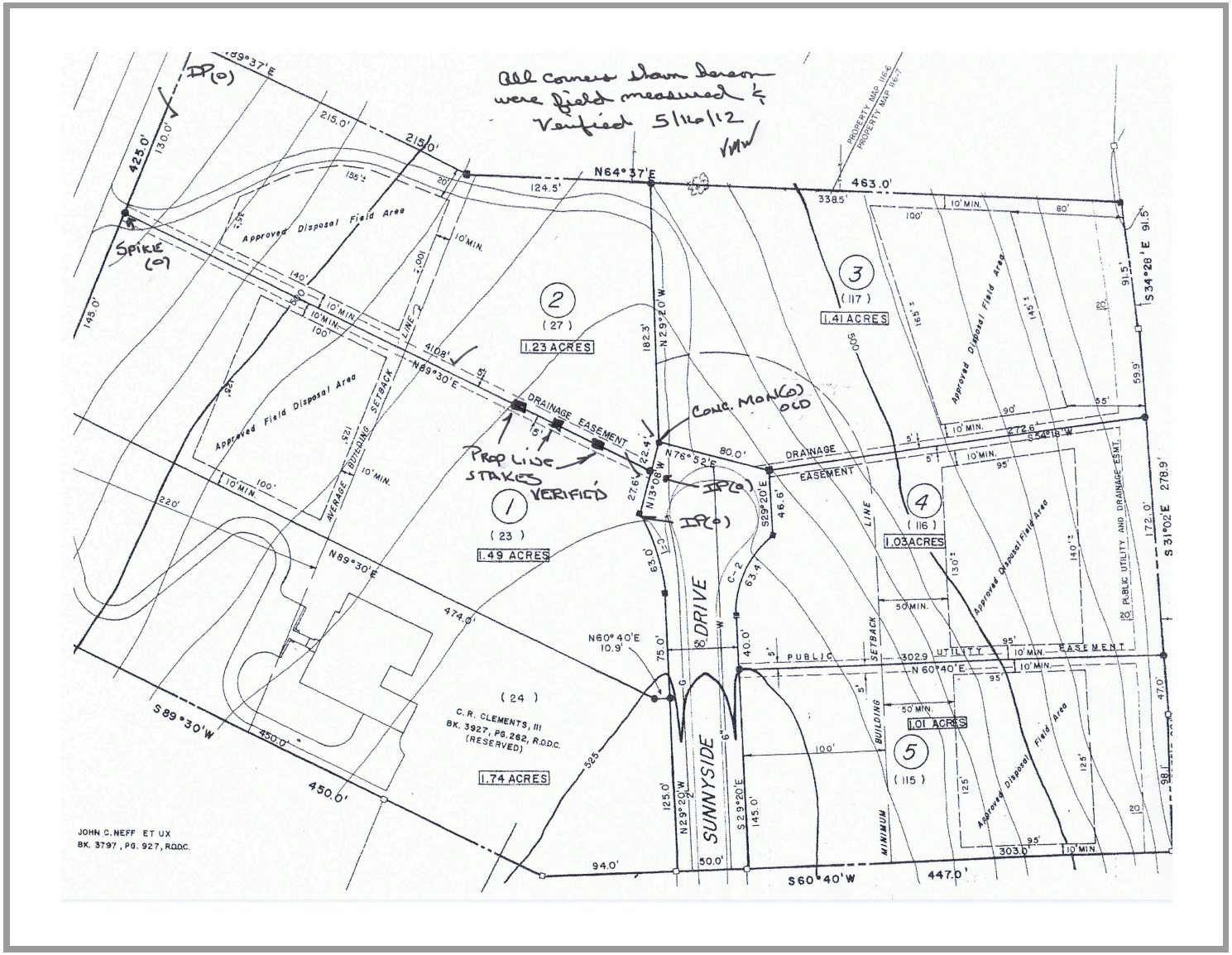
Applicant/Property Owner Signature: David G Proctor IV Date: 9/30/25


116








All corners shown hereon were field measured & Verified 5/16/12
IP(0)
SPIKE (0)
N64°37'E
463.0'
Approved Disposal Field Area
Approved Field Disposal Area
DRAINAGE EASEMENT
CONC. MON(0) OLD
PROP LINE STAKES VERIFIED
IP(0)
IP(0)
(27)
1.23 ACRES
(23)
1.49 ACRES
(117)
1.41 ACRES
(116)
1.03 ACRES
(115)
1.01 ACRES
(24)
C. R. CLEMENTS, III
BK. 3927, PG. 262, R.O.D.C.
(RESERVED)
1.74 ACRES
SUNNYSIDE DRIVE
PUBLIC UTILITY EASEMENT
PUBLIC UTILITY AND DRAINAGE ESMT.
S89°30'W
450.0'
S60°40'W
447.0'
S31°02'E
S34°28'E
JOHN C. NEFF ET UX
BK. 3797, PG. 927, R.O.D.C.

Staff Report

Agenda No.: IV.A.

Case No.: A25-74

Staff: Mary Samaniego, Planning Director

Applicant: The Proctor family

Request: Certificate of Appropriateness for demolition

Location: 201 Sunnyside Drive

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 1.49 acres (64,904 square feet - SF) and is rectangular with double frontage on Belle Meade Boulevard and Sunnyside Drive. The front of the existing residence faces Sunnyside Drive, and the rear is two stories that faces Belle Meade Boulevard. This is a significant anomaly from the typical Belle Meade Boulevard development pattern having the rear of a residence facing the Boulevard. Further, the rear yard being along the Boulevard makes the construction of accessory structures (pool, poll house, greenhouse, etc.) impractical and a potential detriment to the overall aesthetic of the Boulevard.
2. The residence was constructed in 1972 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 not been identified in the 2021 historical survey due to its recent construction date.
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.

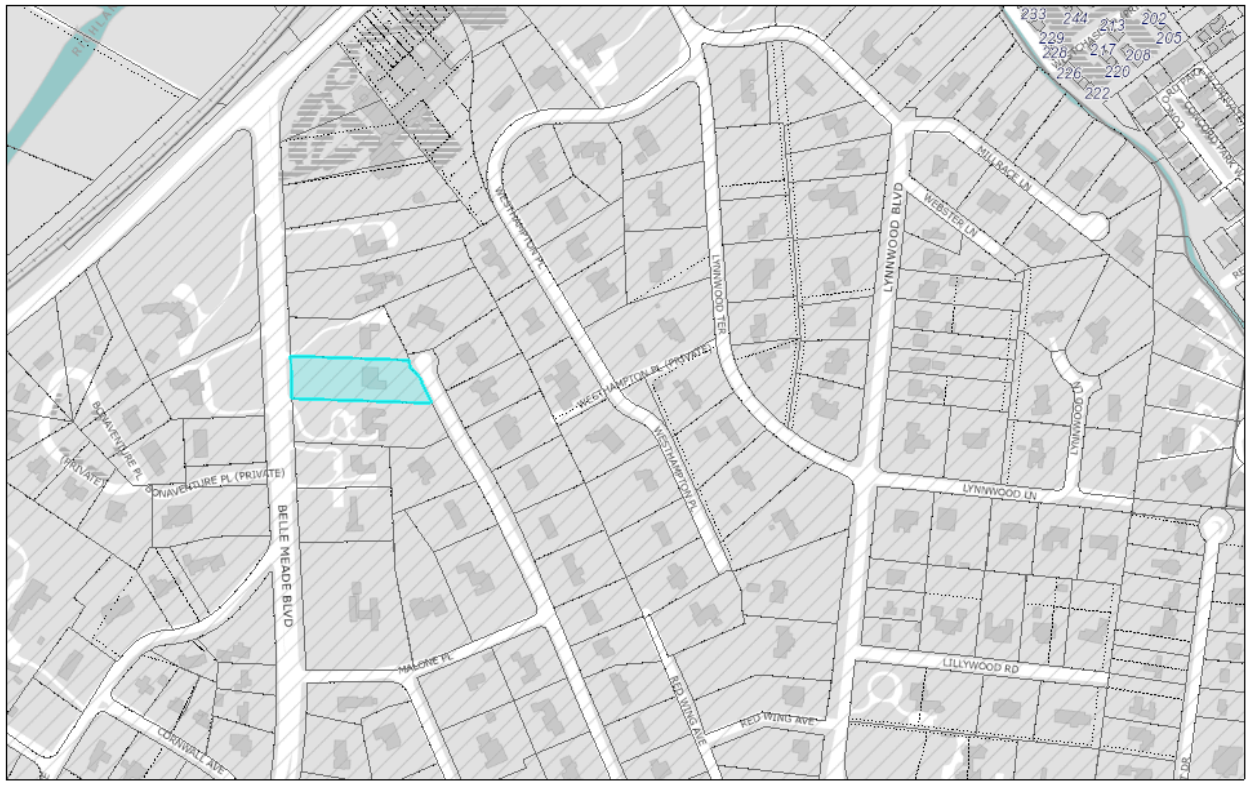
The following are specific guidelines that will be considered by the HZC when reviewing a proposal for demolition:

- 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 maintained 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



10/24/2025, 9:26:53 AM

1:6,354

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Nashville Maps

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: Emily Hamilton -- Allard Ward Architects

ADDRESS: 1618 Sixteenth Ave S. Nashville. TN. 37212

EMAIL: ehamilton@allardward.com

PHONE NUMBER: 615-345-1010

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

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 1029 Chancery Ln. Nashville, TN. 37215

AGE/YEAR OF STRUCTURE: 1984

PROPERTY OF SIGNIFICANCE (1901-1939) ____ YES

PROPERTY OF CONSERVATION (1940-2000) ____ YES

PROPERTY LESS THAN 50 YEARS X YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

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

DEFINED ARCHITECTURAL STYLE: Federal Style Revival

DESCRIBE PROPOSED WORK: Remove existing raised terrace on rear of house and expand breakfast room and construct a covered porch with a modest terrace. Existing wood windows to be replaced with new aluminum clad windows. Existing exposed aggregate drive to be replaced with a new top cast concrete drive with pavers at the motor court. Rear sidewalk to be replaced to connect new porch and pool deck.

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	9201	4168	+668	4836	------
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	15335	8103	+668	8771	------
FRONT YARD AREA		31109	0	31109	
TOTAL DRIVEWAY AREA	9201.1	7730	0	7730	------
DRIVEWAY IN FRONT YARD AREA	6844	6374	0	6374	------
HARDSCAPE AREA	6134	2708	-122	2586	------
POOL AREA	1533.5	760	0	760	------

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

➢ **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.)

The existing structure is in good condition. The project scope includes an interior renovation to expand and modernize the kitchen and renovate the primary bathroom. The existing exposed aggregate drive is cracked and damaged in several areas and will be replaced. Existing wood windows are single glazed and will be replaced with double glazed aluminum clad windows.

Historical Significance

Constructed in the early 1984 Federal Revival Houses similar to this home were very popular and prevalent in Nashville. The primary massing is a hipped roof box with a centered gable. The centered gable has a receeded balcony and an octagonal feature window. The central mass is flanked by one story symetrical wings with hipped roofs. Exterior details include: limestone header with keystones, limited brick quoins, and stepped fascia to create a cornice at the soffit.

Is the property habitable?

The house is in good condition and has been occupied by the current over for 10 years.

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 Signature Series
Color: Clay

Window Material:
Wood Frame, Aluminum Clad

Frame Material:
Wood Frame, Aluminum Clad

Windowsills:
Brick to Match Existing

Brick, Painted/Natural:
Natural to Remain

Brick/Stone Thickness:
3-5/8"

Clapboard Material:
N/A

Clapboard Dimensions/Reveal:
N/A

Railings, Columns, Pilasters:
Wood Columns & Trim- Keystone Gray (Sherwin-Williams)

Chimney Material:
Brick (Existing)

Roofing Material:
Asphalt Singles - To Match Existing
Prefinished Metal- Dark Bronze

Exterior Doors:
Wood and Aluminum Clad-Pebble Gray (Sherwin Williams)

Eaves/Cornice:
Wood

Gutters:
Aluminum K Style to Match Existing- Clay (Sherwin-Williams)

Gutter Dimensions:
6"

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	
[ ]	[X]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[X]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[X]	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;
[X]	[ ]	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
[ ]	[X]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[X]	Possesses or may likely yield information important in prehistory or history, and/or
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Applicant/Property Owner Signature: _____ Date: 10/20/25

