



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



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
DECEMBER 9, 2025, 03:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

TO ALL MEMBERS OF THE HISTORIC ZONING COMMISSION AND INTERESTED PARTIES:

This is to notify you of a scheduled meeting of the Board of Historic Zoning Commission (HZC), with public hearing and public comment on the agenda items. Public comment will also be heard on any matters related to the HZC. Items for consideration are listed below and are available on the city website, www.citybellemeade.org. The meeting will also be available through Live Stream on the city website.

I. Call to Order

II. Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held November 11, 2025.

Attachment: [HZC Minutes November 11 2025.pdf](#)

III. New Business

A. 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.

Attachment: [405 BMB Application.pdf](#)

Attachment: [SITE CALCULATIONS 405 Belle Meade Blvd.pdf](#)

Attachment: [116 Dolan-Lewis-DDG-HZC-Set-10-20-2025.pdf](#)

Attachment: [116 405-Belle-Meade-Boulevard---HZC-Package-11-21-2025.pdf](#)

Attachment: [116 405-Belle-Meade-Blvd---HZC-Submittal---11x17---11-21-2025.pdf](#)

Attachment: [STAFF REPORT 405 BMB ADD..pdf](#)

B. The application for a Certificate of Appropriateness, #A25-84, of the Rees family, 204 Lynwood Boulevard, for a demolition of a single family residence.

Attachment: [120 MLH-L 204-Lynwood HZC-Certificate-of-Appropriateness-Application 2025-11-21.pdf](#)

Attachment: [120 MLH-L SiteBoundaryTopoSurveyat204LynwoodBoulevard.pdf](#)

Attachment: [120 MLH 204-Lynwood ExistingConditions 2021-11-21.pdf](#)

Attachment: [120 MLH BMHZC-Street-Context 2025-11-21.pdf](#)

Attachment: [120 MLH-L 204-Lynwood-ZoningSetbacksIllustration Z1 2025-11-21.pdf](#)

Attachment: [120 MLH-L Structural-Evaluation-and-Opinion---204-Lynwood-Ave---SCI-05032023.pdf](#)

Attachment: [Structural Engineers Attachment.pdf](#)

Attachment: [STAFF REPORT 204 Lynwood Blvd.pdf](#)

Attachment: [Burch Letter.pdf](#)

C. The application for a Certificate of Appropriateness, #A25-85, of the Hayes family, 4308 Sunnybrook Drive, for a demolition of a single family residence. - POSTPONED

At the request of the applicant this item has been postponed

Attachment: [121_HZC-Certificate-of-Appropriateness-2024.pdf](#)
Attachment: [Interior_Photos.pdf](#)
Attachment: [STAFF REPORT 4308 Sunnybrook Dr.pdf](#)
Attachment: [POSTPONEMENT REQUEST.pdf](#)

D.The application for a Certificate of Appropriateness, #A25-87, of the Curran/Crowe family, 602 Lynwood Boulevard, for a demolition of a single family residence.

Attachment: [123_602-LYNNWOOD-DEMO-APPLICATION.pdf](#)
Attachment: [STAFF REPORT 602 LYNWOOD BLVD.pdf](#)

E.The application for a Certificate of Appropriateness, #A25-89, of the Hooper family, 4424 Georgian Place, for an addition to a single family residence.

Attachment: [125_HZC---CoA---4424-Georgian-Place.pdf](#)
Attachment: [125_HZC-Reference-Pictures.pdf](#)
Attachment: [125_25_11-19-HZC-SET_4424-GEORGIAN-PLACE.pdf](#)
Attachment: [STAFF REPORT 4424 GEORGIAN PLACE ADD..pdf](#)
Attachment: [4424 Georgian Place Belle Meade HZC.pdf](#)
Attachment: [Exterior Elevation Comparison.pdf](#)

F.The application for a Certificate of Appropriateness, #A25-90, of the Smartt family, 420 Sunnyside Drive, for a new single family residence.

Attachment: [126_HZC-Certificate-of-Appropriateness-420-Sunnyside-Drive_NEW-BUILD.pdf](#)
Attachment: [126_HZC-Reference-Pictures-420-Sunnyside-Drive.pdf](#)
Attachment: [126_25_11_21-Belle-Meade-HZC---Smartt-Residence.pdf](#)
Attachment: [STAFF REPORT 420 Sunnyside Dr - new.pdf](#)
Attachment: [420 Sunnyside Belle Meade HZC - Smartt Residence.pdf](#)

G.The application for a Certificate of Appropriateness, #A25-93, of the Belle Meade Country Club, 815 Belle Meade Boulevard, for an addition to the country club.

Attachment: [Updated BMCC - HZC-Certificate-of-Appropriateness.pdf](#)
Attachment: [STAFF REPORT 815 BMB ADD..pdf](#)

H.The application for a Certificate of Appropriateness, #A25-95, of the 4400 Howell Place Trust, 4400 Howell Place, for a new single family residence.

Attachment: [APPLICATION.pdf](#)
Attachment: [131_4400-Howell-Place---Letter-from-Owner.pdf](#)
Attachment: [131_4400-Howell-Place-Letter-to-Planning.pdf](#)
Attachment: [Existing Conditions photos.pdf](#)
Attachment: [131_4400-Howell-Place-Construction-Photos.pdf](#)
Attachment: [4400 Howell Place Basement Demolition.pdf](#)
Attachment: [4400 Howell Place existing 1st floor demolition.pdf](#)
Attachment: [131_4400-Howell-Place-Existing.pdf](#)
Attachment: [131_25082-4400-Howell Bonner-Residence Rev.-1_25.05.12---Structural-Plan.pdf](#)
Attachment: [131_112125_Bonner_BM-submittal_tmc.pdf](#)
Attachment: [STAFF REPORT 4400 Howell Pl REMEDIAL.pdf](#)
Attachment: [HUNDLEY COMMENTS.pdf](#)
Attachment: [DECAMP COMMENTS.pdf](#)
Attachment: [ISHEE COMMENTS.pdf](#)
Attachment: [LARKFORD COMMENTS.pdf](#)
Attachment: [WELLER COMMENTS.pdf](#)

I.The application for a Certificate of Appropriateness, #A25-96, of the Avery family, 212 Deer Park Drive, for an addition to a single family residence.

Attachment: [132_HZC-CoA-212-Deer-Park-Dr.pdf](#)

Attachment: [132_HZC---Reference-Pictures---212-Deer-Park-Dr.pdf](#)

Attachment: [Plan_Set.pdf](#)

Attachment: [STAFF REPORT 212 Deer Park Dr ADD..pdf](#)

Attachment: [STUART COMMENTS.pdf](#)

Attachment: [BRASWELL COMMENTS.pdf](#)

Attachment: [PATTERSON LETTER.pdf](#)

Attachment: [SALTZMAN COMMENTS.pdf](#)

IV.Other Item - Extension of demolition approval for 111 Lynwood Boulevard for 12 months.

Attachment: [extension request.pdf](#)

V.Other Public Comment

VI.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, January 13, 2026 at Belle Meade City Hall.



**MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
NOVEMBER 11, 2025, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Chairman Bunny Blackburn called the meeting to order at 3:01 p.m.

Board Members Present

Chairman Bunny Blackburn
Vice-Chairman Charlie Rankin
Rene Poe
Ray Hayles
Mark Harrison

City Staff Present

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

Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held October 14, 2025 and October 28, 2025.

Motion to approve: Hayles Second: Poe

Unfinished Business

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.

Bill Bickford, Northworks Architects, representing the Levy family reviewed changes made to the original plan as presented at the October 14, 2025 meeting.

Following the review a period of questions from the board ensued, which were addressed by Bickford.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Rankin Second: Poe

A board discussion ensued.

Motion amended to approve pending final approval of exterior color palette:

Rankins Second: Poe

Poe inquired if the color approval could be done by (Planning Director) Mary Samaniego, Chairman Blackburn asked Samaniego if she (Mary) would approve the color palette administratively; Samaniego stated that she would.

Vote (motion as amended): All aye

Vote (motion to approve): All aye

New Business

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

Grace Clayton, realtor Engle & Volkers, representing the Proctors, reviewed the application as submitted.

A period of questions from the board followed the presentation; Clayton addressed the questions as asked.

Questions regarding the positioning of a new home and driveway were addressed by Samaniego, noting that if the demolition were approved any new home would be required to build with the front of the home on Belle Meade Boulevard.

Public Comment Opened

Matt Ashwood, resident at 110 Belle Meade Boulevard, spoke in favor of the project.

Frank Sheffield, resident at 200 Sunnyside Drive, while not opposed to the demolition to voice concerns about the view of the rear of a new build which would face Sunnyside Drive.

Public Comment Closed

Motion to approve: Hayles Second: Rankin

A brief discussion of the board members followed.

Vote: All aye

The application for a Certificate of Appropriateness, #A25-79, of the Mystic Trust, 1029 Chancery Lane, for an addition to a single family residence.

Michael Ward, Allard Ward Architects, reviewed the plans as submitted providing highlights of the addition for the home at 1029 Chancery Lane.

Public Comment Opened

No Public Comment

Public Comment Closed

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

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.

Other Public Comment

The meeting adjourned at 3:41 p.m.

Chairman Bunny Blackburn

City Recorder Rusty Terry

Historic Zoning Commission - Certificate of Appropriateness Application

OWNER INFORMATION

Property Owner Email Address: Property Owner Phone: Is Owner Applicant? ☐ Yes ☒ No

RELATIONSHIP TO OWNER:

☐ Contractor☐ Architect☐ Other (explain)

PROPERTY DESCRIPTION & LOCATION

 AGE/YEAR OF STRUCTURE☐ Yes ☐ No PROPERTY OF SIGNIFICANCE (1901-1939)☐ Yes ☐ No PROPERTY OF CONSERVATION (1940-2000)☐ Yes ☐ No PROPERTY LESS THAN 50 YEARS

PROPOSED ACTIVITY

☐ New Construction ☐ Demolition ☐ Exterior Alteration or Repair ☐ AdditionDefine Architectural Style

Reason for Request:

Demolition of Structures:

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

Historical Significance

☐ Yes ☐ No Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

New Construction Material List Description

Window Manufacturer:

Window Material:

Frame Material:

Windowsills:

Brick, Painted/Natural:

Brick/Stone Thickness:

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:

Exterior Doors:

Eaves/Cornice:

Gutters:

Gutter Dimensions:

Property of Significance

☐ Yes ☐ No A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;

☐ Yes ☐ No Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;

☐ Yes ☐ No Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;

☐ Yes ☐ No Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or

☐ Yes ☐ No Is a notable work of a master builder, designer, or architect, and/or;

☐ Yes ☐ No Possesses or may likely yield information important in prehistory or history, and/or

☐Yes ☐No Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In Step 5 of the Application, please attach the below document(s) for all types of CoA Applications:

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

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

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

I certify under penalty of perjury that I am the owner or authorized agent of the above property and the information furnished by me is true and correct to the best of my knowledge. I certify that all applicable federal, state, county, and City of Belle Meade requirements for the work authorized by this permit shall be met.

Steve Durden

2025-10-20

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

ADDRESS 405 Belle Meade Blvd.

LOT SF 74,663.19

	ALLOWABLE	EXISTING	TOTAL CHANGE	NEW TOTAL	% OVER
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FOOTPRINT (RES. A, RES B, RES C, ESTATE B) 12% OF LOT SF

8,959.58 sq.ft.	4,715 sq.ft.	5,855 sq.ft.	+ 1,140 sq.ft.	0%
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FOOTPRINT (ESTATE A) 8% OF LOT SF

FAR

LOTS < 40,00 SF and Residence C = 0.225 X LOTS SF

14,932.64 sq.ft.	7,925 sq.ft.	9,685 sq.ft.	+ 1,760 sq.ft.	0%
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LOTS > 40,00 SF = 0.200 X LOTS SF

FRONT YARD SF

DRIVEWAY 12%

8,959.58 sq.ft.	7,238.56 sq.ft.	6,910.49 sq.ft.	- 328.07 sq.ft.	0%
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DRIVEWAY/PARKING IN FRONT YARD = MAX. 22% OF FRONT YARD SF

10,064.47 sq.ft.	4395.31 sq.ft.	4,395.31 sq.ft.	+ 0 sq.ft.	0%
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WALKWAYS