1029 Chancery Lane, Nashville TN



Front Elevation



South (Garage) Elevation



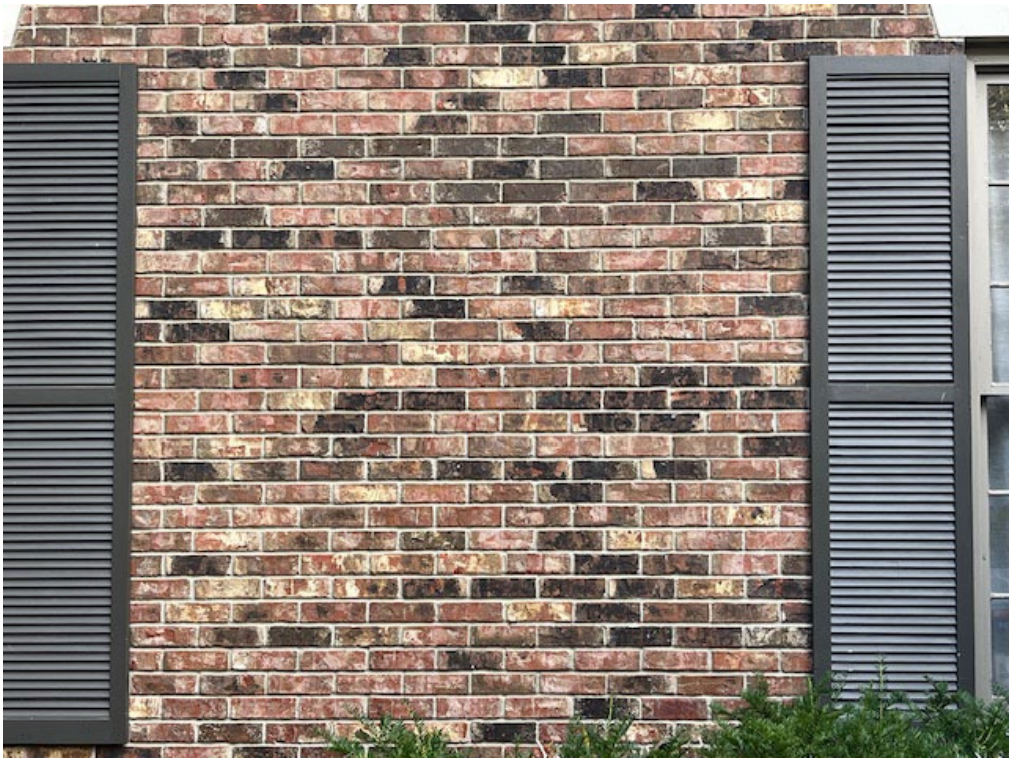
Rear Elevation



Rear Elevation



Rear Elevation



Existing Brick


1025 Chancery Ln
1029 Chancery Ln
1033 Chancery Ln
1026 Chancery Ln
1030 Chancery Ln
1034 Chancery Ln
1040 Chancery Ln



1026 Chancery Lane, Nashville TN



1025 Chancery Lane, Nashville TN



1040 Chancery Lane, Nashville TN



1033 Chancery Ln, Nashville TN



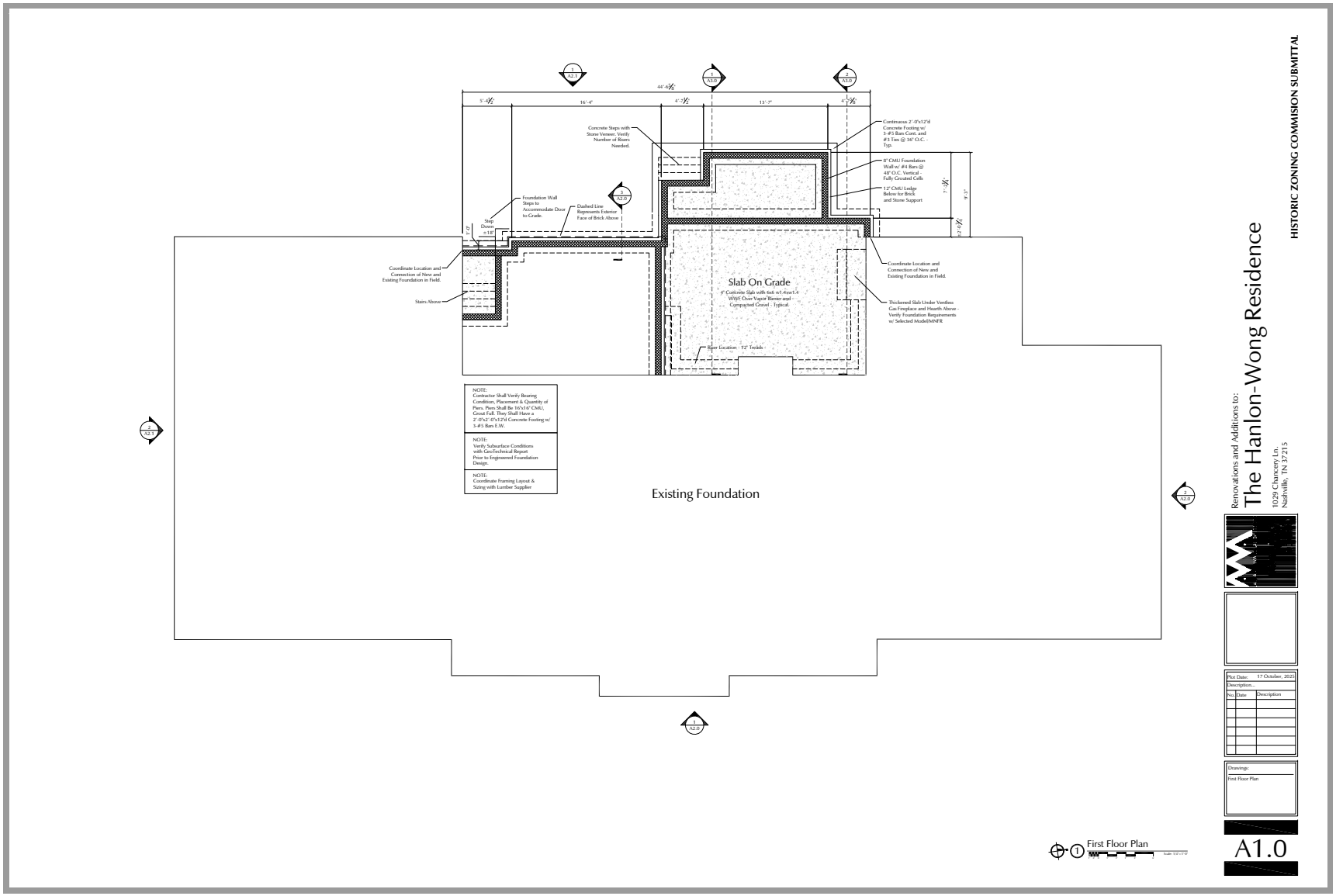
1034 Chancery Lane, Nashville TN

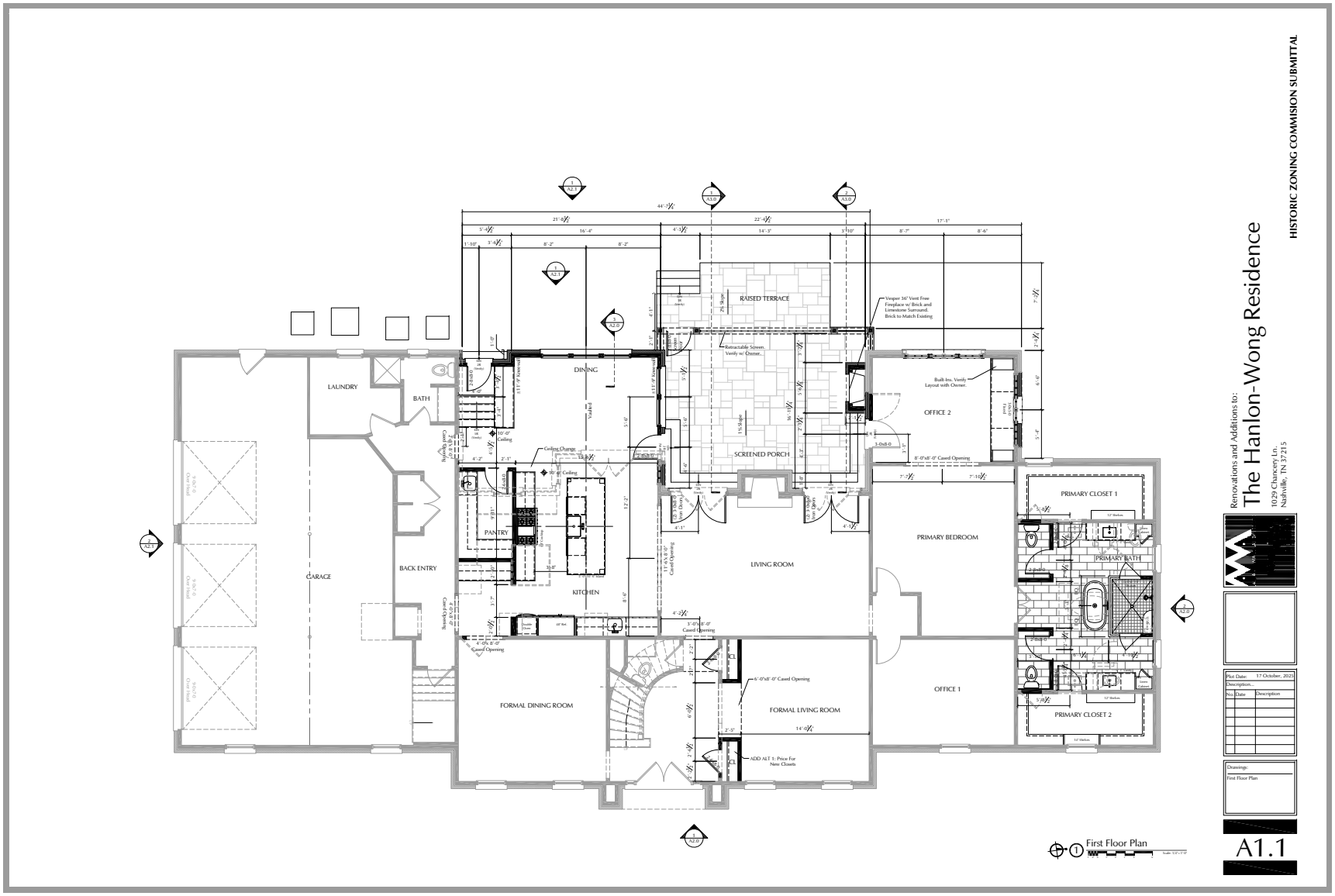


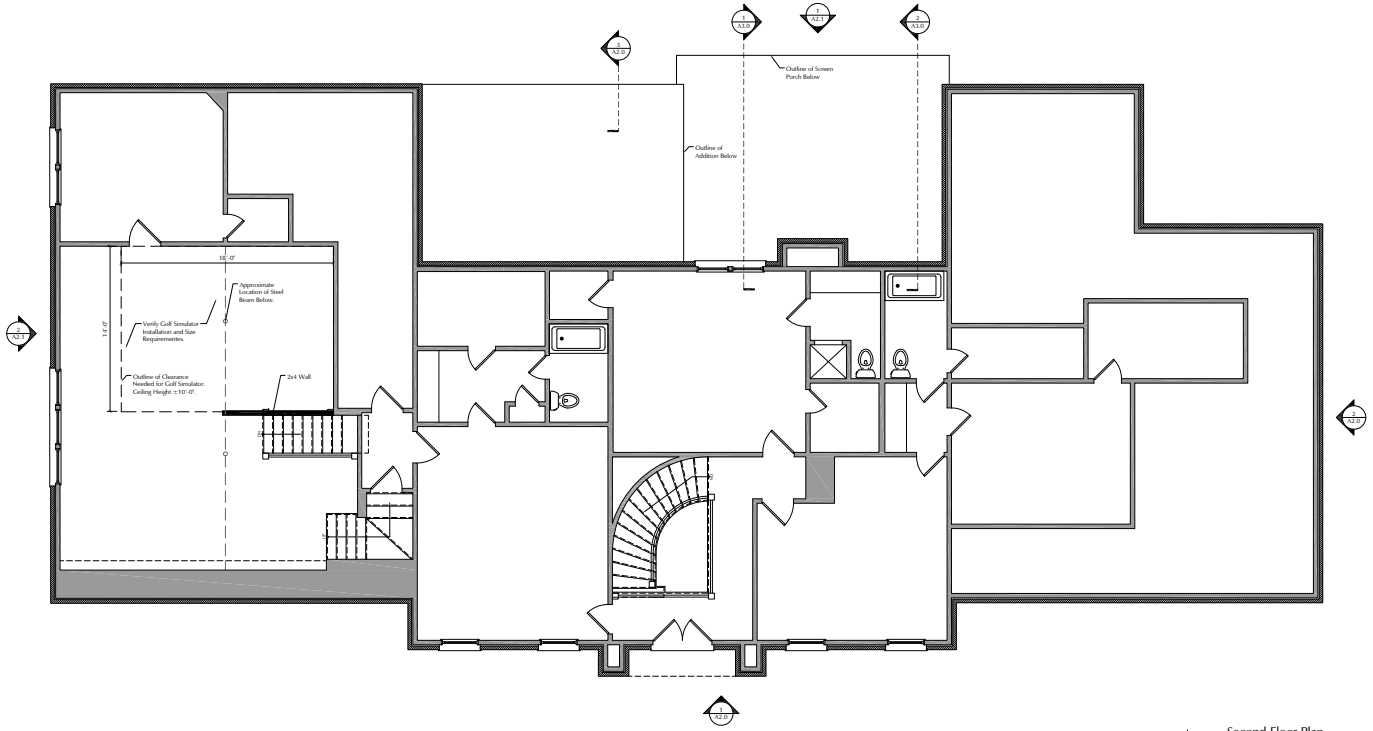
1034 Chancery Lane, Nashville TN

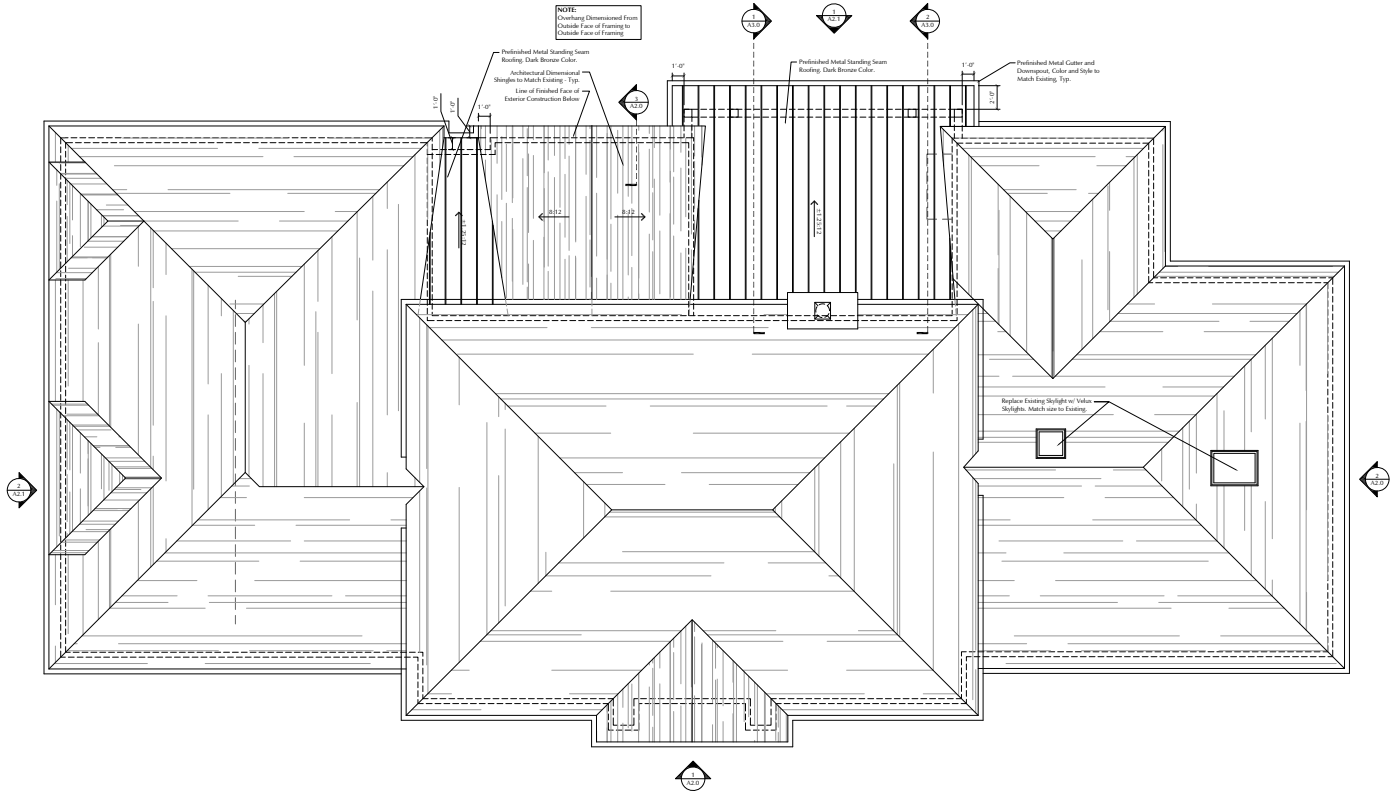


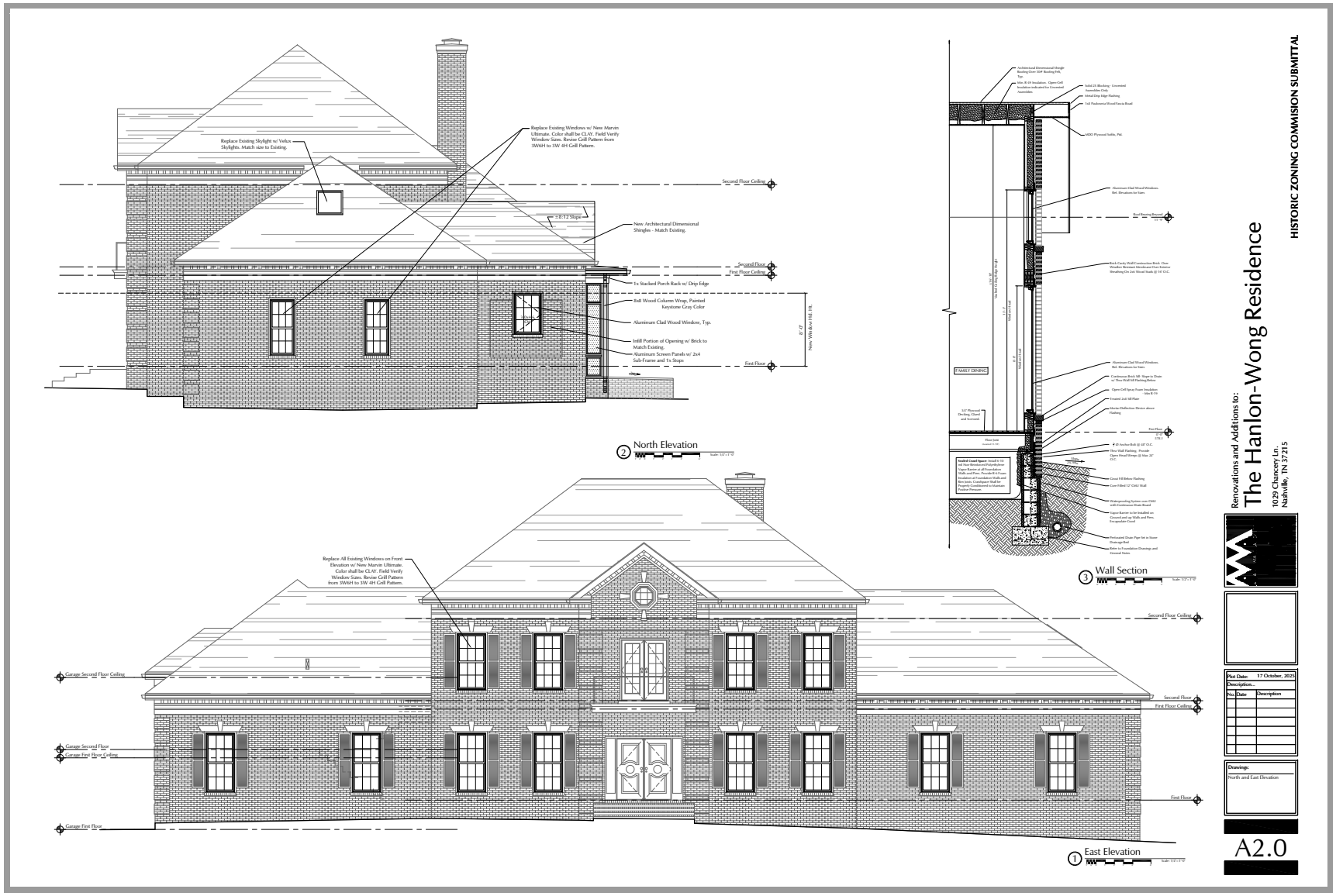
1030 Chancery Lane, Nashville TN

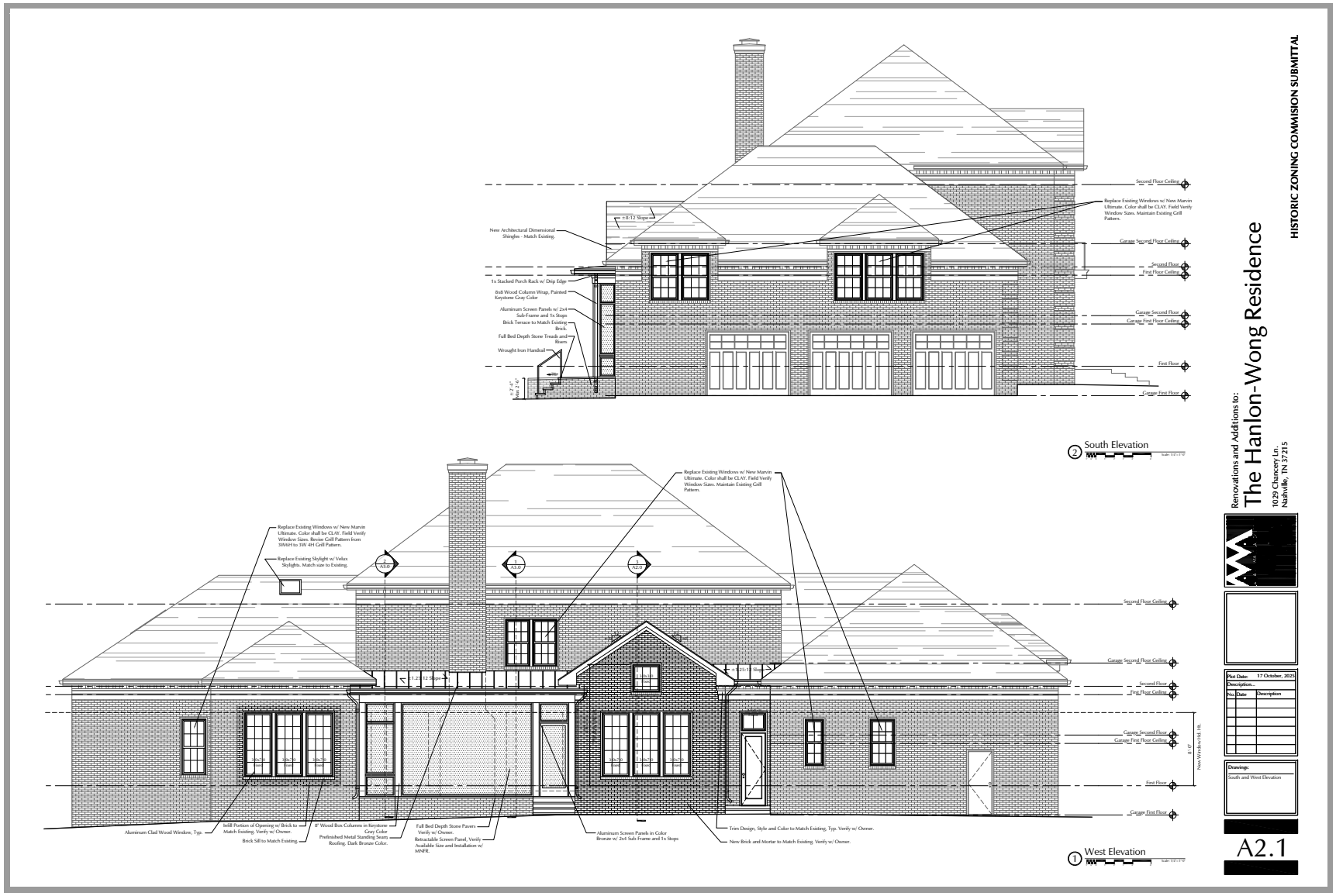

Concrete Steps with Stone Veneer. Verify Number of Risers Needed.
Continuous 2'-0"x12"d Concrete Footing w/ 3-#5 Bars Cont. and #3 Ties @ 36" O.C. - Typ.
8" CMU Foundation Wall w/ #4 Bars @ 48" O.C. Vertical - Fully Grouted Cells
12" CMU Ledge Below for Brick and Stone Support
Foundation Wall Steps to Accommodate Door to Grade.
Dashed Line Represents Exterior Face of Brick Above
Step Down ±18"
Coordinate Location and Connection of New and Existing Foundation in Field.
Stairs Above
Slab On Grade
6" Concrete Slab with 6x6 w1.4xw1.4 WWF Over Vapor Barrier and Compacted Gravel - Typical.
Coordinate Location and Connection of New and Existing Foundation in Field.
Thickened Slab Under Ventless Gas Fireplace and Hearth Above - Verify Foundation Requirements w/ Selected Model/MNFR
Riser Location - 72" Treads -
NOTE: Contractor Shall Verify Bearing Condition, Placement & Quantity of Piers. Piers Shall Be 16"x16" CMU, Grout Full. They Shall Have a 2'-0"x2'-0"x12"d Concrete Footing w/ 3-#5 Bars E.W.
NOTE: Verify Subsurface Conditions with GeoTechnical Report Prior to Engineered Foundation Design.
NOTE: Coordinate Framing Layout & Sizing with Lumber Supplier
Existing Foundation
First Floor Plan
HISTORIC ZONING COMMISSION SUBMITTAL
Renovations and Additions to:
The Hanlon-Wong Residence
1029 Chancery Ln.
Nashville, TN 37215
Plot Date: 17 October, 2025
Description
No. Date Description
Drawings:
First Floor Plan
A1.0

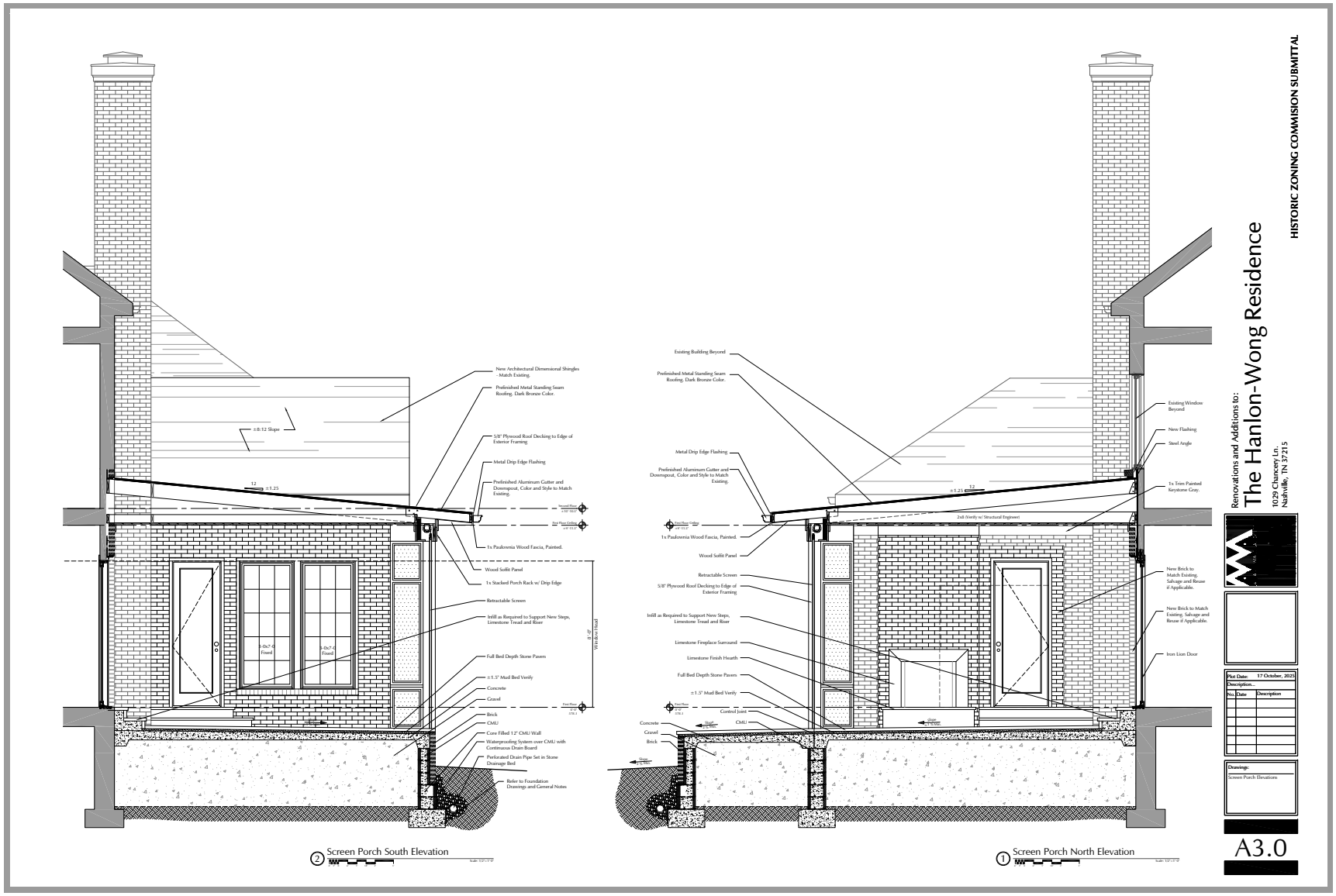

HISTORIC ZONING COMMISSION SUBMITTAL
Renovations and Additions to:
The Hanlon-Wong Residence
1029 Chancery Ln.
Nashville, TN 37215
RAISED TERRACE
SCREENED PORCH
LIVING ROOM
DINING
KITCHEN
PANTRY
LAUNDRY
BATH
BACK ENTRY
GARAGE
FORMAL DINING ROOM
FORMAL LIVING ROOM
OFFICE 1
OFFICE 2
PRIMARY BEDROOM
PRIMARY CLOSET 1
PRIMARY CLOSET 2
PRIMARY BATH
Vesper 36" Vent Free Fireplace w/ Brick and Limestone Surround. Brick to Match Existing
Retractable Screen. Verify w/ Owner.
Built-Ins. Verify Layout with Owner.
Ceiling Change
10' -0" Ceiling
8' -0"x8' -0" Cased Opening
6' -0"x8' -0" Cased Opening
3' -0"x8' -0" Cased Opening
4' -0"x 8' -0" Cased Opening
ADD ALT 1: Price For New Closets
Plot Date: 17 October, 2025
Description...
No. Date Description
Drawings:
First Floor Plan
First Floor Plan
A1.1