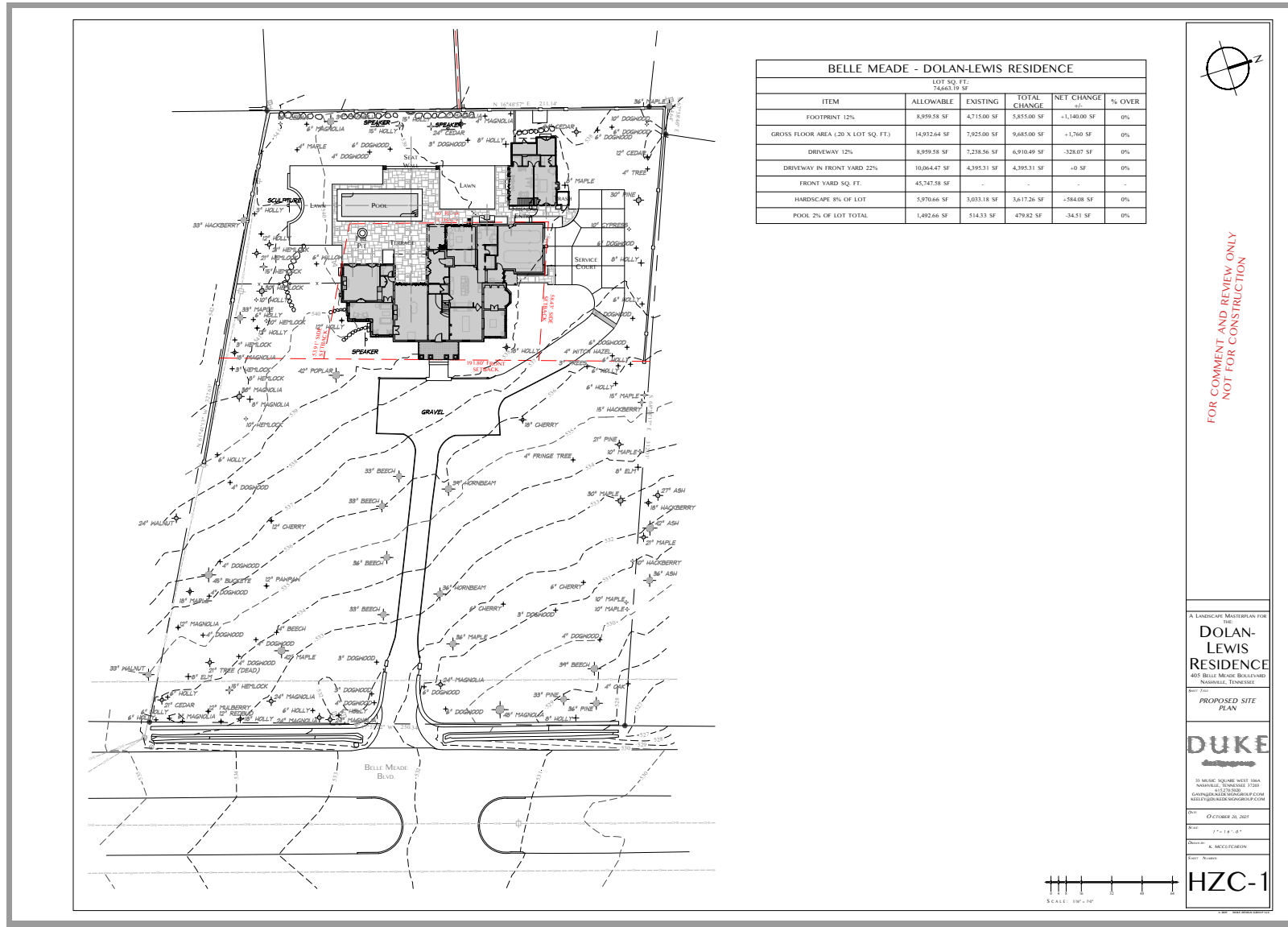
HARDSCAPE MAX. 8% OF LOT SF

5,970.66 sq.ft.	3,033.18 sq.ft.	3,617.26 sq.ft.	+ 584.08 sq.ft.	0%
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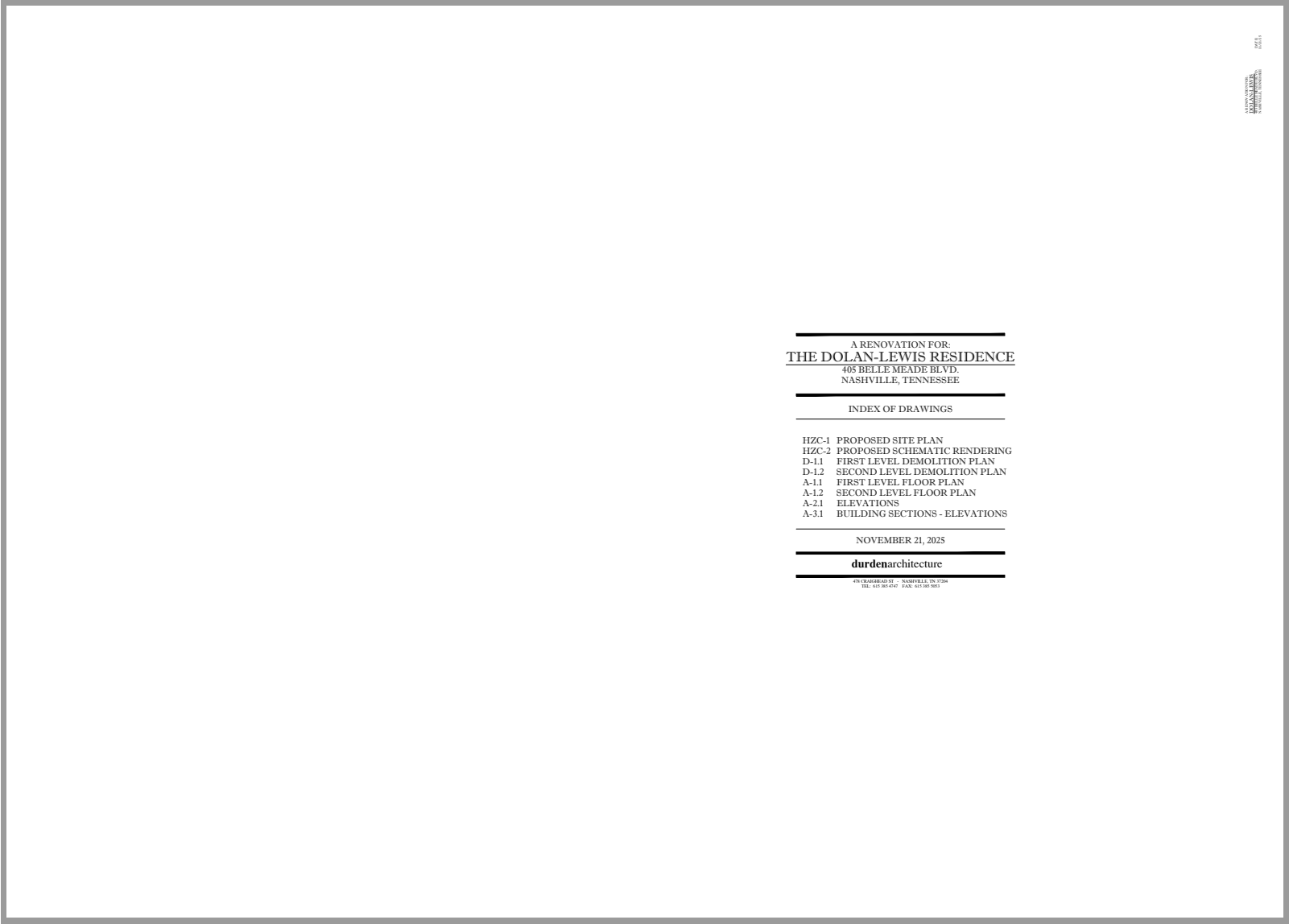
POOL (WATER AREA) = MAX. 2% OF LOT SF

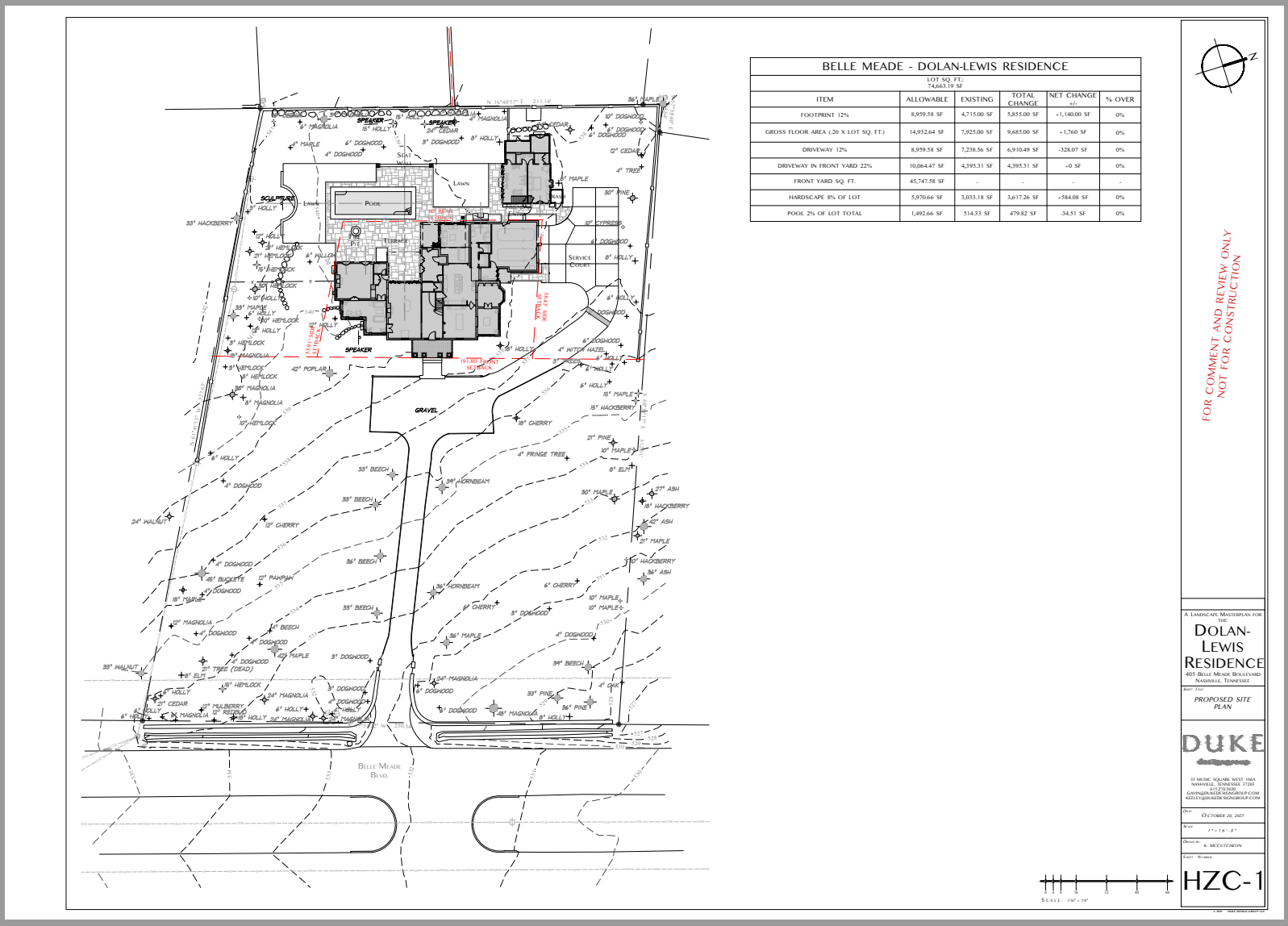
1,492.66 sq.ft.	514.33 sq.ft.	479.82 sq.ft.	- 34.51 sq.ft.	0%
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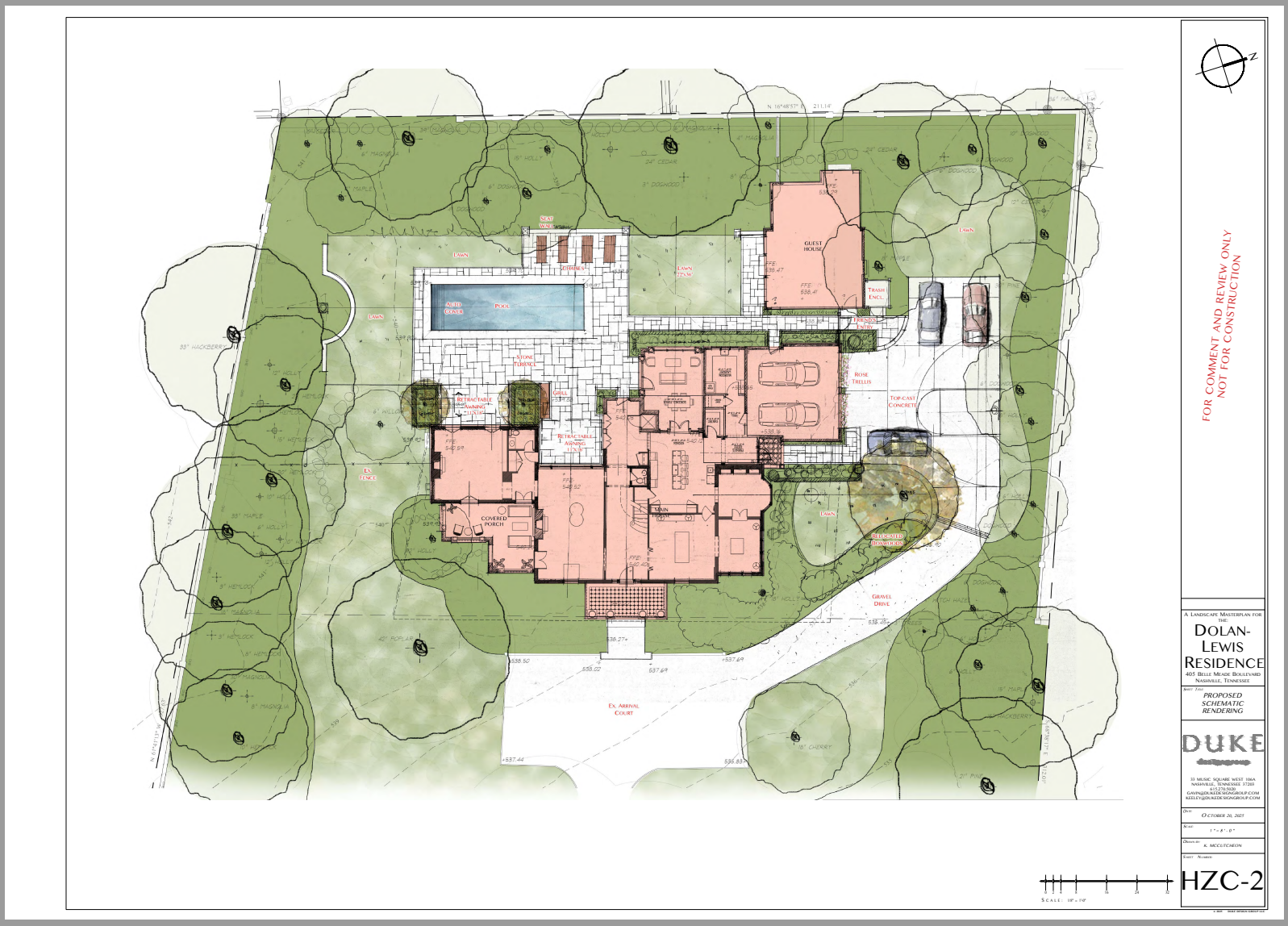
HARDSCAPE + POOL = MAX. 8%