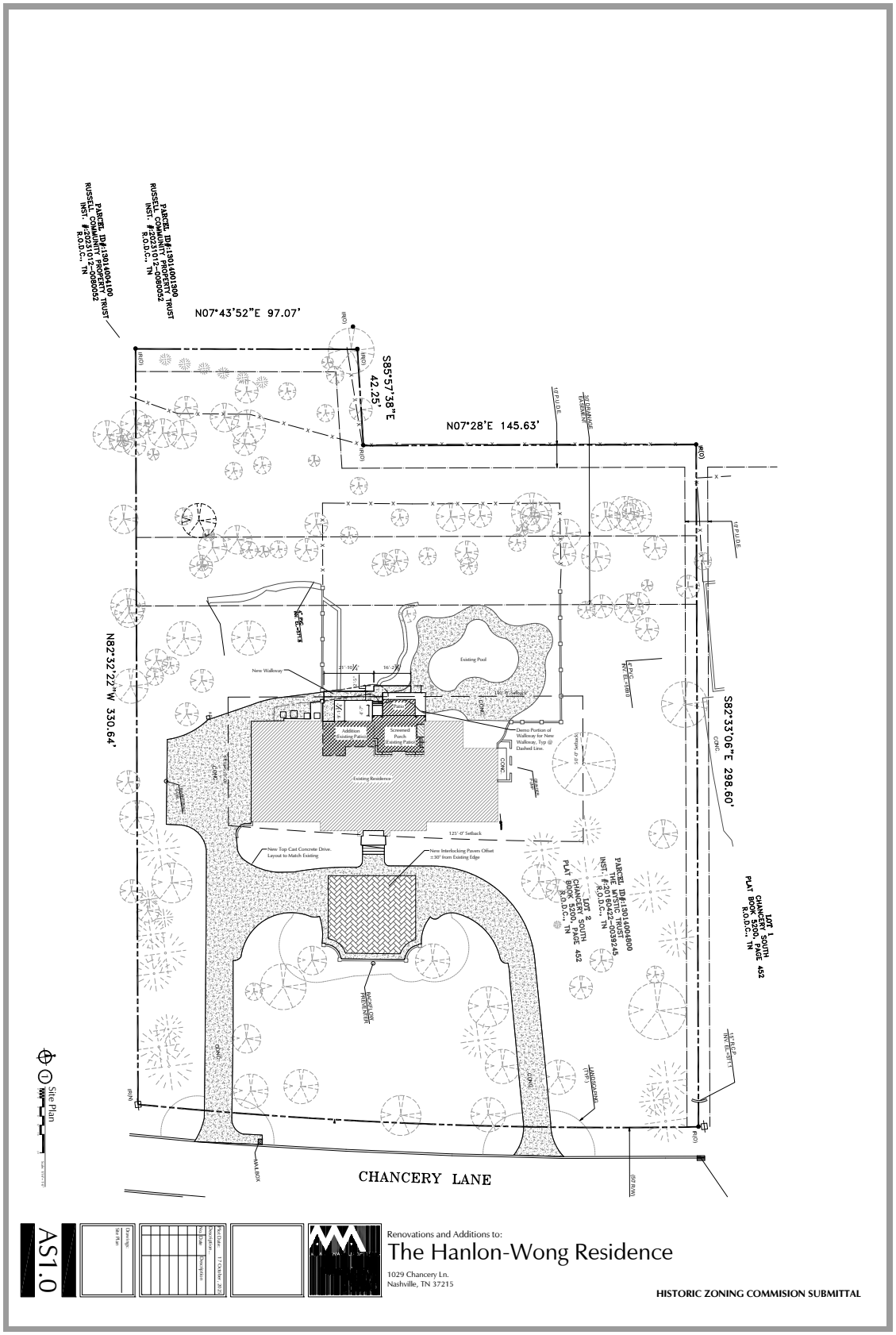

Outline of Screen Porch Below
Outline of Addition Below
10' -0"
14' -0"
Approximate Location of Steel Beam Below.
Verify Golf Simulator Installation and Size Requirements.
Outline of Clearance Needed for Golf Simulator. Ceiling Height ± 10' -0".
2x4 Wall
Second Floor Plan
HISTORIC ZONING COMMISSION SUBMITTAL
Renovations and Additions to:
The Hanlon-Wong Residence
1029 Chancery Ln.
Nashville, TN 37215
Plot Date: 17 October, 2025
Description..
No. Date Description
Drawings:
Second Floor Plan
A1.2


NOTE:
Overhang Dimensioned From Outside Face of Framing to Outside Face of Framing
Prefinished Metal Standing Seam Roofing. Dark Bronze Color.
Architectural Dimensional Shingles to Match Existing - Typ.
Line of Finished Face of Exterior Construction Below
1'-0"
1'-0"
Prefinished Metal Standing Seam Roofing. Dark Bronze Color.
1'-0"
Prefinished Metal Gutter and Downspout, Color and Style to Match Existing. Typ.
1'-0"
8:12
8:12
Replace Existing Skylight w/ Velux Skylights. Match size to Existing.
Roof Plan
HISTORIC ZONING COMMISION SUBMITTAL
Renovations and Additions to:
The Hanlon-Wong Residence
1029 Chancery Ln.
Nashville, TN 37215
Plot Date: 17 October, 2025
Description..
No. Date Description
Drawings:
Roof Plan
A1.3


HISTORIC ZONING COMMISION SUBMITTAL
Renovations and Additions to:
The Hanlon-Wong Residence
1029 Chancery Ln.
Nashville, TN 37215
Plot Date: 17 October, 2025
Description...
No. Date Description
Drawings:
North and East Elevation
A2.0
2 North Elevation
3 Wall Section
1 East Elevation
Second Floor Ceiling
Second Floor
First Floor Ceiling
First Floor
Garage Second Floor Ceiling
Garage Second Floor
Garage First Floor Ceiling
Garage First Floor
Replace Existing Windows w/ New Marvin Ultimate. Color shall be CLAY. Field Verify Window Sizes. Revise Grill Pattern from 3W6H to 3W 4H Grill Pattern.
Replace Existing Skylight w/ Velux Skylights. Match size to Existing.
New Architectural Dimensional Shingles - Match Existing.
1x Stacked Porch Rack w/ Drip Edge
8x8 Wood Column Wrap, Painted Keystone Gray Color
Aluminum Clad Wood Window, Typ.
Infill Portion of Opening w/ Brick to Match Existing.
Aluminum Screen Panels w/ 2x4 Sub-Frame and 1x Stops
Replace All Existing Windows on Front Elevation w/ New Marvin Ultimate. Color shall be CLAY. Field Verify Window Sizes. Revise Grill Pattern from 3W6H to 3W 4H Grill Pattern.
FAMILY DINING


Second Floor Ceiling
Replace Existing Windows w/ New Marvin Ultimate. Color shall be CLAY. Field Verify Window Sizes. Maintain Existing Grill Pattern.
Garage Second Floor Ceiling
Second Floor
First Floor Ceiling
Garage Second Floor
Garage First Floor Ceiling
First Floor
Garage First Floor
±8:12 Slope
New Architectural Dimensional Shingles - Match Existing.
1x Stacked Porch Rack w/ Drip Edge
8x8 Wood Column Wrap, Painted Keystone Gray Color
Aluminum Screen Panels w/ 2x4 Sub-Frame and 1x Stops
Brick Terrace to Match Existing Brick
Full Bed Depth Stone Treads and Risers
Wrought Iron Handrail
± 2'-6" Min. 2'-6"
2 South Elevation
Scale: 1/4"=1'-0"
Replace Existing Windows w/ New Marvin Ultimate. Color shall be CLAY. Field Verify Window Sizes. Maintain Existing Grill Pattern.
Replace Existing Windows w/ New Marvin Ultimate. Color shall be CLAY. Field Verify Window Sizes. Revise Grill Pattern from 5W6H to 5W 4H Grill Pattern.
Replace Existing Skylight w/ Velux Skylights. Match size to Existing.
2 A3.0
1 A3.0
3 A3.0
Second Floor Ceiling
Garage Second Floor Ceiling
Second Floor
First Floor Ceiling
Garage Second Floor
Garage First Floor Ceiling
First Floor
Garage First Floor
New Window Hd. Ht.
8'-0"
±12:12 Slope
±25:12 Slope
1'-8x5'-0" Arch
2'-4x5'-0" Arch
2'-8x5'-0" Arch
Aluminum Clad Wood Window, Typ.
Infill Portion of Opening w/ Brick to Match Existing. Verify w/ Owner.
Brick Sill to Match Existing
8" Wood Box Columns to Keystone Gray Color
Prefinished Metal Standing Seam Roofing. Dark Bronze Color.
Full Bed Depth Stone Pavers Verify w/ Owner.
Retractable Screen Panel, Verify Available Size and Installation w/ MNFR.
Aluminum Screen Panels in Color Bronze w/ 2x4 Sub-Frame and 1x Stops
Trim Design, Style and Color to Match Existing, Typ. Verify w/ Owner.
New Brick and Mortar to Match Existing. Verify w/ Owner.
1 West Elevation
Scale: 1/4"=1'-0"
HISTORIC ZONING COMMISION SUBMITTAL
Renovations and Additions to:
The Hanlon-Wong Residence
1029 Chancery Ln.
Nashville, TN 37215
Plot Date: 17 October, 2025
Description:
No. Date Description
Drawing:
South and West Elevation
A2.1


New Architectural Dimensional Shingles - Match Existing.
Prefinished Metal Standing Seam Roofing. Dark Bronze Color.
±.8:12 Slope
5/8" Plywood Roof Decking to Edge of Exterior Framing
Metal Drip Edge Flashing
Prefinished Aluminum Gutter and Downspout, Color and Style to Match Existing.
12
±1.25
1x Paulownia Wood Fascia, Painted.
Wood Soffit Panel
1x Stacked Porch Rack w/ Drip Edge
Retractable Screen
Infill as Required to Support New Steps, Limestone Tread and Riser
3'-0x7'-6" Fixed
3'-0x7'-6" Fixed
Full Bed Depth Stone Pavers
±1.5" Mud Bed Verify
Concrete
Gravel
Brick
CMU
Core Filled 12" CMU Wall
Waterproofing System over CMU with Continuous Drain Board
Perforated Drain Pipe Set in Stone Drainage Bed
Refer to Foundation Drawings and General Notes
Existing Building Beyond
Prefinished Metal Standing Seam Roofing. Dark Bronze Color.
Metal Drip Edge Flashing
Prefinished Aluminum Gutter and Downspout, Color and Style to Match Existing.
2x8 (Verify w/ Structural Engineer)
1x Paulownia Wood Fascia, Painted.
Wood Soffit Panel
Retractable Screen
5/8" Plywood Roof Decking to Edge of Exterior Framing
Infill as Required to Support New Steps, Limestone Tread and Riser
Limestone Fireplace Surround
Limestone Finish Hearth
Full Bed Depth Stone Pavers
±1.5" Mud Bed Verify
Control Joint
CMU
Concrete
Gravel
Brick
Existing Window Beyond
New Flashing
Steel Angle
1x Trim Painted Keystone Gray.
New Brick to Match Existing. Salvage and Reuse if Applicable.
New Brick to Match Existing. Salvage and Reuse if Applicable.
Iron Lion Door
2 Screen Porch South Elevation
1 Screen Porch North Elevation
HISTORIC ZONING COMMISION SUBMITTAL
Renovations and Additions to:
The Hanlon-Wong Residence
1029 Chancery Ln.
Nashville, TN 37215
Plot Date: 17 October, 2025
Description...
No. Date Description
Drawing:
Screen Porch Elevations
A3.0


N07°43'52"E 97.07'
S85°57'38"E 42.25'
N07°28'E 145.63'
N82°32'22"W 330.64'
S82°33'06"E 298.60'
CHANCERY LANE
Site Plan
AS1.0
Renovations and Additions to:
The Hanlon-Wong Residence
1029 Chancery Ln.
Nashville, TN 37215
HISTORIC ZONING COMMISION SUBMITTAL

Staff Report

Agenda No.: IV.B.

Case No.: A25-79

Staff: Mary Samaniego, Planning Director

Applicant: The Mystic Trust

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

Location: 1029 Chancery Lane

Summary:
The applicant/owner, the Mystic Trust, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the project will remove existing raised terrace on rear of house and expand the breakfast room and construct a covered porch with a modest terrace. The existing wood windows will be replaced with new aluminum clad windows. The designated architectural style is Federal 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 1.71 acres (74,488 square feet) and is rectangular with frontage on Chancery Lane.
2. The existing dwelling was constructed in 1984 with a three-car attached garage. It is two stories and has a swimming pool in the rear yard.
3. The proposed addition will increase the gross floor area from 8,103 square feet to 8,771 square feet. Per the City of Belle Meade zoning ordinance, the maximum allowable is 15,335 square feet.
4. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
5. The dwelling has not been identified in the 2021 historical survey due to its recent construction date.
6. The residence has been owned by four different families over the last 40 years.
7. The property is located within the Estate “B” zoning district and is not within the regulated floodplain.
8. Staff upon research did not find any significant architect or builder associated with this residence.