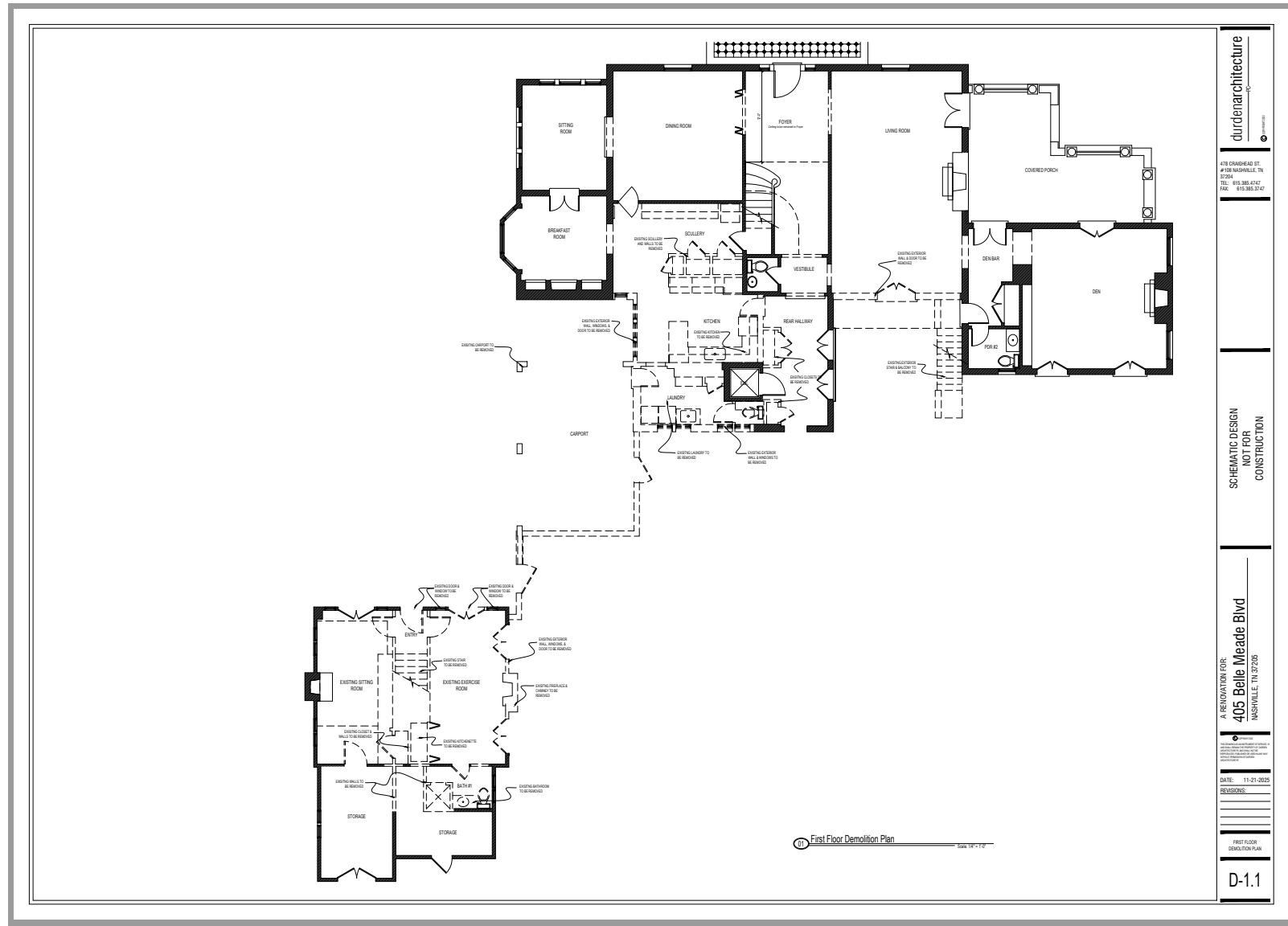


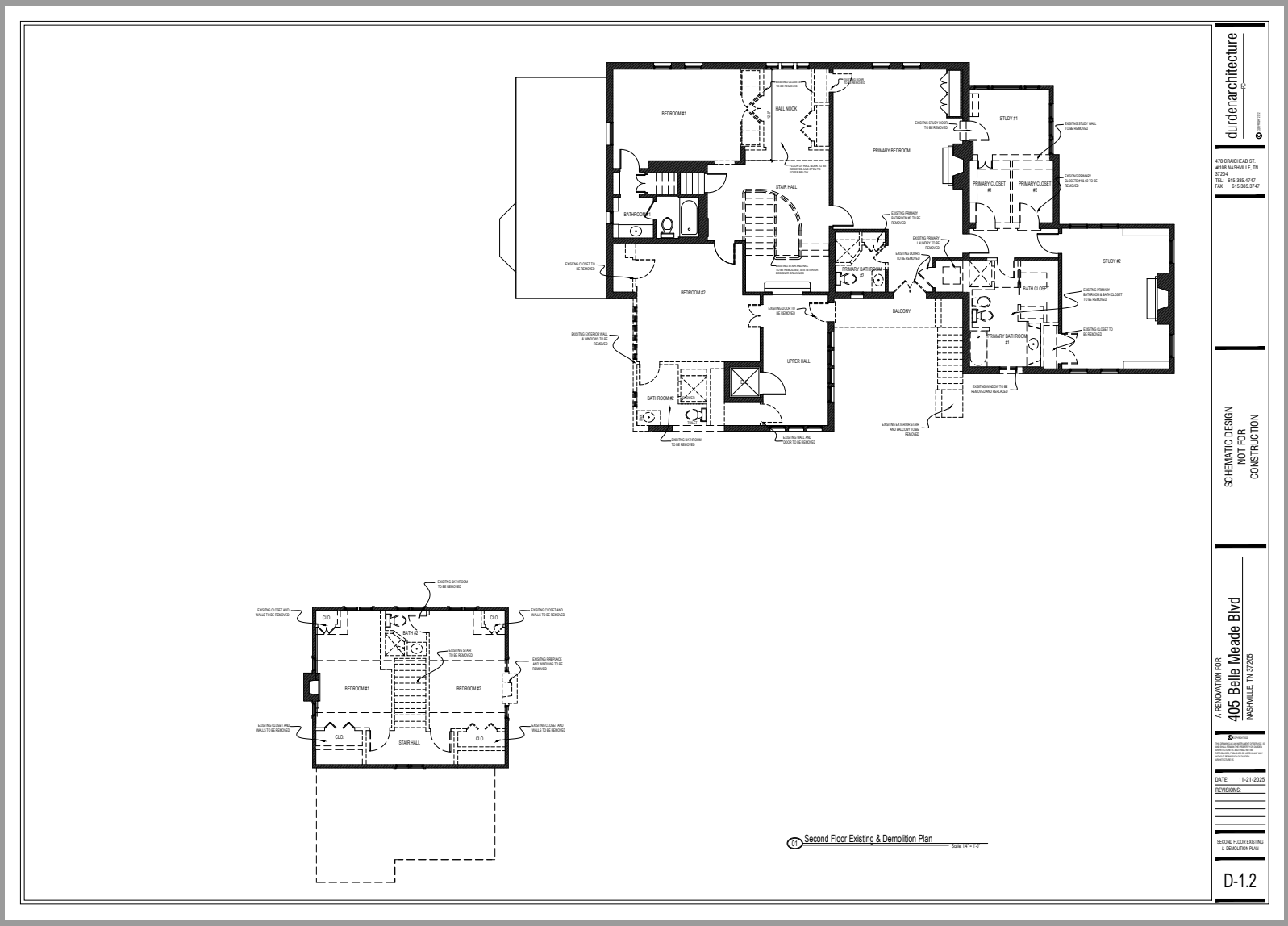


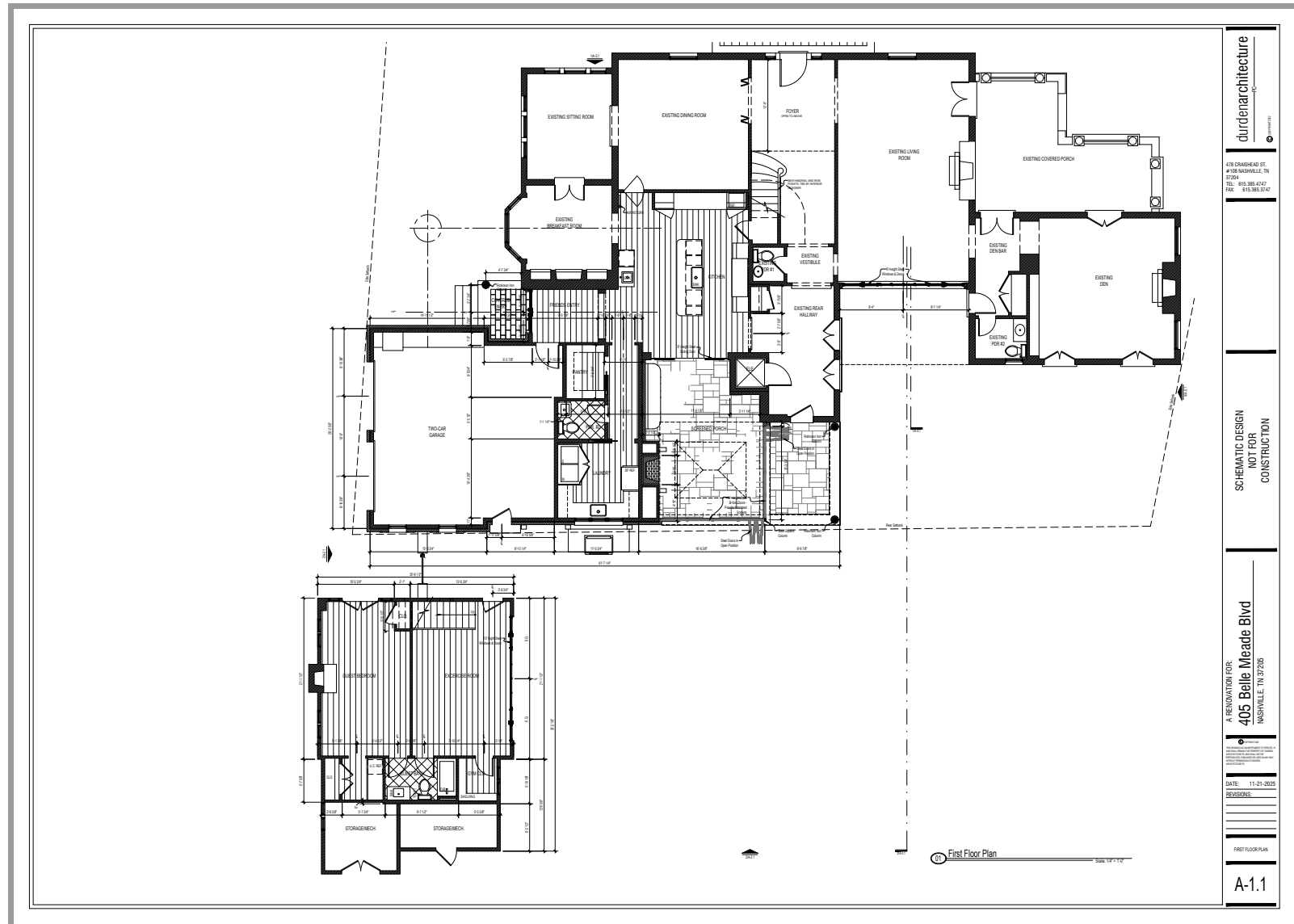


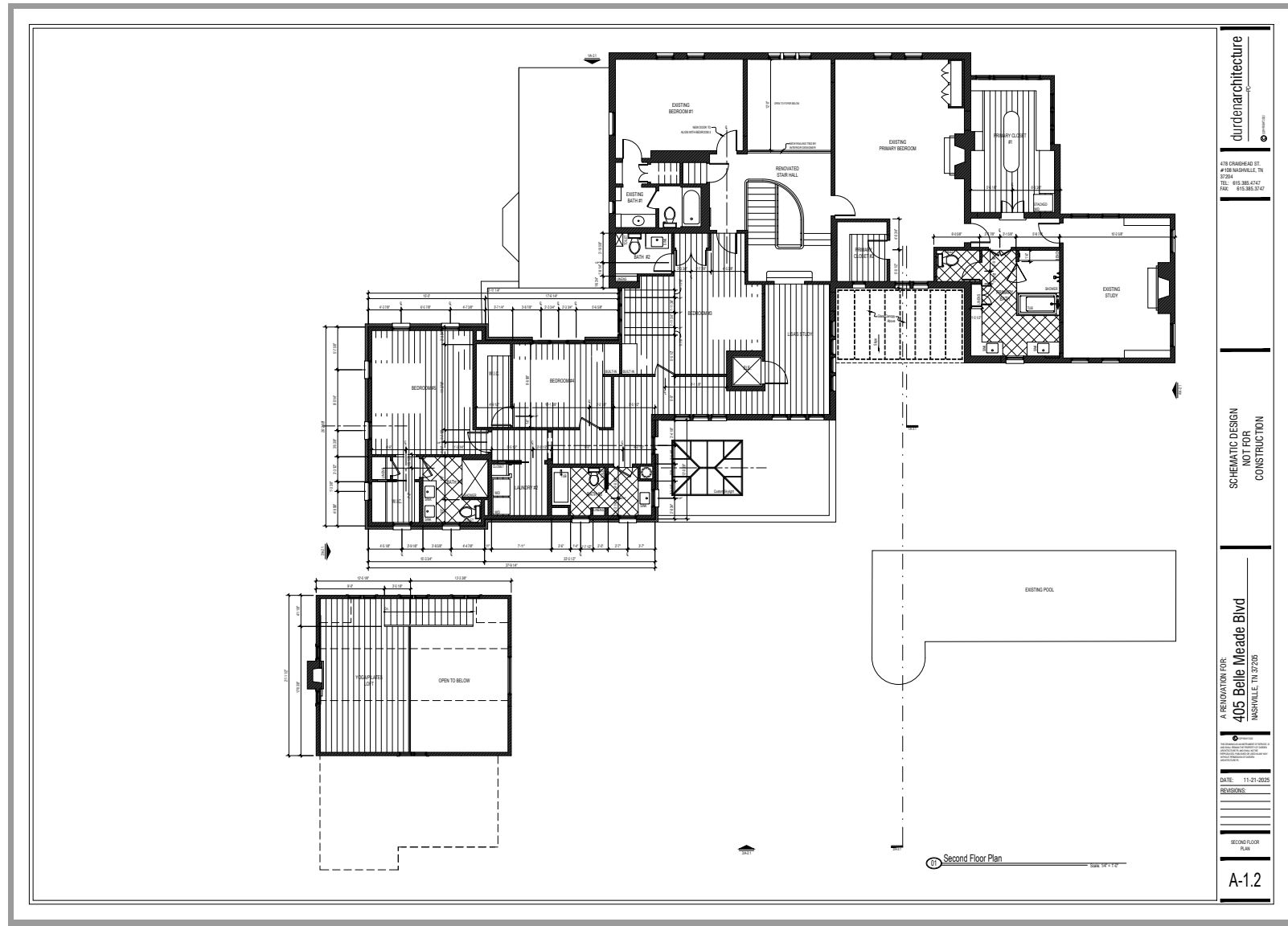














405 Belle Meade Blvd.

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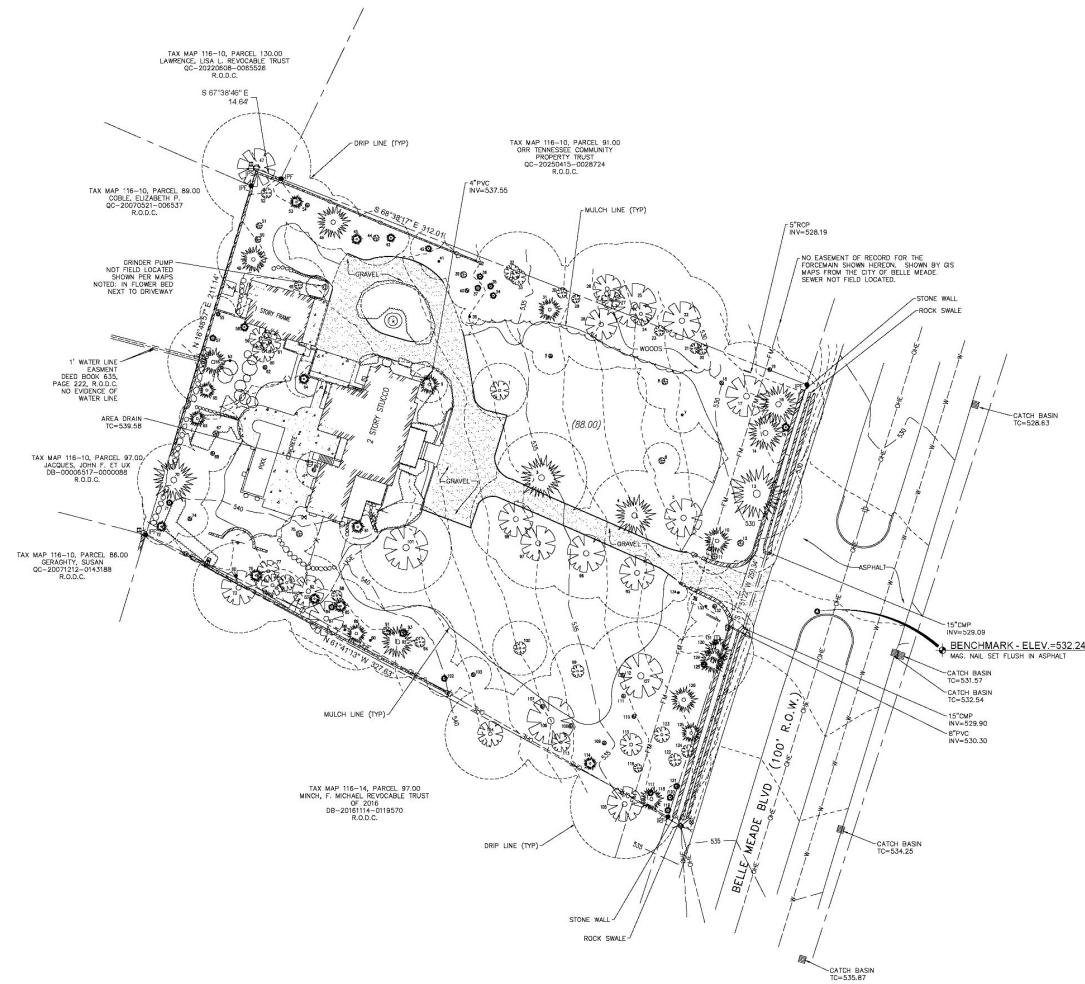
DUKE DESIGN GROUP

Lindsay Rhodes Interiors

November 21, 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
- A-0.1 Schematic Site Plan
- 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
- A-6.3 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



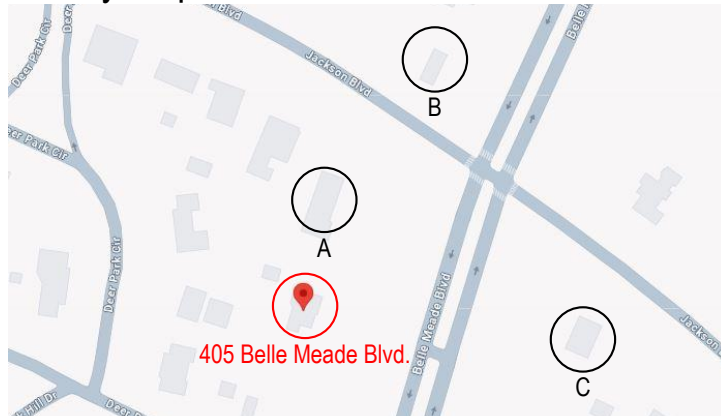
Existing Site



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0.3 Existing Site Photos

Vicinity Map



B: 309 Belle Meade Blvd



A: 401 Belle Meade Blvd



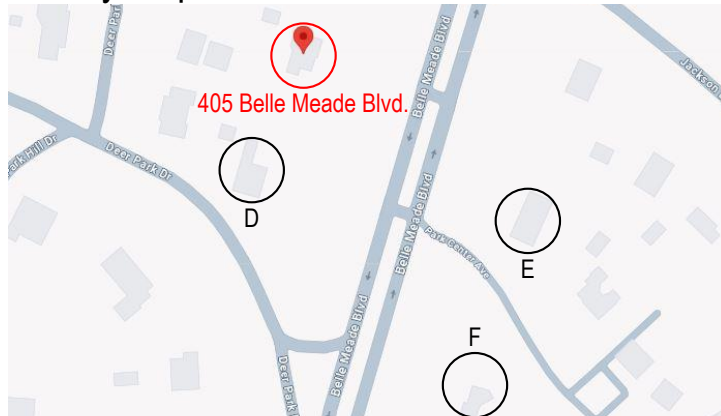
C: 405 Jackson Blvd



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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



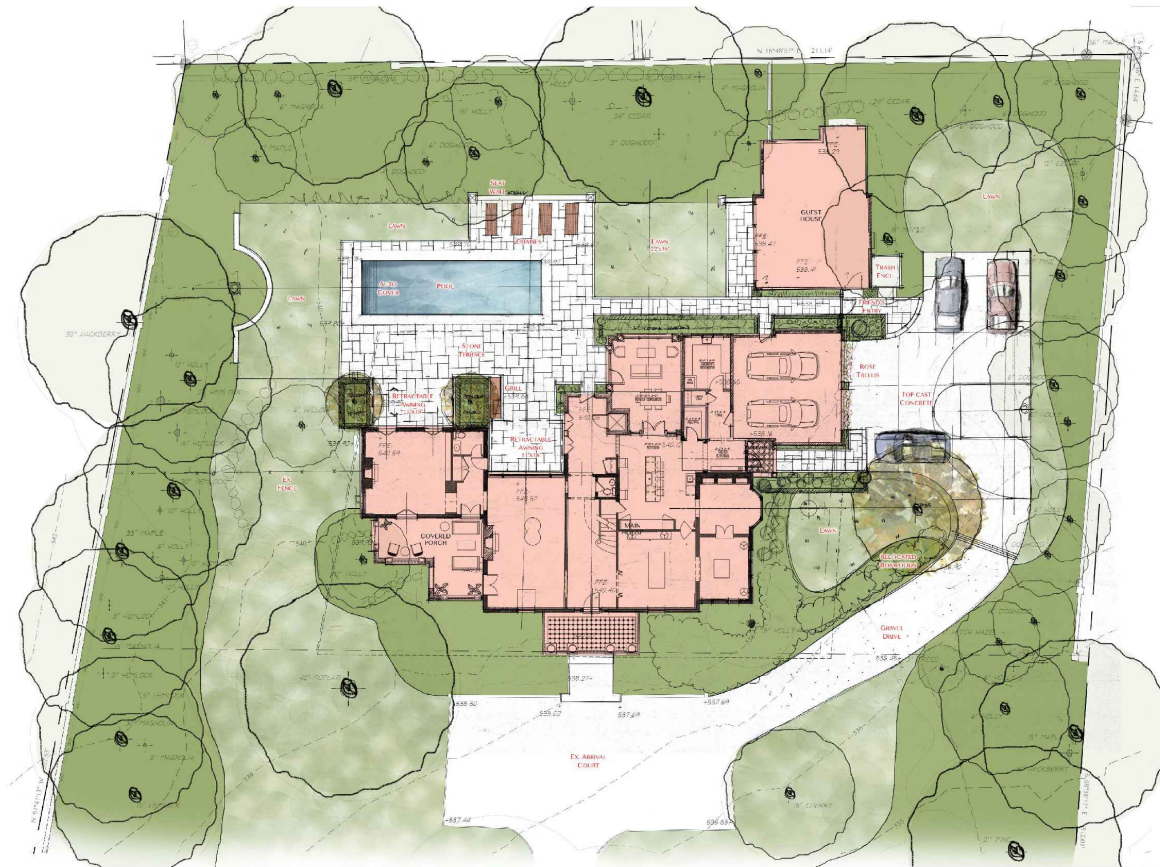
Detailing: Robinson Iron Columns and Limestone Accents



Gutters: Gutters to match existing



Doors: Steel Frame



01 Schematic Site Plan

N.T.S.

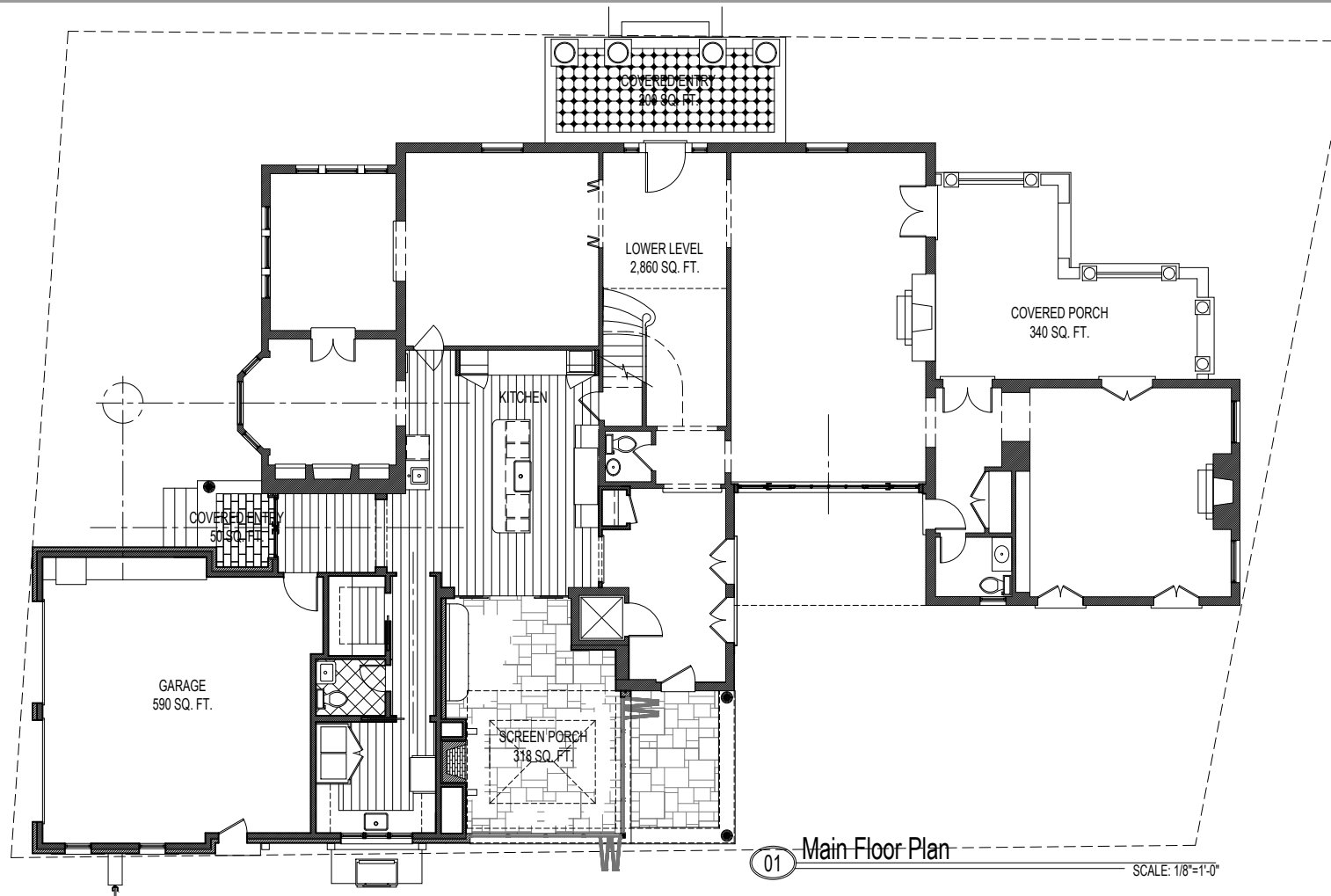
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SITE PLAN

A-0.1



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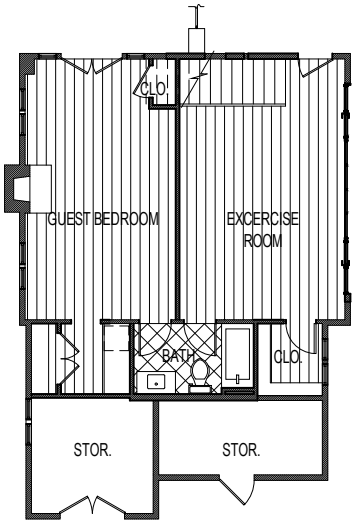
MAIN FLOOR PLAN

A-1.1

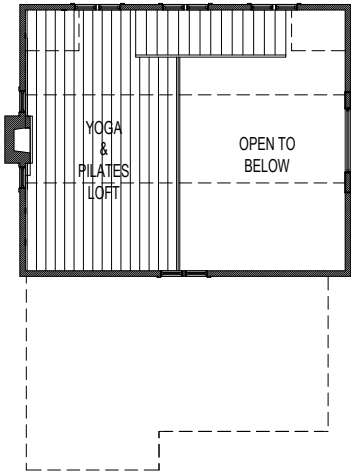


01 Upper Floor Plan

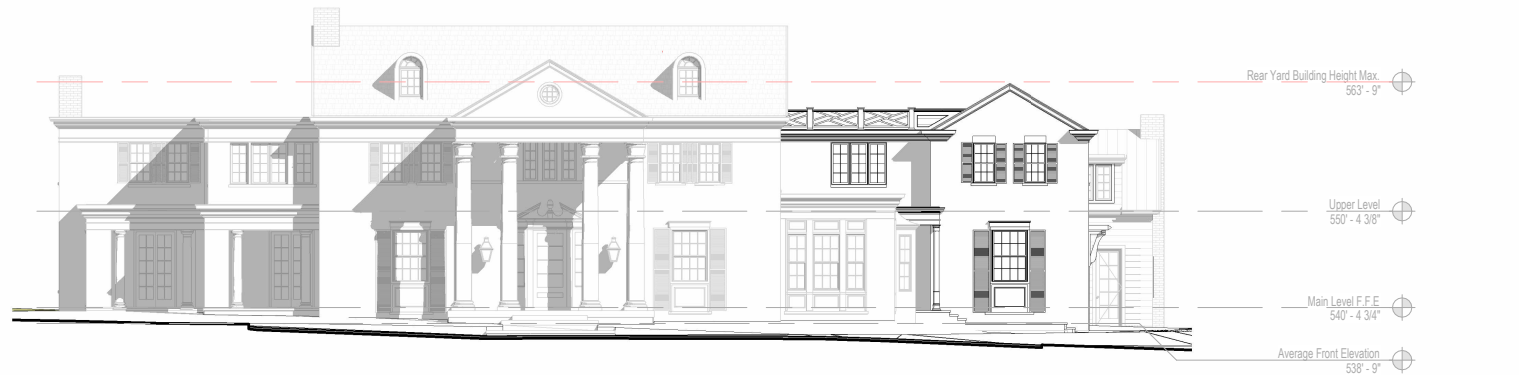
SCALE: 1/8"=1'-0"



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



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



FRONT ELEVATION



NORTH ELEVATION

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ELEVATIONS

A-2.1



REAR ELEVATION



SOUTH ELEVATION

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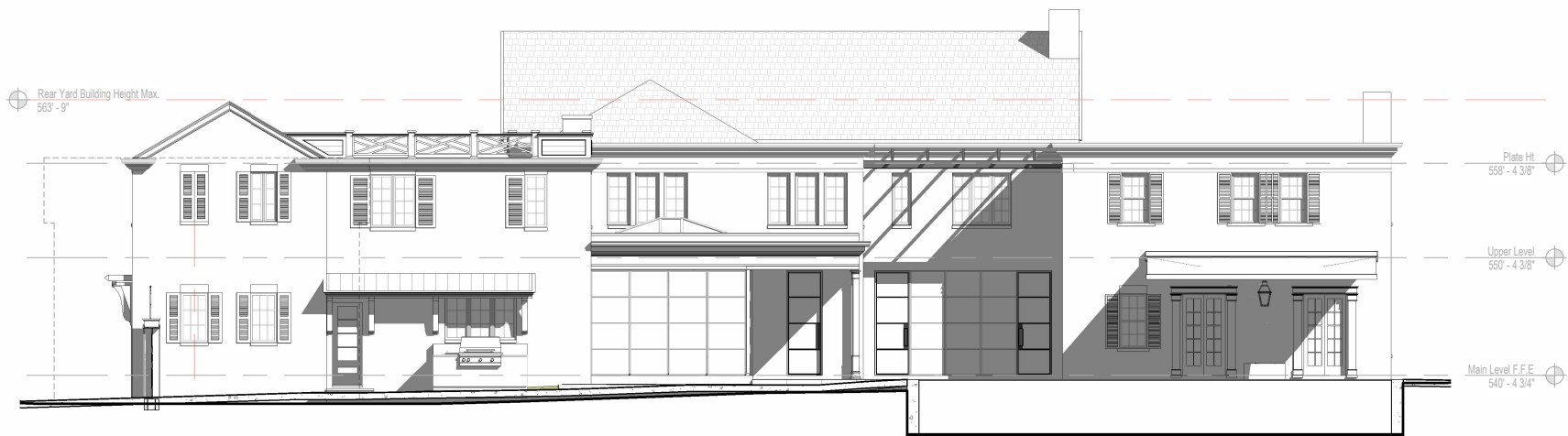
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ELEVATIONS

A-2.2



REAR ELEVATION

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REAR ELEVATION

A-2.3



01 Schematic 3D Perspective - Front Yard
N.T.S.

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3D IMAGES

A-6.1



01 Schematic 3D Perspective - Side Yard
N.T.S.

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3D IMAGES

A-6.2



01 Schematic 3D Perspective - Rear Yard
N.T.S.

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2025

3D IMAGES

A-6.3

Staff Report

Agenda No.: III.A.
Case No.: A25-80
Staff: Mary Samaniego, Planning Director
Applicant: 1616 Belle Meade LLC
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 405 Belle Meade Boulevard

Summary:

The applicant/owner is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, demolition of the existing carport and addition of a new garage with bedroom above. The designated architectural style is Eclectic Neoclassical 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 (74,633 square feet) and is a rectangular lot with frontage on Belle Meade Boulevard.
2. The existing dwelling was constructed in 1922 with a two-car carport. It is two stories and has a guest house/living quarter in the rear yard. It does appear that a major addition to the side and rear occurred at some point between 1957 and 1996.
3. The proposed rear addition will increase the gross floor area from 7,925 square feet to 9,685 square feet. Per the City of Belle Meade zoning ordinance, the maximum allowable is 14,932 square feet.
4. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property of significance*.
5. The dwelling has been identified in the 2021 historical survey (DV-21689) as having: central hall plan; hip and gable roof; stucco wall covering; wood and casement double-hung windows; two brick chimneys; and stone foundation.
6. The residence has been owned by the four different families over the last 60 years.
7. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
8. The property is historically named Woodlawn. M.A. Dabney built the original residence which was designed by Russell Hart of Hart, Freland, and Roberts. Mr. and Mrs. Cornelius A. Craig, founder of the National Life and Accident Insurance Company, later owned the residence as well as Mr. and Mrs. Douglas Henry, first mayor of Belle Meade.
9. Materials list:

Window Manufacturer:

Window Material:

Frame Material:

Windowsills:

Brick, Painted/Natural:

Brick/Stone Thickness:

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:

Exterior Doors:

Eaves/Cornice:

Gutters:

Gutter Dimensions:

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to:

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

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

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

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

Similarly, the Belle Meade HZC Design Guidelines provide the following *criteria for the review and approval of additions*:

1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original

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

6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

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.