9. Materials list:

Window Manufacturer:
Marvin Signature Series
Color: Clay

Window Material:
Wood Frame, Aluminum Clad

Frame Material:
Wood Frame, Aluminum Clad

Windowsills:
Brick to Match Existing

Brick, Painted/Natural:
Natural to Remain

Brick/Stone Thickness:
3-5/8"

Clapboard Material:
N/A

Clapboard Dimensions/Reveal:
N/A

Railings, Columns, Pilasters:
Wood Columns & Trim- Keystone Gray (Sherwin-Williams)

Chimney Material:
Brick (Existing)

Roofing Material:
Asphalt Singles - To Match Existing
Prefinished Metal- Dark Bronze

Exterior Doors:
Wood and Aluminum Clad-Pebble Gray (Sherwin Williams)

Eaves/Cornice:
Wood

Gutters:
Aluminum K Style to Match Existing- Clay (Sherwin-Williams)

Gutter Dimensions:
6"

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.

In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for the specific architectural elements:

1. 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.
2. 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.
3. Front Doors: No front door shall be of aluminum or vinyl.
4. Front Porch: No front steps visible from the street shall be finished concrete.
5. 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.

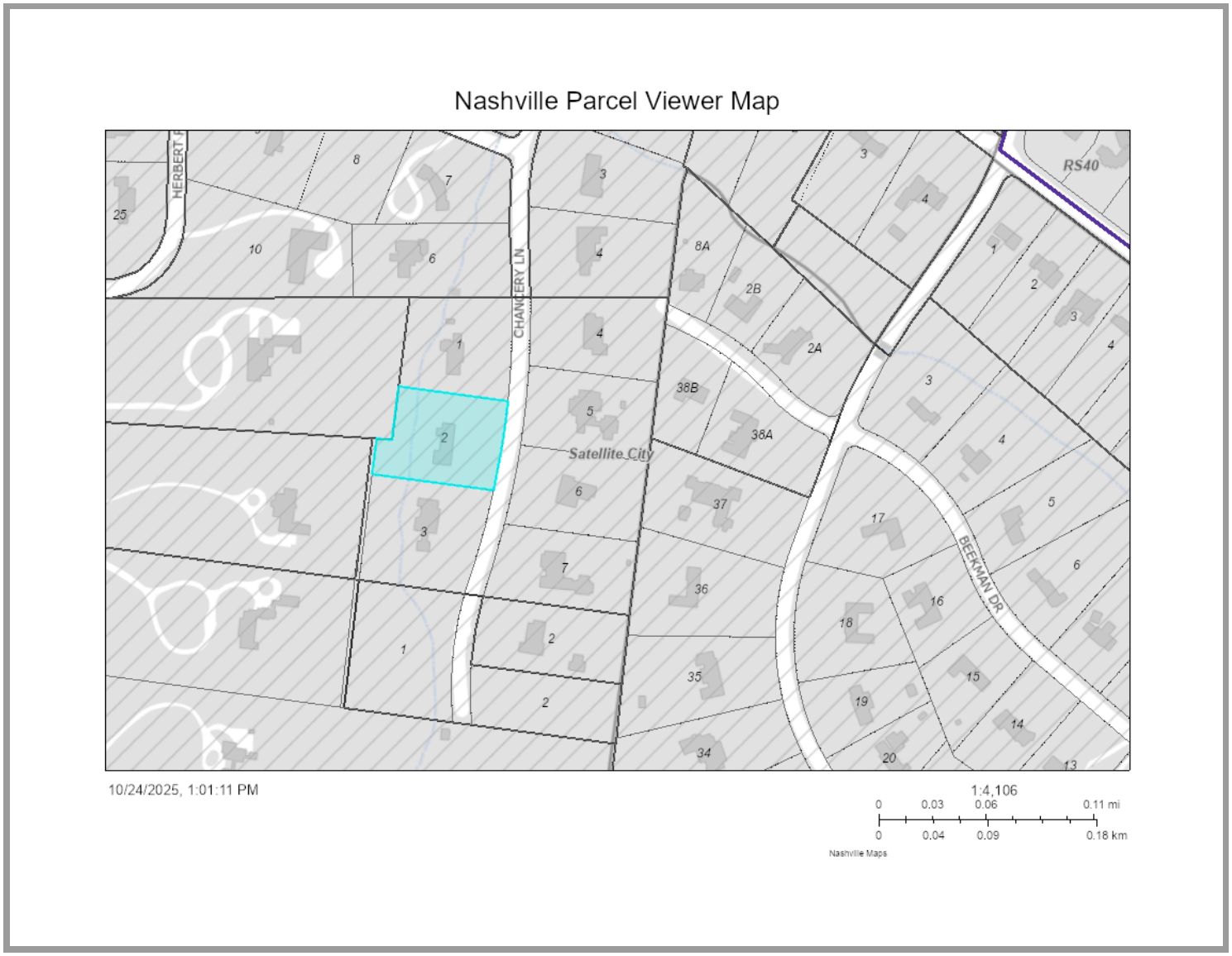
Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.

6. Deck Material: No deck shall be constructed of vinyl clad materials.
7. Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.
8. Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.
9. Gutters: No gutter shall have less than a six-inch (6") opening. Downspouts shall 14 be a minimum of three by four inches (3"x4") in circumference.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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


Nashville Parcel Viewer Map
HERBERT
CHANCERY LN
BEEKMAN DR
RS40
Satellite City
10/24/2025, 1:01:11 PM
1:4,106
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
Nashville Maps

A RENOVATION FOR:

THE DOLAN-LEWIS RESIDENCE

405 BELLE MEADE BLVD.
NASHVILLE, TENNESSEE

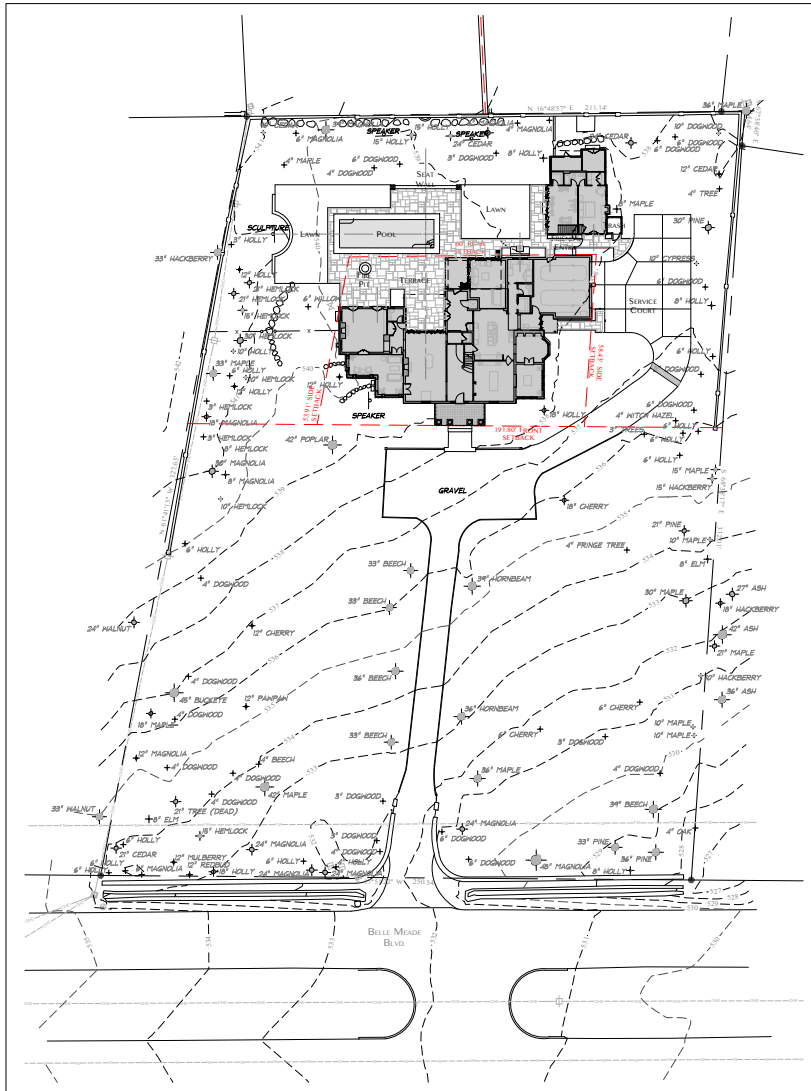
INDEX OF DRAWINGS

HZC-1	PROPOSED SITE PLAN
HZC-2	PROPOSED SCHEMATIC RENDERING
D-1.1	FIRST LEVEL DEMOLITION PLAN
D-1.2	SECOND LEVEL DEMOLITION PLAN
A-1.1	FIRST LEVEL FLOOR PLAN
A-1.2	SECOND LEVEL FLOOR PLAN
A-2.1	ELEVATIONS

OCTOBER 17, 2025

durdenarchitecture

476 CRAIGHEAD ST · NASHVILLE, TN 37204
TEL: 615 385 4747 FAX: 615 385 5053



BELLE MEADE - DOLAN-LEWIS RESIDENCE					
LOT SQ. FT.: 74,663.19 SF					
ITEM	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	8,959.58 SF	4,715.00 SF	5,855.00 SF	+1,140.00 SF	0%
GROSS FLOOR AREA (.20 X LOT SQ. FT.)	14,932.64 SF	7,925.00 SF	9,685.00 SF	+1,760 SF	0%
DRIVEWAY 12%	8,959.58 SF	7,238.56 SF	6,910.49 SF	-328.07 SF	0%
DRIVEWAY IN FRONT YARD 22%	10,064.47 SF	4,395.31 SF	4,395.31 SF	+0 SF	0%
FRONT YARD SQ. FT.	45,747.58 SF	-	-	-	-
HARDSCAPE 8% OF LOT	5,970.66 SF	3,033.18 SF	3,617.26 SF	+584.08 SF	0%
POOL 2% OF LOT TOTAL	1,492.66 SF	514.33 SF	479.82 SF	-34.51 SF	0%

FOR COMMENT AND REVIEW ONLY
NOT FOR CONSTRUCTION

A LANDSCAPE MASTERPLAN FOR THE
DOLAN-LEWIS RESIDENCE
405 BELLE MEADE BOULEVARD
NASHVILLE, TENNESSEE

SHEET TITLE
PROPOSED SITE PLAN

DUKE
33 MUSIC SQUARE WEST 106A
NASHVILLE, TENNESSEE 37203
615.270.5020
GAVIN@DUKEDESIGNGROUP.COM
KELLY@DUKEDESIGNGROUP.COM