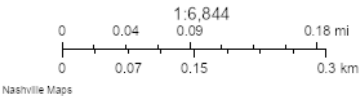
Attachment:

1. Location Map

Nashville Parcel Viewer Map



10/24/2025, 10:08:39 AM





CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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

APPLICATION # _____

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: _____

AGE/YEAR OF STRUCTURE: _____

PROPERTY OF SIGNIFICANCE (1901-1939)	_____ YES
PROPERTY OF CONSERVATION (1940-2000)	_____ YES
PROPERTY LESS THAN 50 YEARS	_____ YES

PROPERTY OWNER or APPLICANT

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style _____

Describe Proposed Work _____

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

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

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

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

➤ **Demolition of Structures:**

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

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

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

New Construction Material List Description

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

Property of Significance

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

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

Yes No

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

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

Property Worthy of Conservation

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

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

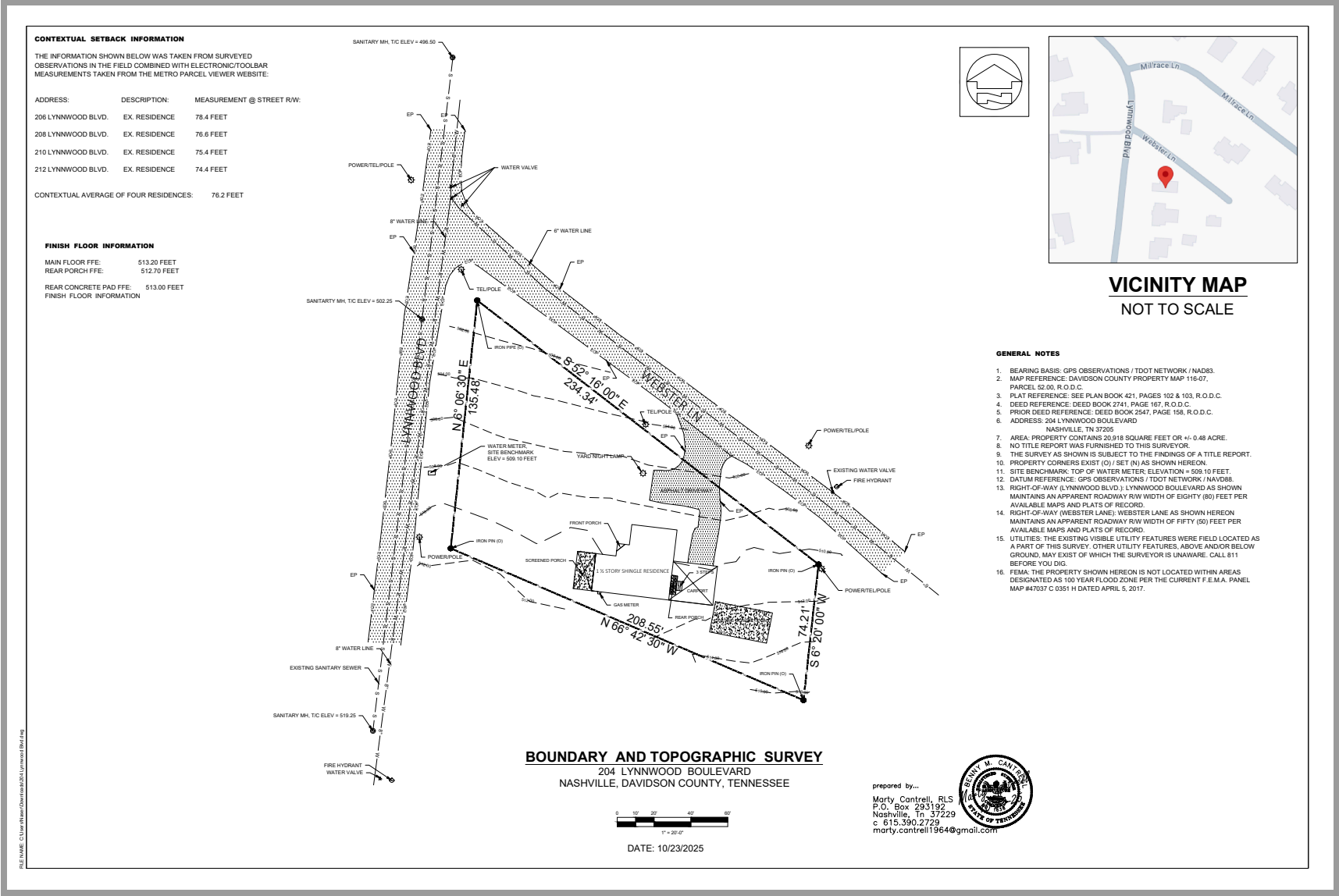
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving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

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

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

Applicant/Property Owner Signature: _____

Date: _____





110 Lynnwood Boulevard



Front Entrance Elevation - Vine Intrusion, Settling, Rot.



Existing Front Porch - Vine Intrusion Removed Partially, Wood Rot.



Northwest Elevation Detail - Vine Intrusion Removed Paritally, Deteriorating Finishes, Screen Framing.



Northwest Elevation - Vine Intrusion, Exterior Deterioration.



Existing Front Porch - Concrete Step Long-Term Settlement.

204 Lynnwood Boulevard

Exsiting Residence Conditions Photographs

Belle Meade Historic Zoning Submission
Certificate of Appropriateness for Demolition

21 November 2025



North Elevation - Facing Webster Lane - Overgrowth, Vine Intrusion.



Partial East Elevation - Settlement of Stoop.



Partial East Elevation - Vine Intrusion, Finish Deterioration.



East Elevation Detail - Rot, Vine Intrusion, Water Intrusion at Dormer.



South Elevation - Rot at Carport, Siding, Trim, Vine Intrusion.



North Elevation Dormer Deterioration.

204 Lynnwood Boulevard

Existing Residence Conditions Photographs

Belle Meade Historic Zoning Submission
Certificate of Appropriateness for Demolition

21 November 2025



West Elevation - Overgrowth.



West Elevation Detail - Rot, Overgrowth.



East Elevation Area - Carport Roof Structure Failure/Deterioration.



East Elevation Area - Carport Roof Structure Failure/Deterioration.



Basement/Crawl - Flooding Sediment.



Basement Crawl - Foundation/Hardpack Erosion.

204 Lynnwood Boulevard

Existing Residence Conditions Photographs

Belle Meade Historic Zoning Submission
Certificate of Appropriateness for Demolition

21 November 2025



Fireplace/Chimney Footing Erosion/Settlement.



Typical Interior Condition - Main Floor



Roof Framing Deflection.



Water Leak Damage - Kitchen on Main Floor



Ceiling Leak Damage - Upper Floor Bath



Celing Leak at Stair - Upper level.

204 Lynnwood Boulevard

Exsiting Residence Conditions Photographs

Belle Meade Historic Zoning Submission
Certificate of Appropriateness for Demolition

21 November 2025



Typical Upper Floor Room - Low Ceiling.



Upper Floor Gambrel Room.

204 Lynnwood Boulevard

Existing Residence Conditions Photographs

Belle Meade Historic Zoning Submission
Certificate of Appropriateness for Demolition

21 November 2025



110 Lynnwood Boulevard



111 Lynnwood Boulevard



112 Lynnwood Boulevard



113 Lynnwood Boulevard



200 Lynnwood Boulevard



201 Lynnwood Boulevard

204 Lynnwood Boulevard

Street Architectural Context Photographs

Belle Meade Historic Zoning Submission
Certificate of Appropriateness for Demolition
21 November 2025



203 Lynnwood Boulevard



204 Lynnwood Boulevard - **SUBJECT PROPERTY**



206 Lynnwood Boulevard



207 Lynnwood Boulevard



208 Lynnwood Boulevard



210 Lynnwood Boulevard

204 Lynnwood Boulevard

Street Architectural Context Photographs

Belle Meade Historic Zoning Submission
Certificate of Appropriateness for Demolition
21 November 2025



211 Lynnwood Boulevard



212 Lynnwood Boulevard



215 Lynnwood Boulevard



216 Lynnwood Boulevard

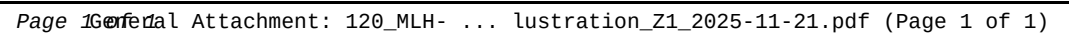


220 Lynnwood Boulevard

204 Lynnwood Boulevard

Street Architectural Context Photographs

Belle Meade Historic Zoning Submission
Certificate of Appropriateness for Demolition
21 November 2025



SANDHU CONSULTANTSINTERNATIONAL, LLC
ENGINEERING AND SCIENCE*Established 1994****“Sensible Solutions to Engineering Problems”*****November 18, 2025****Mr. Van G. Pond, Jr
Van Pond Architect, PLLC
2929 Sidco Drive, Suite 105
Nashville, TN 37204****RE: Property Condition Report – Structural and Mold
204 Lynwood Boulevard, Belle Meade, TN 37205
M/P: 116-07-0 / 052.00**

Dear Mr. Pond:

As requested we inspected the referenced property on October 25 and 28, 2025 for structural integrity and added a preliminary mold evaluation based on our site visit.

This work was conducted to evaluate the structure for demolition.

This 1887 SF, single-family home is owned by John H. Rees, Etux who purchased the property in 1958 from E.N. and Gladys Harrison. Gladys Harrison purchased the property from Howard and Mildred Ellis in 1956.

The residence was constructed in 1928 as a 1-1/2 story residence with a partial utility basement. **The building is not of any significant historical or architectural value, especially when compared to neighboring structures built around the same time.**

The wood frame structure is built on a stone foundation and has wood shingle type siding. The walls are plaster on wood lathe.

The latest Davidson County Assessor of Property report scored the building as Grade C and building condition as fair. The assessor's record card is attached.

The residence is in the City of Belle Meade and falls under the “Belle Meade Citywide Conservation Overlay Design Guidelines” adopted August 2022 and amended February 2025. For demolition, these guidelines require the following:

1. Description of property condition and reason for demolition;
2. Historic background and archival research, if any exist;
3. Survey showing existing structures and site features;
4. Photos of existing property (inside and outside);
5. Photos of neighboring properties; and
6. Presentation for HZC meeting.

1709 ASHWOOD AVENUE * NASHVILLE, TN * USA * 37212TELEPHONE: (615) 292-0759 * e-mail: SandhuD@aol.com * MOBILE: (615) 485-0488 * www.SandhuConsultants.com

Page Two
Mr. Van Pond, Jr
November 18, 2025

DESCRIPTION OF THE PROPERTY CONDITION AND REASON FOR DEMOLITION

The property has been vacant for at least three years and is showing extensive signs of disrepair and damage from the elements, critters and neglect. Photographs of the condition are attached and are self-explanatory..

The stone foundation is installed directly on a competent clay subsoil, but without footings as was the custom during the time-period this structure was built.

The foundation, however, is compromised with water and root intrusion. Mud covers the floor of the partial utility basement. Roots are growing through the stones of the foundation and into the basement.

The floor joists in the crawl space portion of the partial basement are sitting on the ground in some places. Beams/Girders are supported by metal posts that are designed to be for temporary use only.

We found suspect damage by wood destroying insects (WDI), mold infestation, water rot and dry rot throughout the structure.

Most of the mold infestation was in the basement/crawl space and upper levels exposed to moisture and the elements. The mold will grow and spread in this vacant house and will eventually compromise structural elements, even behind walls.

The exterior of the home is covered with wood shingles, some of which are missing or damaged.

The soffit and other trim pieces are damaged or completely missing and this has compromised the building envelope.

The trim around the window is suffering from dry rot and water damage. This is an indication the interior damage to the framing has also occurred. Some of the window glass is broken or cracked.

The roof is old and past its useful age. Water damage to ceilings such as delaminated plaster and peeling paint indicates that there are probably some roof leaks. The boots for the vent pipes are also deteriorated and a source for water intrusion.

The chimney brick is showing signs of movement with large cracks in the brick mortar. The chimney will need complete repair.

The floor joists and subfloor for the second floor were not visible and are not part of this evaluation.

Vine plants have entered the house structure as have animals seeking shelter.

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Page Three
Mr. Van Pond, Jr
November 18, 2025

HISTORICAL BACKGROUND AND ARCHIVAL RESEARCH, IF ANY

The only historical information I found is the current deed held by John Rees, Etux dated 1958 and attached to this report.

The ownership trail available is discussed earlier.

We did not conduct any archival research.

SURVEY SHOWING EXISTING STRUCTURES AND SITE FEATURES

Attached is a Metropolitan Nashville and Davidson County Aerial Tax Map that show the existing structure and site features such as the tree canopy

PHOTOS OF EXISTING PROPERTY (INSIDE AND OUTSIDE):

Photos of the existing property are attached.

PHOTOS OF NEIGHBORING PROPERTIES

Photos of the neighboring properties included with the Metro Nashville Tax Assessors Property Cards are attached as well as photographs we took.

The tax assessor cards provide information on the neighboring properties such as year built and condition such as:

	<u>ADDRESS</u>	<u>YR BUILT</u>	<u>BLDG GRADE</u>	<u>BLDG CONDITION</u>
1.	200 Lynnwood Blvd	1922	X	Average
2.	201 Lynnwood Blvd	2011	X	Average
3.	203 Lynnwood Blvd	1991	X	Average
4.	207 Lynnwood Blvd	1905	X	Average
5.	208 Lynnwood Blvd	1925	X	Average
6.	3 Webster Ln	2000	X	Average

This data shows that three structures in the vicinity of the subject property are from the same time period, but they are in much better condition and of architectural significance (based on photos), and thus worthy for preservation.

Three neighboring structures are relatively modern but preserve the character of the neighborhood.

1709 ASHWOOD AVENUE * NASHVILLE, TN * USA * 37212

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Page Four
Mr. Van Pond, Jr
November 18, 2025

PRESENTATION FOR HZC MEETING

This report along with an in-person presentation will be part of the presentation for consideration by the Belle Meade Historic Commission to allow for the demolition of this structure.

IN CONCLUSION

The cost of renovating this structure to meet existing building and energy code, repairing/replacing the water damaged framing, dry rotted framing, WDI damaged framing as well as mold mitigation would prove more expensive with questionable results than complete demolition and new construction.

I am a long-time resident of the Belmont-Hillsboro Historic District and an advocate for preserving all the historic fabric of our community. I own a Tudor Revival home.

I have assisted many clients in our historic neighborhoods preserve and restore homes in various states of disrepair and neglect.

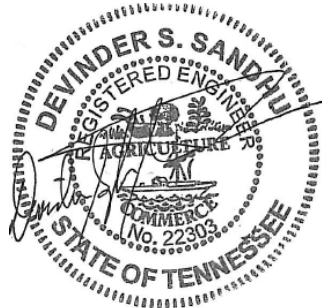
In my professional opinion this structure is beyond renovation. I recommend complete demolition and replacement with a structure compatible with the historic nature of the neighborhood.

I am available for any questions.

Sincerely,
SANDHU CONSULTANTS INTERNATIONAL, LLC

Devinder Singh Sandhu, PE, MSc

Attachments



November 18, 2025

1709 ASHWOOD AVENUE * NASHVILLE, TN * USA * 37212

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PHOTOGRAPHS

1709 ASHWOOD AVENUE * NASHVILLE, TN * USA * 37212

TELEPHONE: (615) 292-0759 * e-mail: SandhuD@aol.com * MOBILE: (615) 485-0488 * www.SandhuConsultants.com

Note:

Computer crashed before attachments could be uploaded

Will fix and send soon.

1709 ASHWOOD AVENUE * NASHVILLE, TN * USA * 37212

TELEPHONE: (615) 292-0759 * e-mail: SandhuD@aol.com * MOBILE: (615) 485-0488 * www.SandhuConsultants.com

ATTACHMENTS

Tax Assessor Property Card
Photographs
Ownership Document
Metro Nashville Tax Map Aerial
Photographs/Tax Card – Neighboring Properties

**METROPOLITAN NASHILLE AND DAVIDSON COUNTY
TAX ASSESSOR'S PROPERTY CARD**

204 LYNNWOOD BLVD – SUBJECT PROPERTY

Hamlet

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 116 07 0 052.00	Location: 204 LYNNWOOD BLVD NASHVILLE 37205
Current Owner: REES, JOHN H. ETUX	Land Area: 0.45 ACRES
Mailing Address: 204 LYNNWOOD BV NASHVILLE TN 37205	Most Recent Sale Date: 3/05/1958
Jurisdiction: 2	Most Recent Sale Price: \$0
Neighborhood: 9026	Deed Reference: 00002741-0000167
	Tax District: BM

CURRENT PROPERTY APPRAISAL

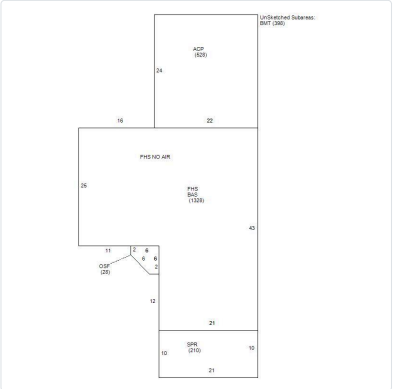
Assessment Year: 2025	Assessment Classification: RES
Land Value: \$672,000	Assessment Land: \$168,000
Improvement Value: \$230,100	Assessment Improvement: \$57,525
Total Appraisal Value: \$902,100	Assessment Total: \$225,525

LEGAL DESCRIPTION

PT LOT 38 ROYAL OAKS 135X236X1R

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM	Rooms: 9	Exterior Wall: FRAME
Year Built: 1928	Beds: 4	Frame Type: TYPICAL
Square Footage: 1,887	Baths:	Story Height: 1.5 STORY
Number of Living Units: 1	Half Bath: 0	Foundation Type: PT BSMT
Building Grade: C - C GRADE	Fixtures: 8	Roof Cover: 01 - ASPHALT
Building Condition: Fair		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

PHOTOGRAPHS
204 Lynnwood Blvd – Exterior and Interior

204 LYNNWOOD STREET PHOTOS





CARPORT – NOT HISTORIC
(But damaged)

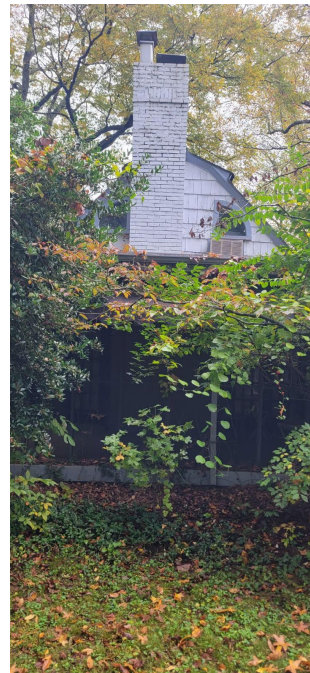
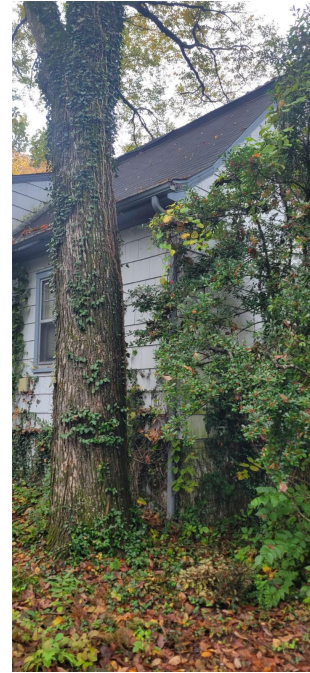






HOUSE EXTERIOR







HOUSE EXTERIOR – ROOF AND CHIMNEY













EXTERIOR DAMAGE

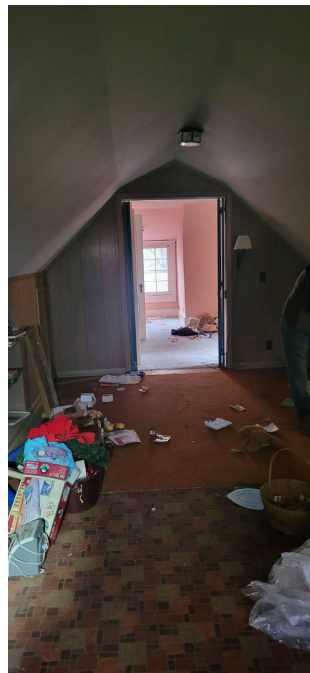
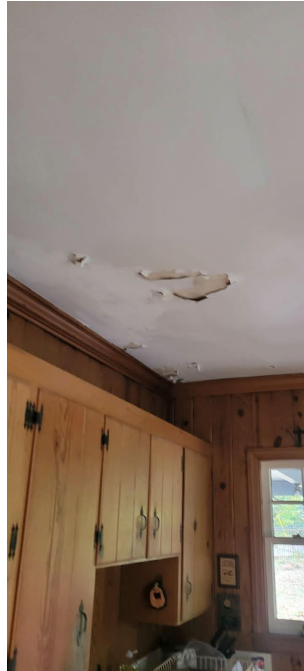






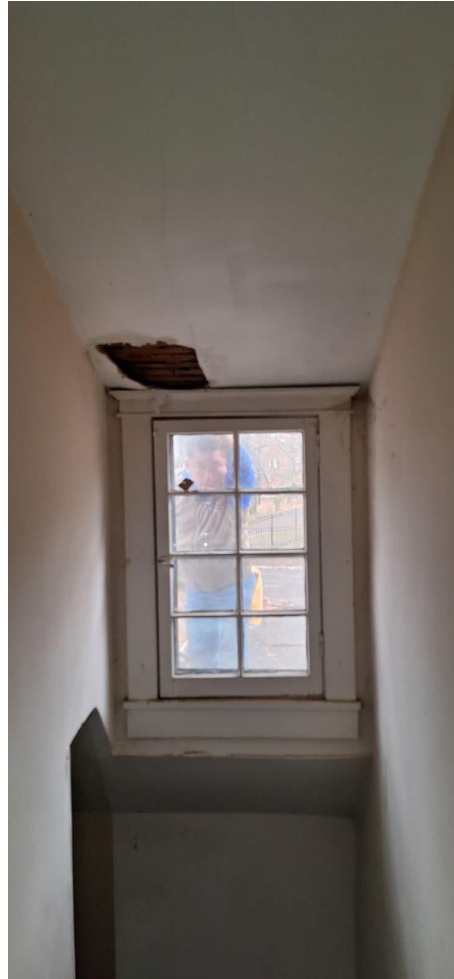


INTERIOR – LIVING AREAS



2ND STORY





PARTIAL UTILITY BASEMENT AND CRAWL SPACE





ROOF INTRUSTION EXAMPLE



crawl space / joists with mold

**METROPOLITAN NASHILLE AND DAVIDSON COUNTY
OWNERSHIP RECORD – 1958 DEED**

204 LYNNWOOD BLVD – SUBJECT PROPERTY

WARRANTY DEED **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00),
 Cash in hand to us paid by John H. Rees and wife, Ann M. Rees, and other good and
 valuable consideration the receipt of which is hereby acknowledged.

E. N. Harrison and wife, Gladys J. Harrison
 hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
John H. Rees and wife, Ann M. Rees
 hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County,
 Nashville, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 38 on the
 Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in
 Book 121, Pages 102 and 103, Register's Office for said County.

Being the same property conveyed to Gladys J. Harrison by deed from Howard W. Ellis
 and wife, Mildred Tribble Ellis, of record in Book 2547, Page 156, Register's Office
 for Davidson County, Tennessee, described according to a survey made by T. R. Sanford,
 Surveyor, dated July 18, 1956, as follows:

Beginning at an old iron pin set at the southeast corner of Lyndon Boulevard and First
 Street, being the northeast corner of said Lot No. 38; thence with the easterly margin
 of said Boulevard, southerly 135.2 feet to an iron pin set in said margin of said
 Boulevard; thence easterly through the center of said lot, 206.8 feet to an iron pin
 set in the west line of Lot No. 37; thence with said line, northerly 71 feet 1 1/2 inches
 to an iron pin set in the southerly margin of First Street; thence with the southerly
 margin of said street, westerly 255 1/2 feet to the point of beginning.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto be-
 longing to the Grantee, his heirs, successors and assigns, forever.
 And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple,
 possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend
 the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomso-
 ever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall
 be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, 5 day of March, 1958.

E. N. Harrison
Gladys J. Harrison

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ ANDERSON
 Before me, GRANT A. DEKALBA, a Notary Public in and for the State and County
 aforesaid, personally appeared the within named E. N. Harrison and wife, Gladys J. Harrison

the bargainor(s), with whom I am personally acquainted, and who executed the
 within instrument for the purposes therein contained.

Witness my hand and official seal at DAK RIVER, Tennessee,
 this, the 5 day of MARCH, 1958.

My commission expires: Sept. 22, 1958

73107 4/25/58

WARRANTY DEED

From
E. N. Harrison and wife,
Gladys J. Harrison
 To
John H. Rees and wife,
Ann M. Rees

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
 Received for record 11 day
 of March A.D. 1958 M.
 Book 121 Page 103
 Recorded in Book 121
 Recording Fee \$2.00
JAMES P. WILSON, Register
DAVIDSON COUNTY, TENN.

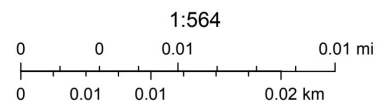
**METROPOLITAN NASHILLE AND DAVIDSON COUNTY
PROPERTY TAX ASSESSOR'S OFFICE AND METRO GIS
204 LYNNWOOD BLVD – AERIAL PHOTO AND TAX MAP**

Nashville / Davidson County Parcel Viewer



November 21, 2025

-  graphicsLayer2
-  Zoning
-  Urban Design Overlay
-  Planned Unit Development



Metro GIS; Pictometry International, MetroGIS

Made by: Metro GIS

NEIGHBORING NEARBY PROPERTIES

**METROPOLITAN NASHILLE AND DAVIDSON COUNTY
PROPERTY TAX ASSESSOR'S OFFICE PROPERTY CARD**

AND

PHOTOGRAPHS FROM THE STREET



Hamlet

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 116 07 0 036.00	Location: 201 LYNNWOOD BLVD NASHVILLE 37205
Current Owner: KING, MADDING & AFROOZ, CARMEN	Land Area: 0.90 ACRES
Mailing Address: 201 LYNNWOOD BLVD NASHVILLE TN 37205	Most Recent Sale Date: 4/28/2022
Jurisdiction: 2	Most Recent Sale Price: \$3,900,000
Neighborhood: 9026	Deed Reference: 20220510-0053151
	Tax District: BM

CURRENT PROPERTY APPRAISAL

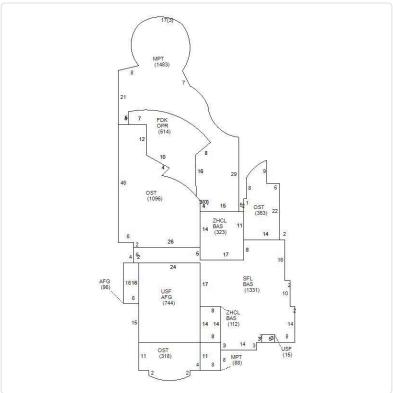
Assessment Year: 2025	Assessment Classification: RES
Land Value: \$1,517,400	Assessment Land: \$379,350
Improvement Value: \$3,250,400	Assessment Improvement: \$812,600
Total Appraisal Value: \$4,767,800	Assessment Total: \$1,191,950

LEGAL DESCRIPTION

PT LT 5 PENDLETON & BLAIR SUB LYNNWOOD PARK & PT 30FT COURT

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: RW SING FAM	Rooms: 12	Exterior Wall: STUCCO
Year Built: 2011	Beds: 4	Frame Type:
Square Footage: 5,623	Baths:	Story Height: TWO STY
Number of Living Units: 1	Half Bath: 1	Foundation Type: CRAWL
Building Grade: X - X GRADE	Fixtures: 28	Roof Cover: 01 - ASPHALT
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.



Hamlet

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 116 07 0 038.00	Location: 203 LYNNWOOD BLVD NASHVILLE 37205
Current Owner: THOMPSON REVOCABLE TRUST	Land Area: 1.39 ACRES
Mailing Address: 203 LYNNWOOD BLVD NASHVILLE TN 37205	Most Recent Sale Date: 1/23/2023
Jurisdiction: 2	Most Recent Sale Price: \$0
Neighborhood: 9026	Deed Reference: 20230223-0012670
	Tax District: BM

CURRENT PROPERTY APPRAISAL

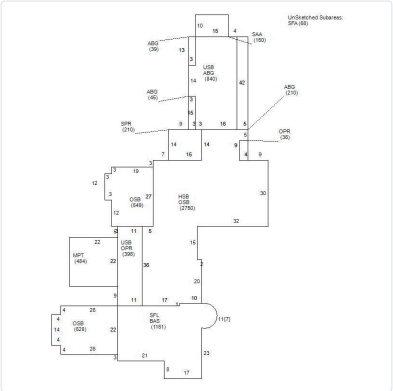
Assessment Year: 2025	Assessment Classification: RES
Land Value: \$2,117,700	Assessment Land: \$529,425
Improvement Value: \$4,676,300	Assessment Improvement: \$1,169,075
Total Appraisal Value: \$6,794,000	Assessment Total: \$1,698,500

LEGAL DESCRIPTION

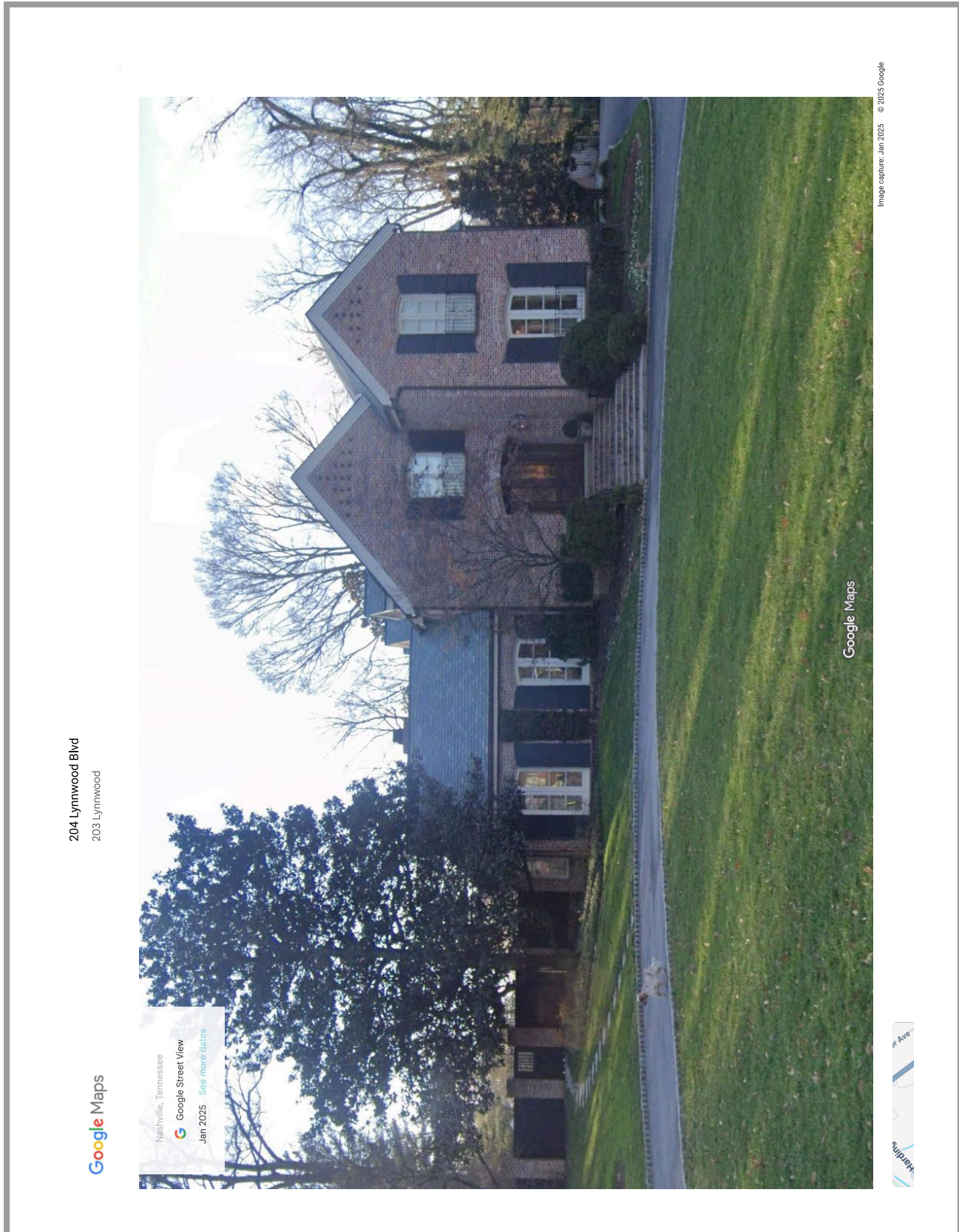
LOT 6 PENDLETON & BLAIR PT. 30 FT. COURT

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: RW SING FAM	Rooms: 12	Exterior Wall: BRICK
Year Built: 1991	Beds: 5	Frame Type: RESD FRAME
Square Footage: 8,928	Baths:	Story Height: TWO STY
Number of Living Units: 1	Half Bath: 1	Foundation Type: CRAWL
Building Grade: X - X GRADE	Fixtures: 24	Roof Cover: 04 - SLATE
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.