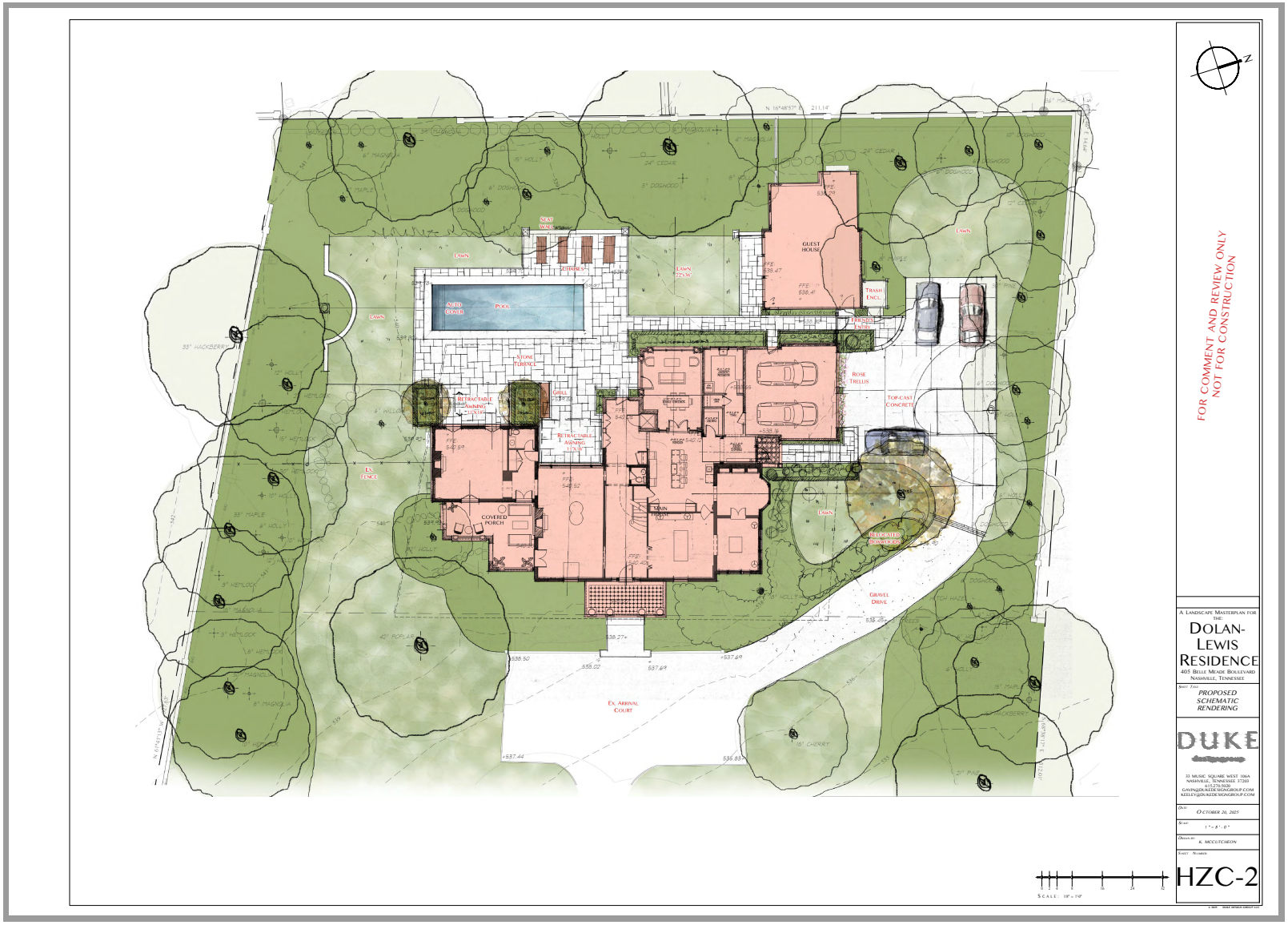
DATE
OCTOBER 20, 2025

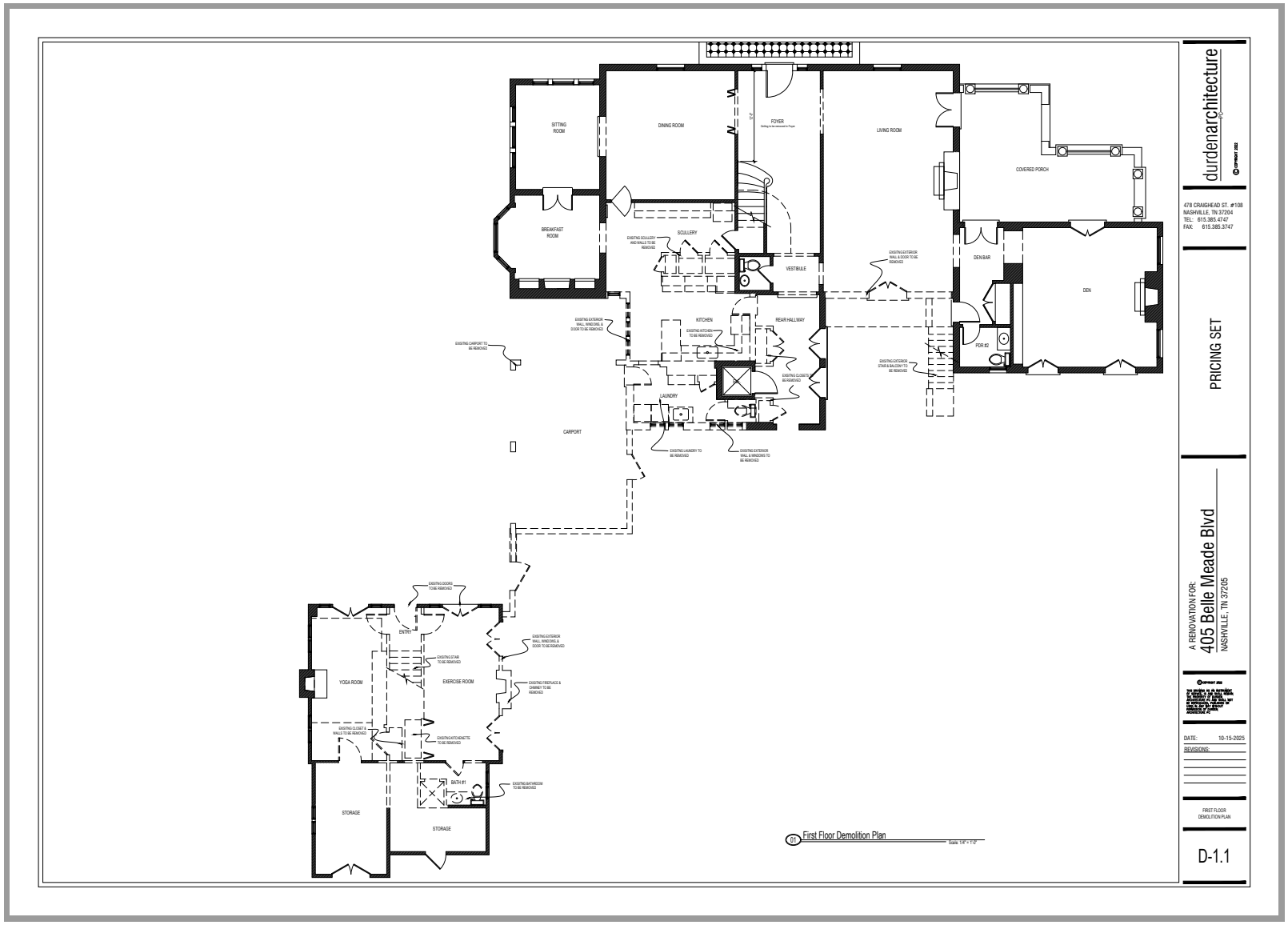
SCALE
1" = 10' - 0"

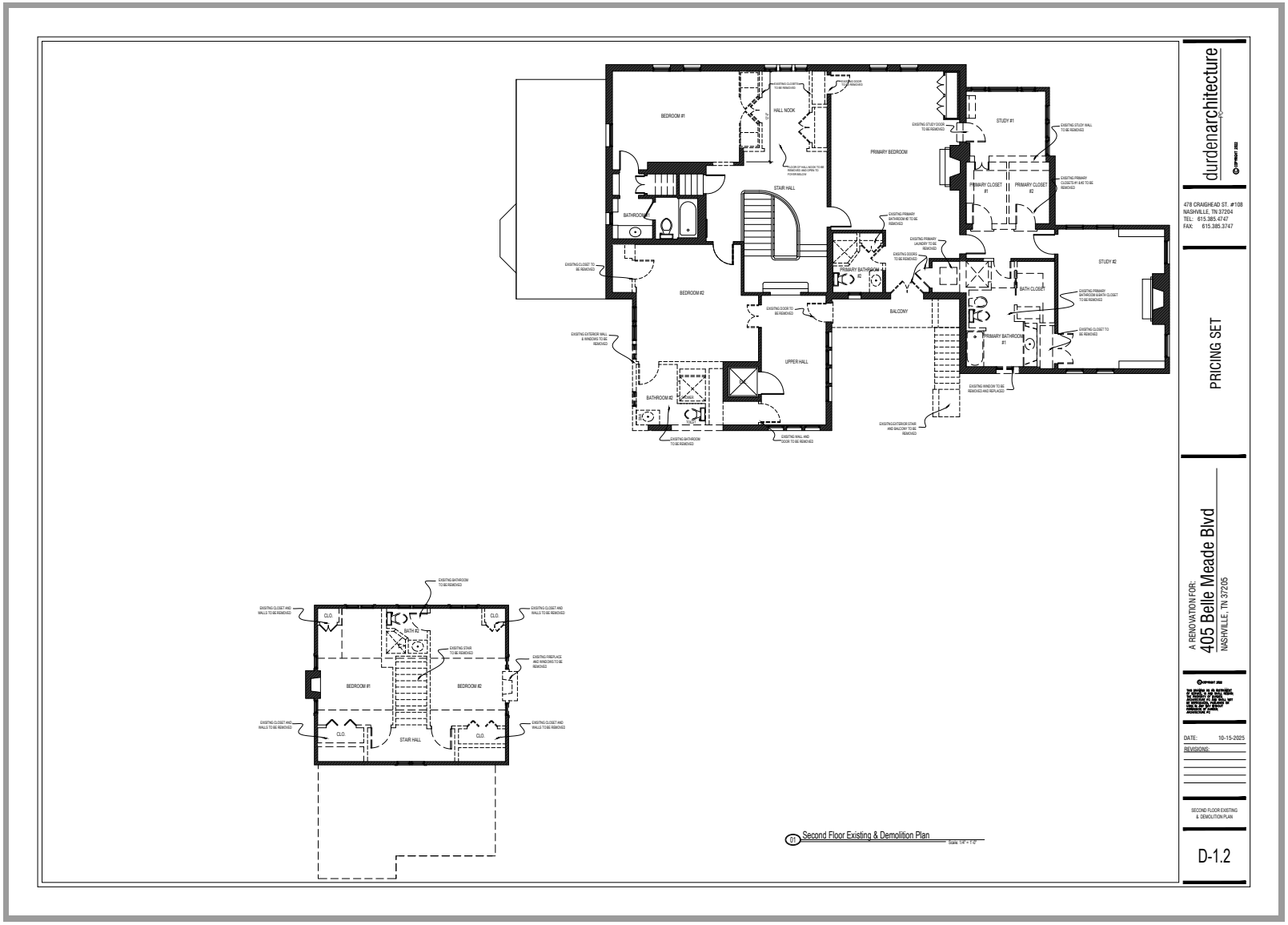
DRAWN BY
K. MCCUTCHEON

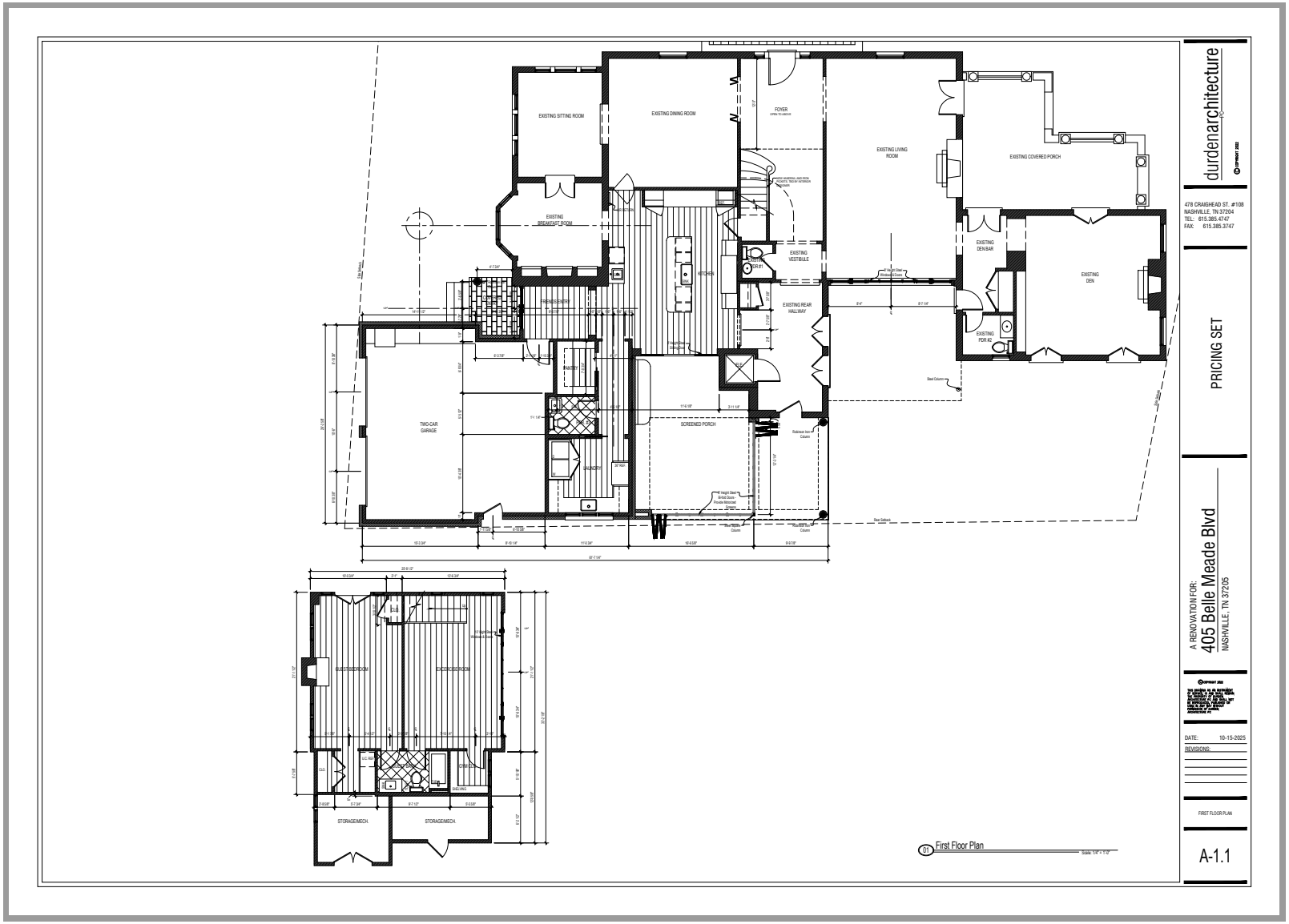
SHEET NUMBER
HZC-1

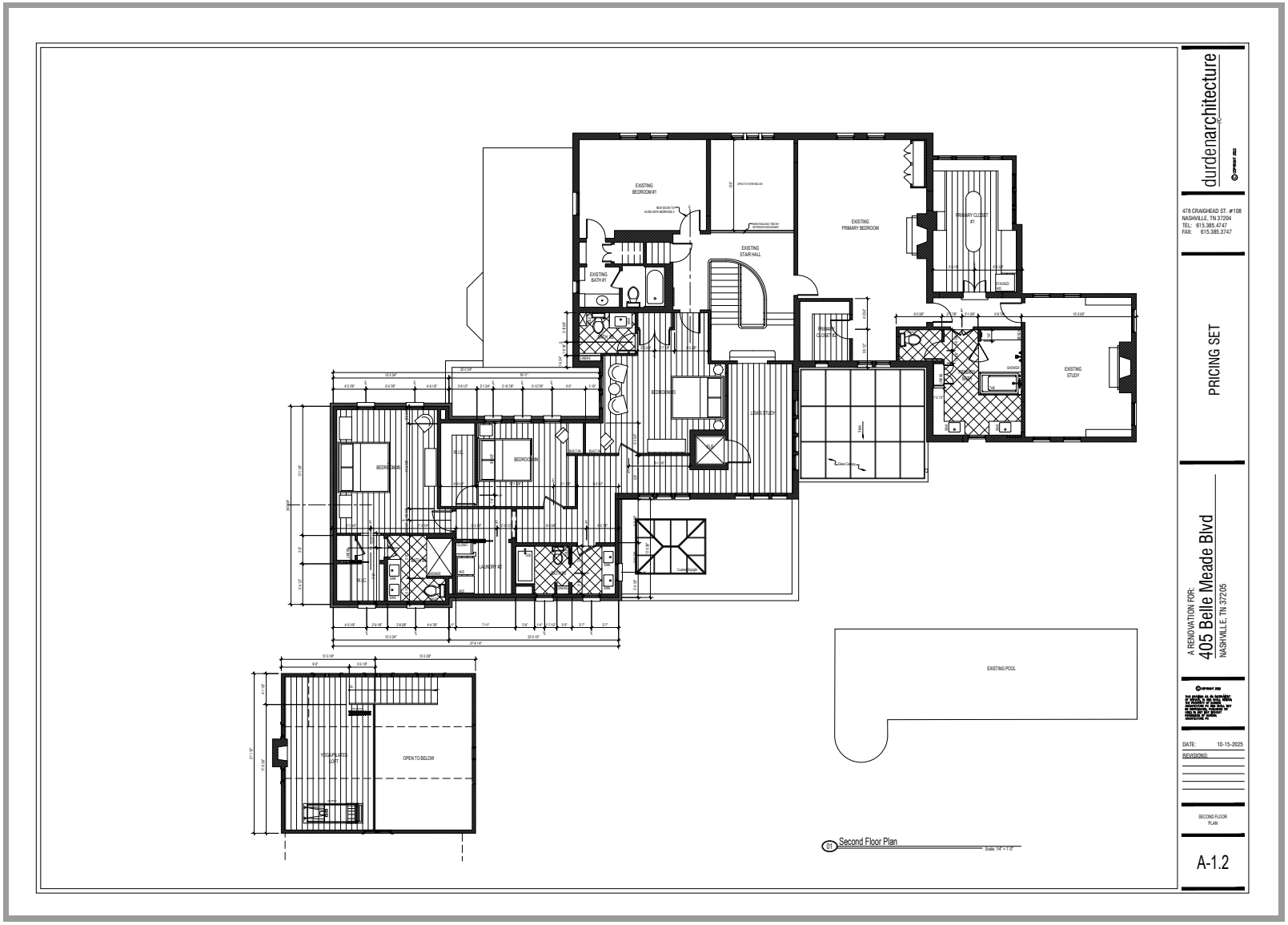
SCALE: 1/16" = 1'-0"


FOR COMMENT AND REVIEW ONLY
NOT FOR CONSTRUCTION
A LANDSCAPE MASTERPLAN FOR THE
DOLAN-LEWIS RESIDENCE
405 BELLE MEADE BOULEVARD
NASHVILLE, TENNESSEE
PROPOSED SCHEMATIC RENDERING
DUKE
33 MUSIC SQUARE WEST 106A
NASHVILLE, TENNESSEE 37203
615.278.5820
GAVIN@DUKEDESIGNGROUP.COM
KELLEY@DUKEDESIGNGROUP.COM
OCTOBER 20, 2025
1" = 8' - 0"
K. MCCUTCHEON
HZC-2
GUEST HOUSE
POOL
COVERED PORCH
MAIN HOUSE
ROSE TRELLIS
TOP-CAST CONCRETE
GRAVEL DRIVE
EX. ARRIVAL COURT
EX. FENCE
LAWN


SITTING ROOM
DINING ROOM
FOYER
LIVING ROOM
COVERED PORCH
BREAKFAST ROOM
SCULLERY
VESTIBULE
DEN/BAR
DEN
KITCHEN
REAR HALLWAY
PDR #2
LAUNDRY
CARPORT
ENTRY
YOGA ROOM
EXERCISE ROOM
BATH #1
STORAGE
STORAGE
01 First Floor Demolition Plan
Scale: 1/4" = 1'-0"
durdenarchitecture
478 CRAIGHEAD ST. #108
NASHVILLE, TN 37204
TEL: 615.385.4747
FAX: 615.385.3747
PRICING SET
A RENOVATION FOR:
405 Belle Meade Blvd
NASHVILLE, TN 37205
DATE: 10-15-2025
REVISIONS:
FIRST FLOOR DEMOLITION PLAN
D-1.1


BEDROOM #1
HALL NOOK
STAIR HALL
BATHROOM
BEDROOM #2
UPPER HALL
BATHROOM #2
PRIMARY BEDROOM
STUDY #1
PRIMARY CLOSET #1
PRIMARY CLOSET #2
PRIMARY BATHROOM #2
BALCONY
STUDY #2
BATH CLOSET
PRIMARY BATHROOM #1
BATH #2
CLO.
STAIR HALL
01 Second Floor Existing & Demolition Plan
Scale: 1/4" = 1'-0"
durdenarchitecture
478 CRAIGHEAD ST. #108
NASHVILLE, TN 37204
TEL: 615.385.4747
FAX: 615.385.3747
PRICING SET
A RENOVATION FOR:
405 Belle Meade Blvd
NASHVILLE, TN 37205
DATE: 10-15-2025
REVISIONS:
SECOND FLOOR EXISTING & DEMOLITION PLAN
D-1.2


EXISTING SITTING ROOM
EXISTING DINING ROOM
FOYER
EXISTING LIVING ROOM
EXISTING COVERED PORCH
EXISTING BREAKFAST ROOM
KITCHEN
EXISTING VESTIBLE
EXISTING DEN/BAR
EXISTING DEN
EXISTING REAR HALLWAY
EXISTING PDR #2
FRENCH DOORS
PANTRY
TWO-CAR GARAGE
LAUNDRY
SCREENED PORCH
GUEST BEDROOM
CAREGIVER ROOM
STORAGE/MECH.
STORAGE/MECH.
01 First Floor Plan
durdenarchitecture
478 CRAIGHEAD ST. #108
NASHVILLE, TN 37204
TEL: 615.385.4747
FAX: 615.385.3747
PRICING SET
A RENOVATION FOR:
405 Belle Meade Blvd
NASHVILLE, TN 37205
DATE: 10-15-2025
REVISIONS:
FIRST FLOOR PLAN
A-1.1


EXISTING BEDROOM #1
EXISTING BATH #1
EXISTING STAIR HALL
EXISTING PRIMARY BEDROOM
PRIMARY CLOSET #1
PRIMARY CLOSET #2
EXISTING STUDY
BEDROOM #3
LIGAS STUDY
BEDROOM #2
BEDROOM #4
W.I.C.
LAUNDRY #2
YOGA PILATES LOFT
OPEN TO BELOW
EXISTING POOL
01 Second Floor Plan
durdenarchitecture
478 CRAIGHEAD ST. #108
NASHVILLE, TN 37204
TEL: 615.385.4747
FAX: 615.385.3747
PRICING SET
A RENOVATION FOR:
405 Belle Meade Blvd
NASHVILLE, TN 37205
DATE: 10-15-2025
REVISIONS:
SECOND FLOOR PLAN
A-1.2


Upper Level
550' - 4 3/8"
Main Level F.F.E.
540' - 4 3/4"
Accessory Structure F.F.E.
538' - 5 5/8"
1
Building Elevation
Scale: 3/16" = 1'-0"
Upper Level
550' - 4 3/8"
Main Level F.F.E.
540' - 4 3/4"
Accessory Structure F.F.E.
538' - 5 5/8"
2
Building Elevation
Scale: 3/16" = 1'-0"
Upper Level
550' - 4 3/8"
Main Level F.F.E.
540' - 4 3/4"
3
Building Elevation
Scale: 3/16" = 1'-0"
Upper Level
550' - 4 3/8"
Main Level F.F.E.
540' - 4 3/4"
Accessory Structure F.F.E.
538' - 5 5/8"
4
Building Elevation
Scale: 3/16" = 1'-0"
durdenarchitecture
478 CRAIGHEAD ST. SUITE 108
NASHVILLE, TN 37204
TEL: 615.385.4747
FAX: 615.385.3747
SCHEMATIC DESIGN
NOT FOR
CONSTRUCTION
A RENOVATION FOR:
405 Belle Meade Blvd
405 BELLE MEADE BLVD.
BELLE MEADE, TN 37205
DATE: 10/16/2025
REVISION:
BUILDING ELEVATIONS
A-2.1

405 Belle Meade Blvd.

durden architecture

DUKE DESIGN GROUP

Lindsay Rhodes Interiors

October 17, 2025

INDEX OF DRAWINGS

0.1 Survey
0.2 Existing Site Photos
0.3 Existing Site Photos
0.4 Neighborhood Context
0.5 Neighborhood Context
0.6 Inspiration Photos
0.7 Material Details
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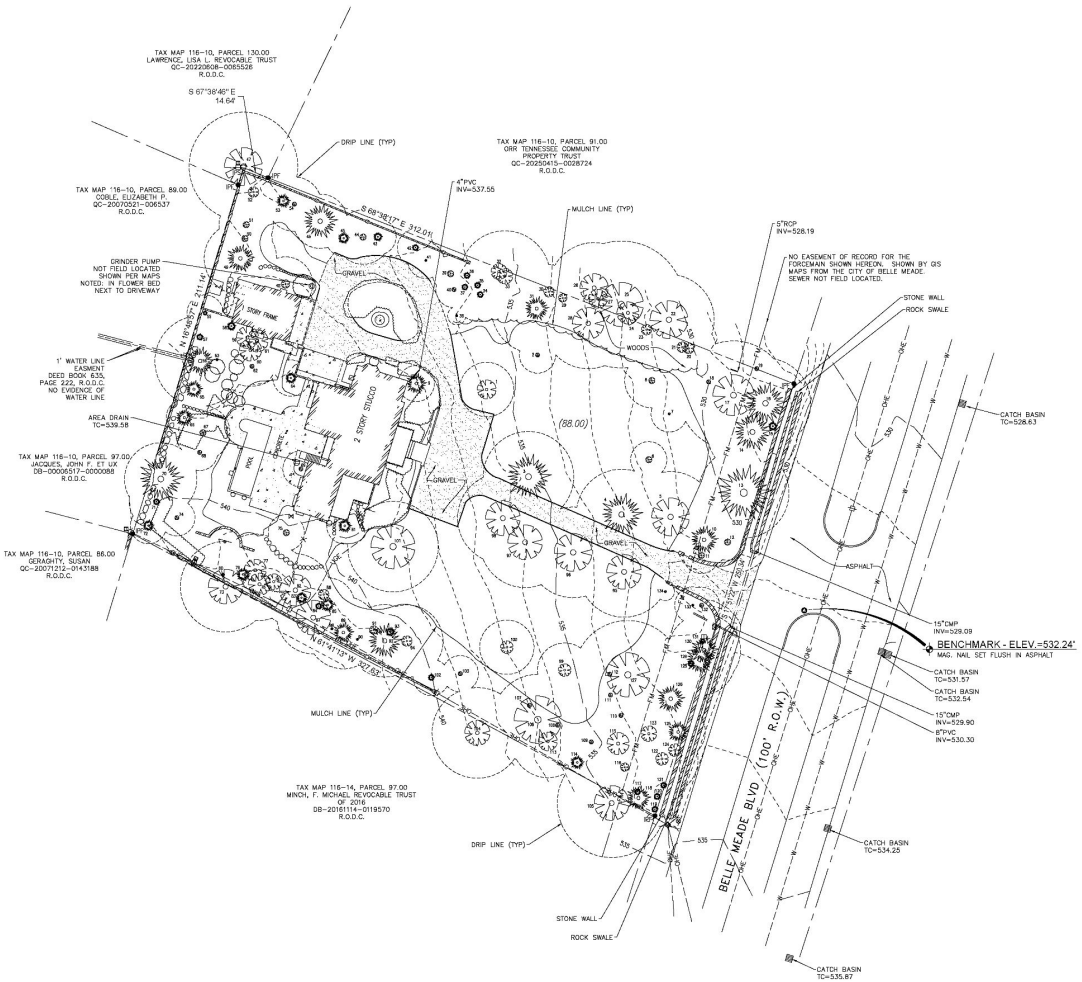
A-1.1 Main Level Floor Plan
A-1.2 Upper Level Floor Plan
A-1.3 Guest House Floor Plans
A-2.1 Elevations
A-2.2 Elevations
A-2.3 Elevation
A-6.1 3D Views
A-6.2 3D Views



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0.1 Survey

Existing Site



Existing Site



Existing Site



Existing Site



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0.2 Existing Site Photos

Existing Site



Existing Site



Existing Site



Existing Site



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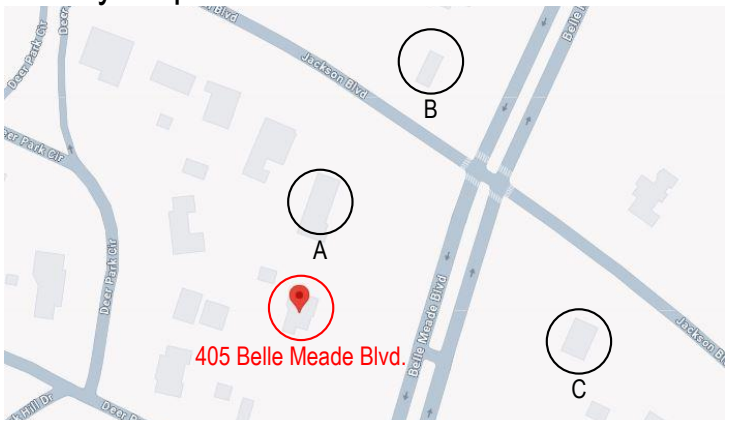
0.3 Existing Site Photos

Vicinity Map



A: 401 Belle Meade Blvd



B: 309 Belle Meade Blvd



C: 405 Jackson Blvd



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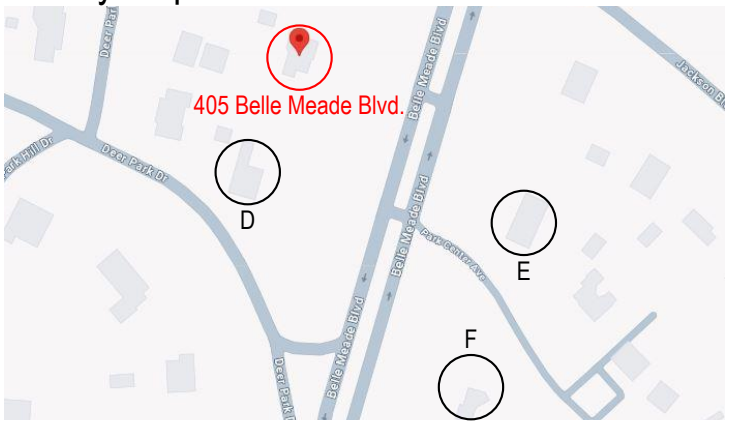
0.4 Neighborhood Context