Hamlet

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 116 07 0 053.00	Location: 206 LYNNWOOD BLVD NASHVILLE 37205
Current Owner: WHITEHAIR, JIMMY & ASHLEY	Land Area: 0.90 ACRES
Mailing Address: 206 LYNNWOOD BLVD NASHVILLE TN 37205	Most Recent Sale Date: 4/21/2022
Jurisdiction: 2	Most Recent Sale Price: \$3,300,000
Neighborhood: 9026	Deed Reference: 20220425-0047229
	Tax District: BM

CURRENT PROPERTY APPRAISAL

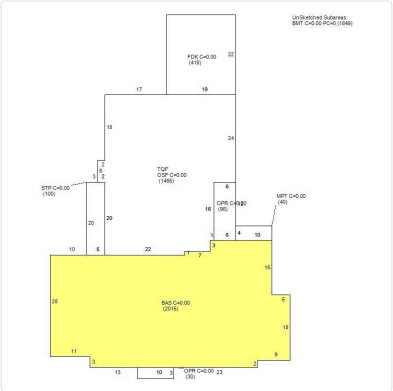
Assessment Year: 2025	Assessment Classification: RES
Land Value: \$1,517,400	Assessment Land: \$379,350
Improvement Value: \$1,769,600	Assessment Improvement: \$442,400
Total Appraisal Value: \$3,287,000	Assessment Total: \$821,750

LEGAL DESCRIPTION

LOT 1 BAKER TRACT PT LTS 37 & 38 CONSOLIDATION & PT CL ST

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM	Rooms: 9	Exterior Wall: FRAME
Year Built: 1924	Beds: 4	Frame Type: RESD FRAME
Square Footage: 4,750	Baths:	Story Height: ONE STY
Number of Living Units: 1	Half Bath: 1	Foundation Type: PT BSMT
Building Grade: X - X GRADE	Fixtures: 19	Roof Cover: 01 - ASPHALT
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

207 Lynnwood Blvd
206 Lynnwood Blvd

Google Maps

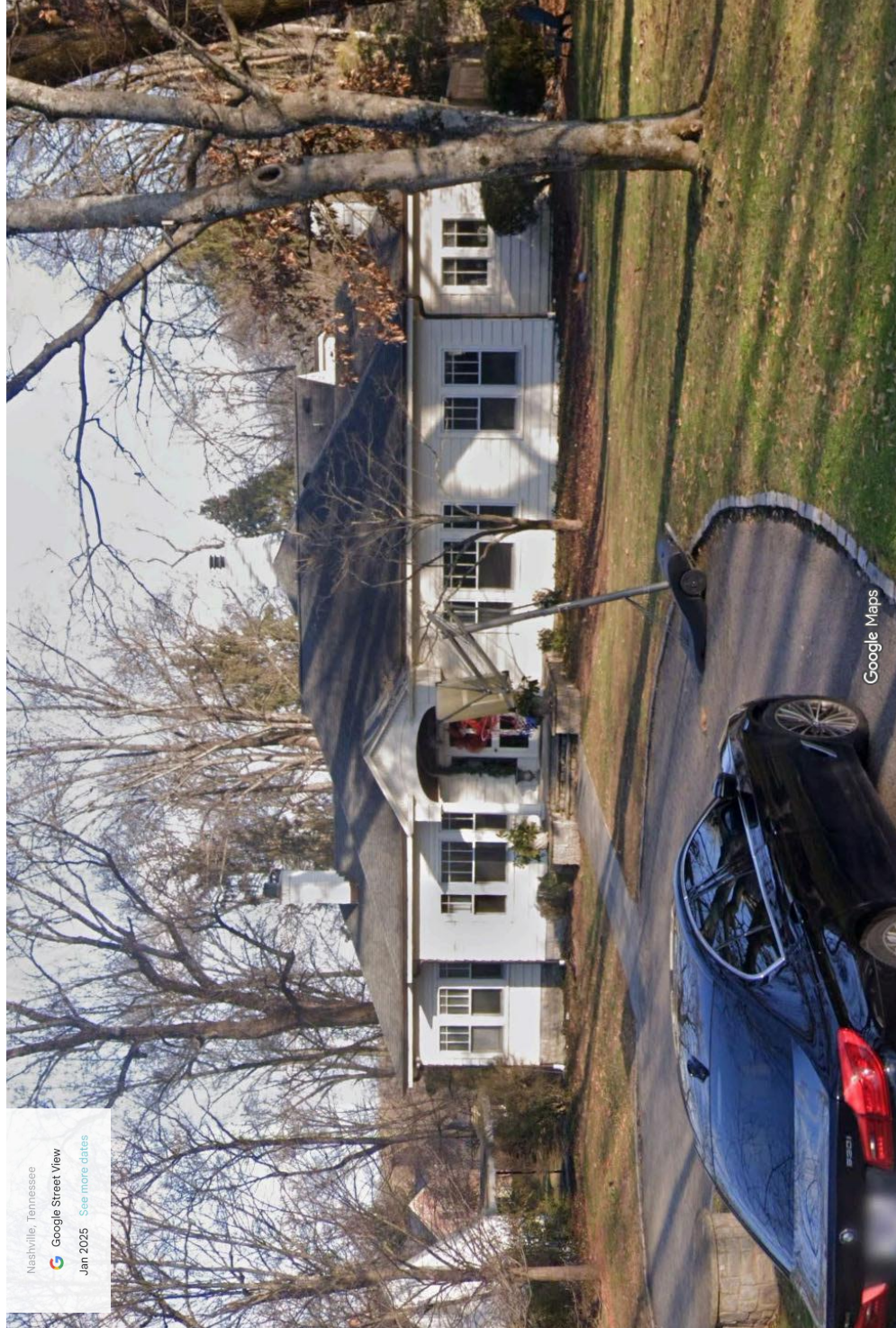


Image capture: Jan 2025 © 2025 Google

Hamlet

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 116 07 0 040.00	Location: 207 LYNNWOOD BLVD NASHVILLE 37205
Current Owner: MARADIK, RICHARD A. & ANNE J.	Land Area: 1.38 ACRES
Mailing Address: 207 LYNNWOOD BV NASHVILLE TN 37205	Most Recent Sale Date: 4/21/2006
Jurisdiction: 2	Most Recent Sale Price: \$0
Neighborhood: 9026	Deed Reference: 20060427-0048087
	Tax District: BM

CURRENT PROPERTY APPRAISAL

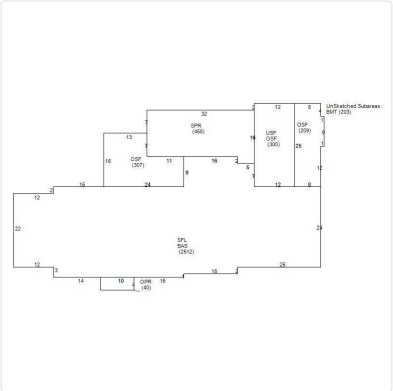
Assessment Year: 2025	Assessment Classification: RES
Land Value: \$2,117,700	Assessment Land: \$529,425
Improvement Value: \$2,756,000	Assessment Improvement: \$689,000
Total Appraisal Value: \$4,873,700	Assessment Total: \$1,218,425

LEGAL DESCRIPTION

LOT 7 PT. 8 PENDLETON BLAIR & PT. 30 FT. COURT 225X303X1R

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: RW SING FAM	Rooms: 12	Exterior Wall: FRAME
Year Built: 1905	Beds: 4	Frame Type: TYPICAL
Square Footage: 6,140	Baths:	Story Height: TWO STY
Number of Living Units: 1	Half Bath: 0	Foundation Type: PT BSMT
Building Grade: X - X GRADE	Fixtures: 20	Roof Cover: 01 - ASPHALT
Building Condition: Average		



Map & Parcel No. 116 07 0 040.00

IMPROVEMENT ATTRIBUTES - CARD 2

Building Type: SINGLE FAM	Rooms: 3	Exterior Wall: FRAME
Year Built: 1930	Beds: 1	Frame Type: RESD FRAME
Square Footage: 519	Baths:	Story Height: ONE STY
Number of Living Units: 1	Half Bath: 0	Foundation Type: CRAWL

*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

207 Lynnwood Blvd
207 Lynnwood Blvd

Google Maps



Google Maps

Image capture: Jan 2025 © 2025 Google

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Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 116 07 0 054.00	Location: 208 LYNNWOOD BLVD NASHVILLE 37205
Current Owner: PRINS, WILLIAM G., JR & BRONTE	Land Area: 0.98 ACRES
Mailing Address: 208 LYNNWOOD BLVD NASHVILLE TN 37205	Most Recent Sale Date: 7/28/2022
Jurisdiction: 2	Most Recent Sale Price: \$2,700,000
Neighborhood: 9026	Deed Reference: 20220801-0087103
	Tax District: BM

CURRENT PROPERTY APPRAISAL

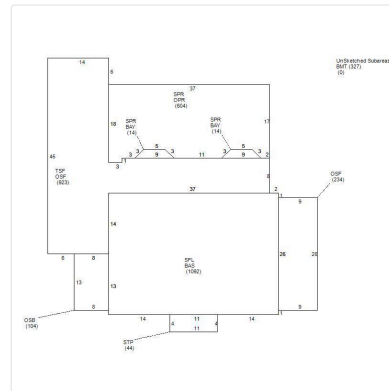
Assessment Year: 2025	Assessment Classification: RES
Land Value: \$1,667,500	Assessment Land: \$416,875
Improvement Value: \$2,321,800	Assessment Improvement: \$580,450
Total Appraisal Value: \$3,989,300	Assessment Total: \$997,325

LEGAL DESCRIPTION

PT LOTS 36 & 37 ROYAL OAKS & PT CL ST

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM	Rooms: 11	Exterior Wall: BRICK
Year Built: 1925	Beds: 4	Frame Type: RESD FRAME
Square Footage: 4,396	Baths:	Story Height: TWO STY
Number of Living Units: 1	Half Bath: 0	Foundation Type: PT BSMT
Building Grade: X - X GRADE	Fixtures: 13	Roof Cover: 01 - ASPHALT
Building Condition: Average		



Map & Parcel No. 116 07 0 054.00

IMPROVEMENT ATTRIBUTES - CARD 2

Building Type: SINGLE FAM	Rooms: 3	Exterior Wall: FRAME
Year Built: 1930	Beds: 1	Frame Type: TYPICAL
Square Footage: 980	Baths:	Story Height: ONE STY
Number of Living Units: 1	Half Bath: 0	Foundation Type: SLAB

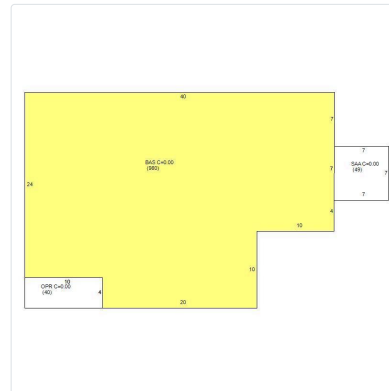
Hamlet

Building Grade: C - C GRADE

Fixtures: 5

Roof Cover: 01 - ASPHALT

Building Condition: Good



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.



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Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 116 07 0 055.00
Current Owner: LABORDE, CREGAN JAMES & SARAH
Mailing Address: 210 LYNNWOOD BLVD NASHVILLE TN 37205
Jurisdiction: 2
Neighborhood: 9026

Location: 210 LYNNWOOD BLVD NASHVILLE 37205
Land Area: 0.98 ACRES
Most Recent Sale Date: 8/26/2016
Most Recent Sale Price: \$1,680,000
Deed Reference: 20160829-0090222
Tax District: BM

CURRENT PROPERTY APPRAISAL

Assessment Year: 2025
Land Value: \$1,667,500
Improvement Value: \$1,585,100
Total Appraisal Value: \$3,252,600

Assessment Classification: RES
Assessment Land: \$416,875
Assessment Improvement: \$396,275
Assessment Total: \$813,150

LEGAL DESCRIPTION

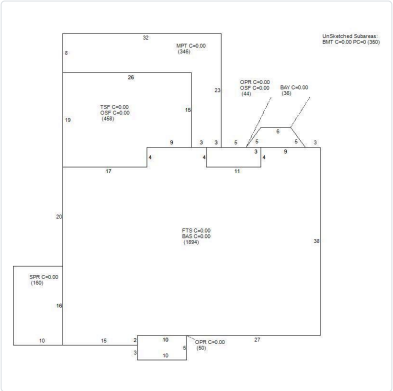
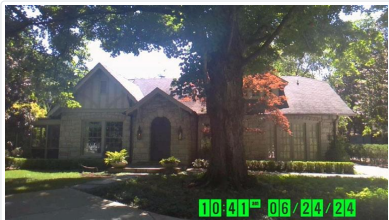
PT. LOTS 35 & 36 ROYAL OAKS & PT CL ST

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM
Year Built: 1924
Square Footage: 3,998
Number of Living Units: 1
Building Grade: X - X GRADE
Building Condition: Average

Rooms: 7
Beds: 3
Baths:
Half Bath: 0
Fixtures: 13

Exterior Wall: STONE
Frame Type: RESD FRAME
Story Height: 1.75 STY
Foundation Type: PT BSMT
Roof Cover: 01 - ASPHALT



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.





Hamlet

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 116 07 0 056.00	Location: 212 LYNNWOOD BLVD NASHVILLE 37205
Current Owner: TRICKETT, ROSEMARY	Land Area: 0.68 ACRES
Mailing Address: 212 LYNNWOOD BV NASHVILLE TN 37205	Most Recent Sale Date: 10/26/2004
Jurisdiction: 2	Most Recent Sale Price: \$0
Neighborhood: 9026	Deed Reference: 20041115-0136837
	Tax District: BM

CURRENT PROPERTY APPRAISAL

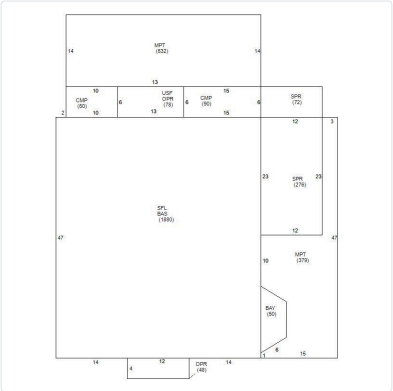
Assessment Year: 2025	Assessment Classification: RES
Land Value: \$1,384,000	Assessment Land: \$346,000
Improvement Value: \$1,949,000	Assessment Improvement: \$487,250
Total Appraisal Value: \$3,333,000	Assessment Total: \$833,250