Vicinity Map



D: 224 Deer Park Dr



E: 406 Belle Meade Blvd



F: 501 Park Center Dr



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0.5 Neighborhood Context











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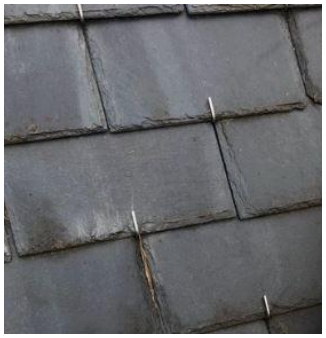
0.6 Inspiration Photos



Slate Roofing: Slate to match existing



Stucco: Stucco painted white to match existing



Siding: Smooth Painted TruExterior to match existing



Detailing: Robinson Iron Columns and Limestone Accents



Gutters: Gutters to match existing



Doors: Steel Frame

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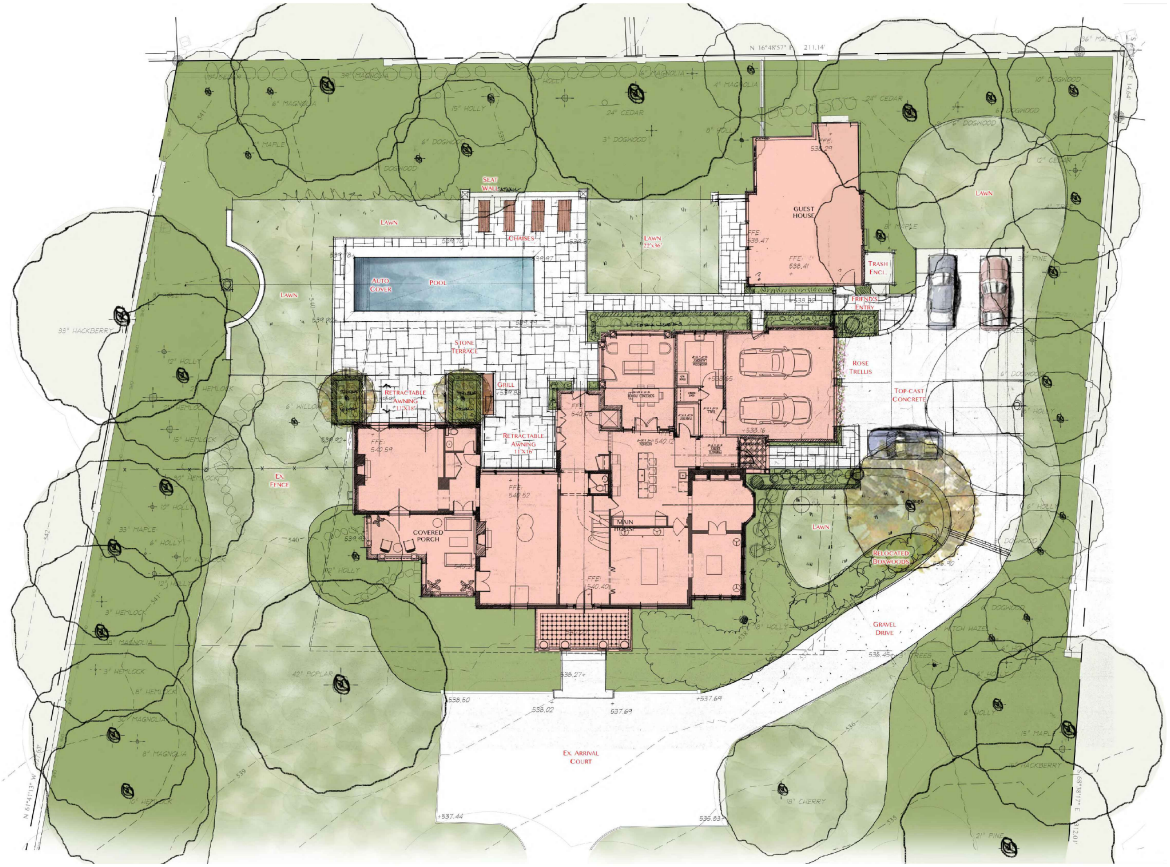
0.7 Material Details



01 Schematic Site Plan — N.T.S

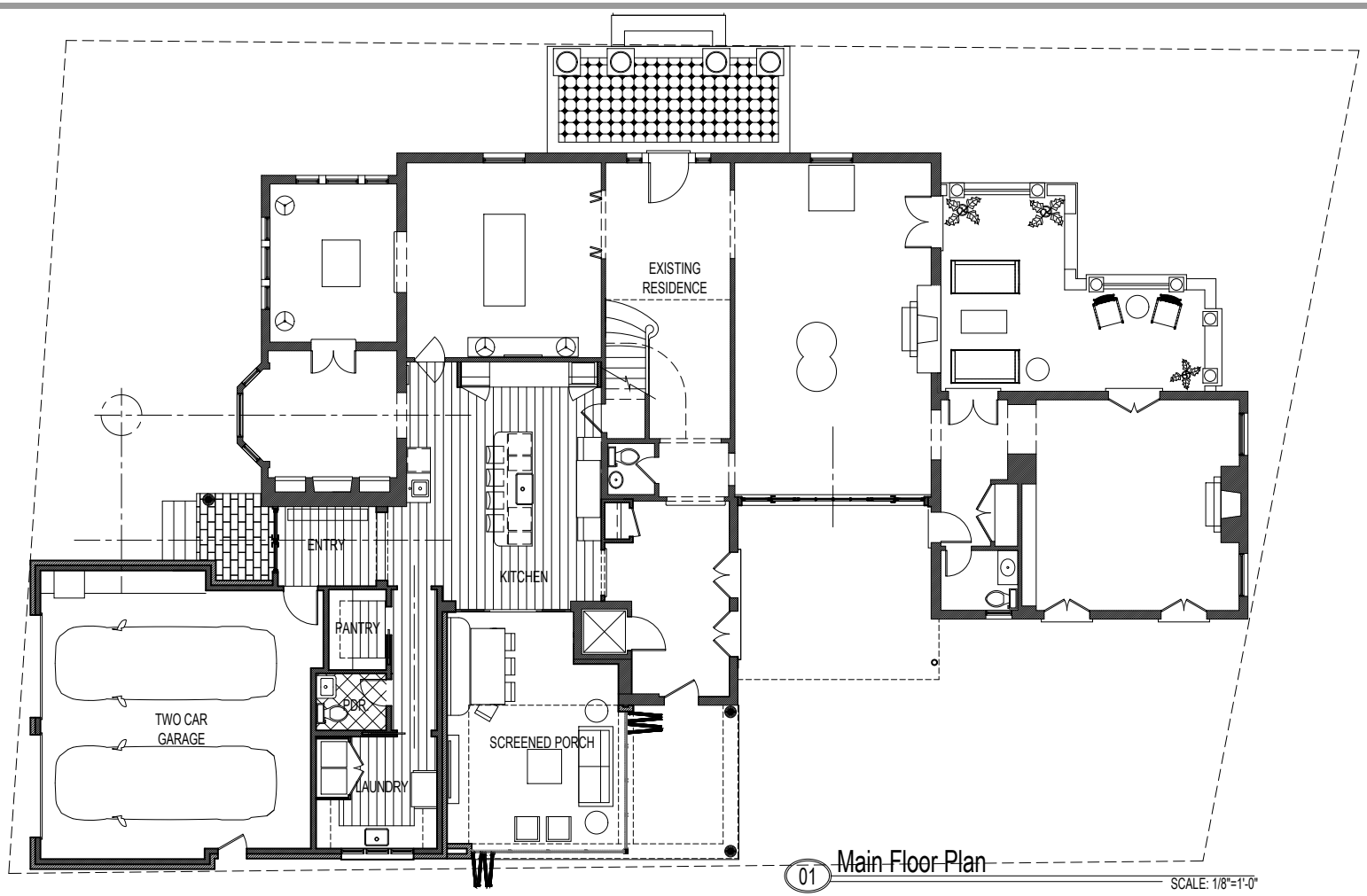
durden architecture
478 Craighead St. suite 108 | Nashville, TN 37204 | 615.385.4747

Dolan-Lewis Residence
405 Belle Meade Boulavard,
Nashville Tennessee 37205

OCT. 17 2025

SITE PLAN

A-0.1



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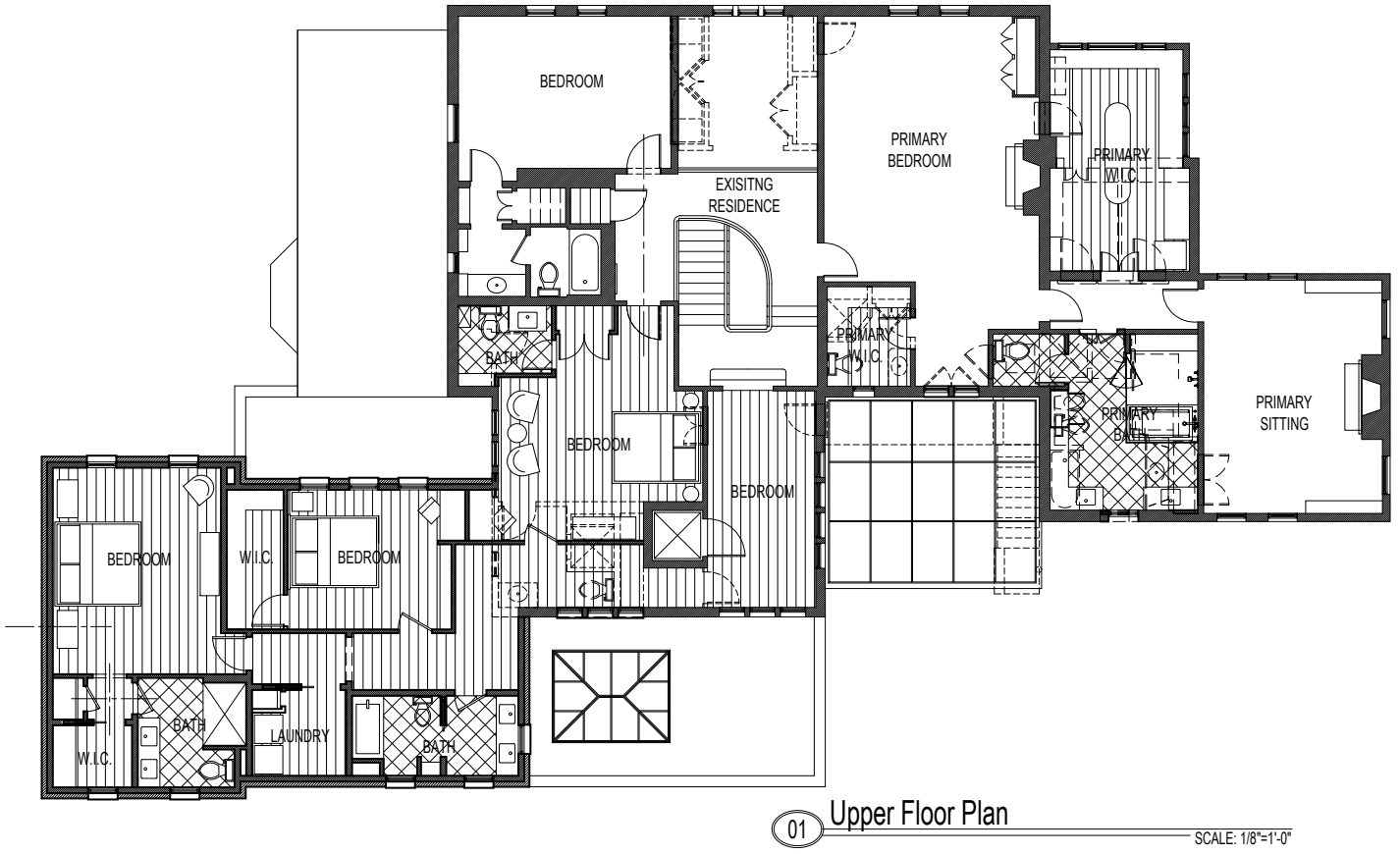
MAIN FLOOR PLAN

A-1.1



01 Upper Floor Plan SCALE: 1/8"=1'-0"

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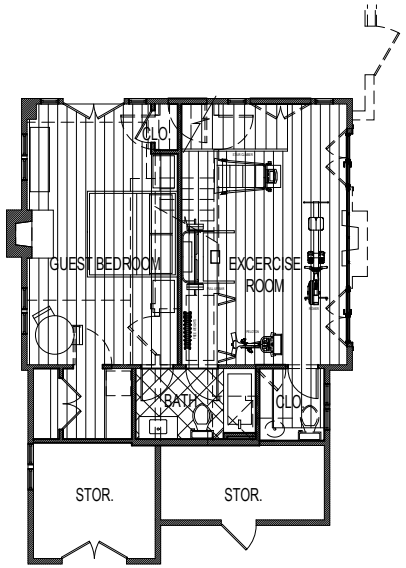
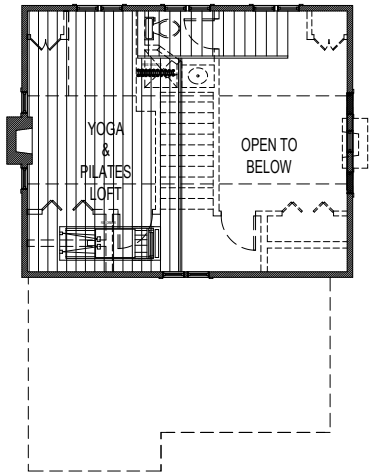
UPPER FLOOR PLAN

A-1.2



01 Guest House First Floor Plan
SCALE: 1/8"=1'-0"



02 Guest House Second Floor Plan
SCALE: 1/8"=1'-0"

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UPPER FLOOR PLAN

A-1.3



FRONT ELEVATION



NORTH ELEVATION

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ELEVATIONS

A-2.1



REAR ELEVATION



SOUTH ELEVATION

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ELEVATIONS

A-2.2



REAR ELEVATION

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REAR ELEVATION

A-2.3



01 Schematic 3D Perspective - Front Yard
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3D IMAGES

A-6.1



01 Schematic 3D Perspective - Side Yard
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3D IMAGES

A-6.2



01 Schematic 3D Perspective - Rear Yard
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3D IMAGES

A-6.3