LEGAL DESCRIPTION

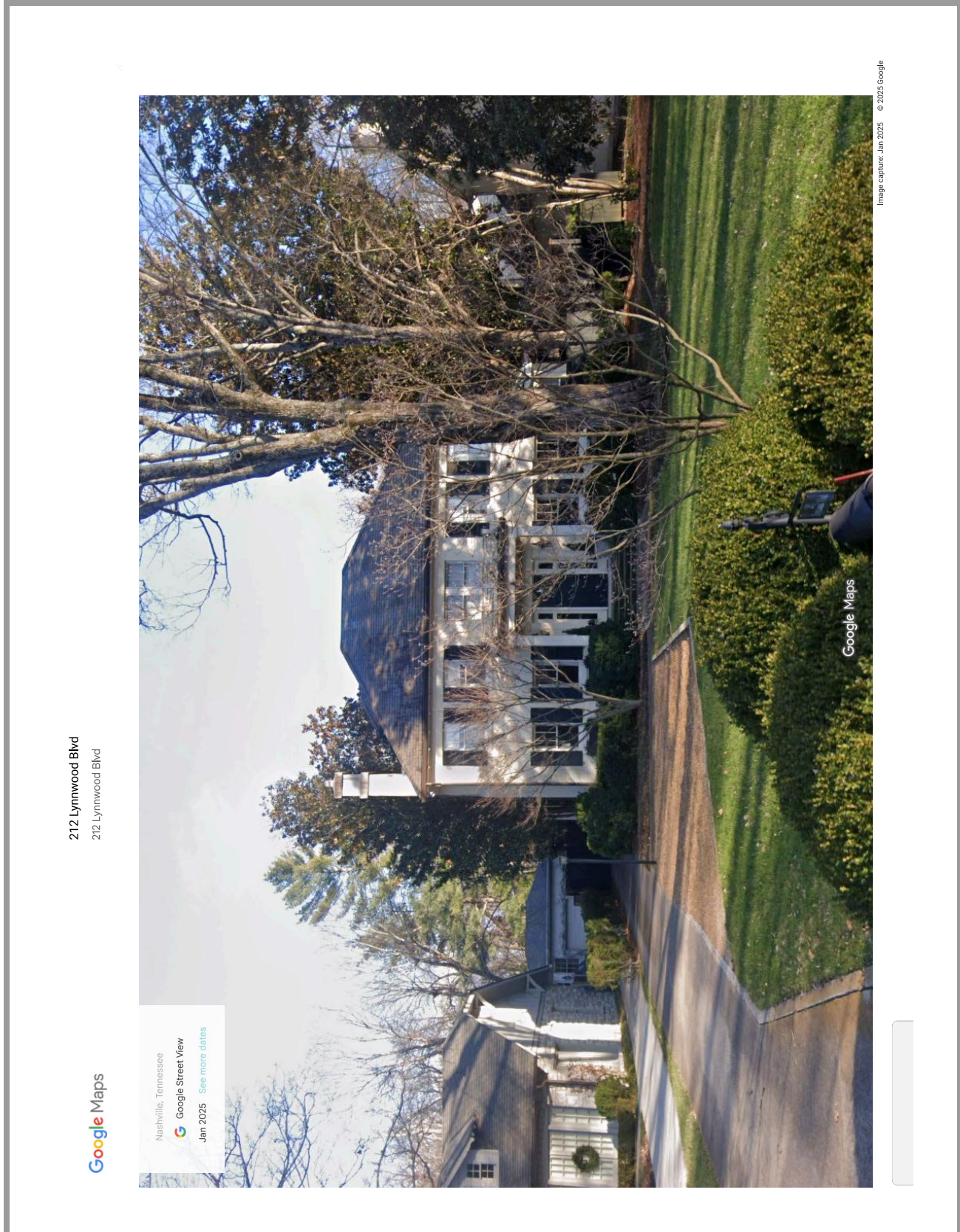
LOT 1 RESUB PT LOTS 33-34-35-36 ROYAL OAKS SUB-PT CL ST 070X425

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM	Rooms: 12	Exterior Wall: STUCCO
Year Built: 1928	Beds: 6	Frame Type: TYPICAL
Square Footage: 3,888	Baths:	Story Height: TWO STY
Number of Living Units: 1	Half Bath: 1	Foundation Type: CRAWL
Building Grade: X - X GRADE	Fixtures: 19	Roof Cover: 04 - SLATE
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.



212 Lynnwood Blvd
212 Lynnwood Blvd

Google Maps

Nashville, Tennessee
Google Street View
Jan 2025 See more dates

Google Maps

Image capture: Jan 2025 © 2025 Google

Hamlet

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 116 07 0 042.00	Location: 215 LYNNWOOD BLVD NASHVILLE 37205
Current Owner: GALLAGHER, KAE P.	Land Area: 0.75 ACRES
Mailing Address: 215 LYNNWOOD BLVD NASHVILLE TN 37205	Most Recent Sale Date: 3/08/2024
Jurisdiction: 2	Most Recent Sale Price: \$0
Neighborhood: 9026	Deed Reference: 20240308-0016437
	Tax District: BM

CURRENT PROPERTY APPRAISAL

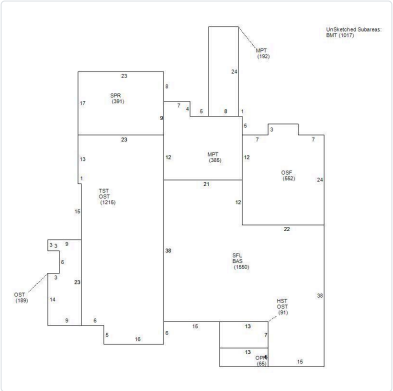
Assessment Year: 2025	Assessment Classification: RES
Land Value: \$1,517,400	Assessment Land: \$379,350
Improvement Value: \$3,442,700	Assessment Improvement: \$860,675
Total Appraisal Value: \$4,960,100	Assessment Total: \$1,240,025

LEGAL DESCRIPTION

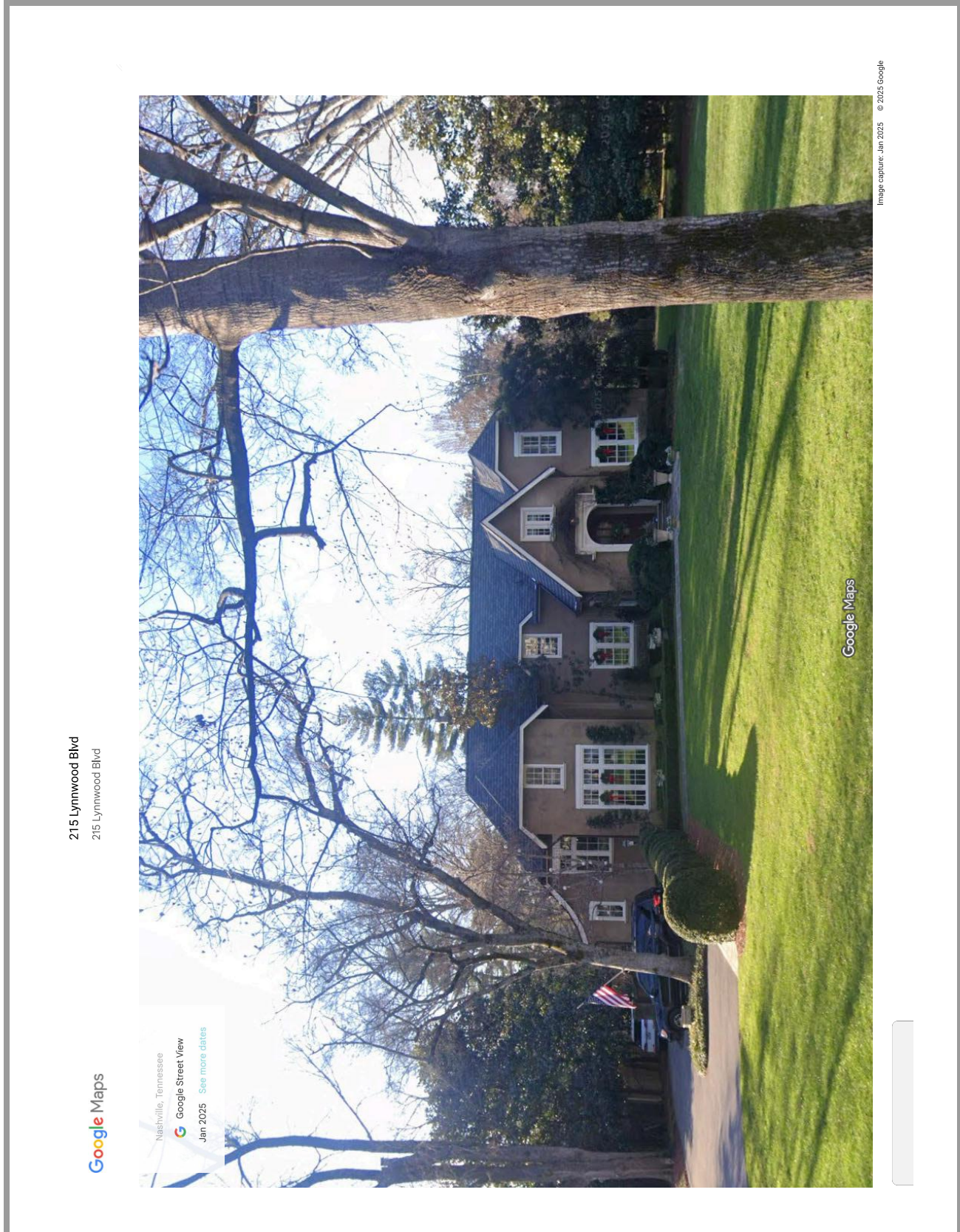
LOT 9 REV LOTS 9 TO 11 PENDLETON & BLAIRSUB & PT 30 FT COURT 175X243XIR

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: RW SING FAM	Rooms: 14	Exterior Wall: STUCCO
Year Built: 1929	Beds: 6	Frame Type: RESD FRAME
Square Footage: 7,170	Baths:	Story Height: TWO STY
Number of Living Units: 1	Half Bath: 2	Foundation Type: PT BSMT
Building Grade: X - X GRADE	Fixtures: 24	Roof Cover: 01 - ASPHALT
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.



Hamlet

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 116 07 0 057.00	Location: 216 LYNNWOOD BLVD NASHVILLE 37205
Current Owner: LUCYS PALACE, LLC	Land Area: 0.79 ACRES
Mailing Address: 216 LYNNWOOD BLVD NASHVILLE TN 37205	Most Recent Sale Date: 7/16/2025
Jurisdiction: 2	Most Recent Sale Price: \$4,580,000
Neighborhood: 9026	Deed Reference: 20250717-0056404
	Tax District: BM

CURRENT PROPERTY APPRAISAL

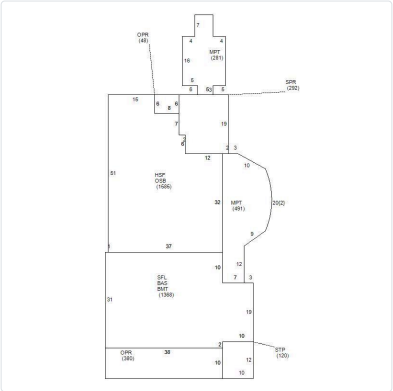
Assessment Year: 2025	Assessment Classification: RES
Land Value: \$1,365,700	Assessment Land: \$341,425
Improvement Value: \$1,985,600	Assessment Improvement: \$496,400
Total Appraisal Value: \$3,351,300	Assessment Total: \$837,825

LEGAL DESCRIPTION

LOT 2 RE-SUB PT LOTS 33-34-35-36 ROYAL OAKS SUB & PT CL ST

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM	Rooms: 12	Exterior Wall: BRICK
Year Built: 1928	Beds: 5	Frame Type: RESD FRAME
Square Footage: 5,114	Baths:	Story Height: TWO STY
Number of Living Units: 1	Half Bath: 1	Foundation Type: PT BSMT
Building Grade: X - X GRADE	Fixtures: 20	Roof Cover: 04 - SLATE
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.



Hamlet

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 116 07 0 092.00	Location: 1 WEBSTER LN NASHVILLE 37205
Current Owner: 305 TRUST, THE	Land Area: 0.92 ACRES
Mailing Address: 1 WEBSTER LN NASHVILLE TN 37205	Most Recent Sale Date: 6/09/2022
Jurisdiction: 2	Most Recent Sale Price: \$6,500,000
Neighborhood: 9026	Deed Reference: 20220610-0066186
	Tax District: BM

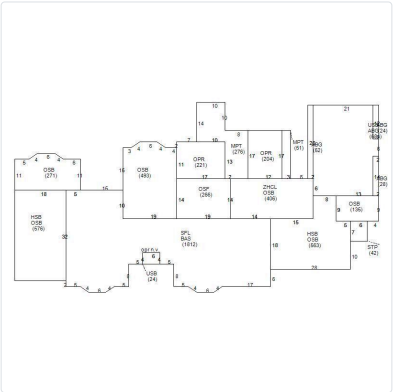
CURRENT PROPERTY APPRAISAL

Assessment Year: 2025	Assessment Classification: RES
Land Value: \$1,667,500	Assessment Land: \$416,875
Improvement Value: \$4,077,900	Assessment Improvement: \$1,019,475
Total Appraisal Value: \$5,745,400	Assessment Total: \$1,436,350

LEGAL DESCRIPTION

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: RW SING FAM	Rooms: 11	Exterior Wall: BRICK
Year Built: 1991	Beds: 4	Frame Type: RESD FRAME
Square Footage: 7,612	Baths:	Story Height: TWO STY
Number of Living Units: 1	Half Bath: 2	Foundation Type: CRAWL
Building Grade: X - X GRADE	Fixtures: 23	Roof Cover: 01 - ASPHALT
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

Hamlet

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 116 07 0 049.00	Location: 3 WEBSTER LN NASHVILLE 37205
Current Owner: WEBSTER COMMUNITY PROPERTY TRU	Land Area: 0.92 ACRES
Mailing Address: 3 WEBSTER LN NASHVILLE TN 37205	Most Recent Sale Date: 1/10/2023
Jurisdiction: 2	Most Recent Sale Price: \$0
Neighborhood: 9026	Deed Reference: 20230118-0004028
	Tax District: BM

CURRENT PROPERTY APPRAISAL

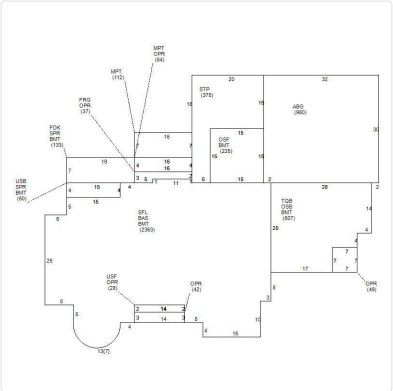
Assessment Year: 2025	Assessment Classification: RES
Land Value: \$1,667,500	Assessment Land: \$416,875
Improvement Value: \$3,867,200	Assessment Improvement: \$966,800
Total Appraisal Value: \$5,534,700	Assessment Total: \$1,383,675

LEGAL DESCRIPTION

LOT 2 ROYAL OAKS

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: RW SING FAM	Rooms: 12	Exterior Wall: BRICK
Year Built: 2000	Beds: 5	Frame Type: TYPICAL
Square Footage: 7,155	Baths:	Story Height: TWO STY
Number of Living Units: 1	Half Bath: 2	Foundation Type: FULL BSMT
Building Grade: X - X GRADE	Fixtures: 26	Roof Cover: 04 - SLATE
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

3 Webster Lane



Staff Report

Agenda No.: III.B.
Case No.: A25-84
Staff: Mary Samaniego, Planning Director
Applicant: The Rees family
Request: Certificate of Appropriateness for demolition
Location: 204 Lynwood Boulevard

Summary:

The applicant/property owner is requesting Certificate of Appropriateness approval for demolition of a residence determined to be a *property of significance*. This residence was constructed in 1928 and appears to be in original condition. The applicant has stated the architectural style as Dutch Colonial Revival.

Planning Considerations:

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

1. The subject property is 0.45 acres (19,602 square feet - SF) and is rectangular corner lot with frontage on Lynwood Boulevard and Webster Lane. The front of the existing residence faces Lynwood Boulevard and there is a non-conforming carport in the rear with access to Webster Lane.
2. The residence was constructed in 1928 and has a Dutch Colonial Revival architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be a *property of significance*.
3. The residence is one and a half stories and approximately 3,394 SF with an attached two-car carport.
4. The residence appears to be in original condition (with the addition of the carport at some point) and has been owned by the current owner since 1958. The residence has been vacant for three years.
5. The dwelling has been identified in the 2021 historical survey as site number DV-22860 with: frame construction type; gable asphalt shingle roof; double-hung windows; wood shingle siding; one brick chimney; and stone foundation.
6. Staff upon research did not find any significant architect and builder associated with this residence. However, this residence is one of five remaining Dutch Colonial Revival residences left in the City of Belle Meade.

7. The applicant has submitted a structural inspection report that indicates significant damage primary due to neglect.

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 of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of the city. The HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in other sections of these design guidelines. A property of significance is defined as follows:

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

- Possesses or may likely yield information important in prehistory or history; and/or
- Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

Design Guidelines Criteria for Demolition

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

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

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

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

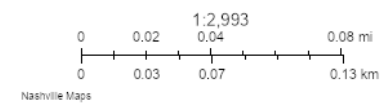
Attachment:

1. Location Map

Nashville Parcel Viewer Map 204 LYNWOOD BLVD



11/25/2025, 9:34:54 AM



October 17, 2025

To: The City of Belle Meade Zoning and Historic Preservation Commission

Re: Support for Demolition of 1920s Structure at 204 Lynwood Blvd.

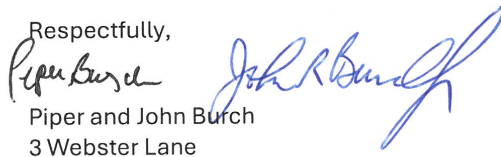
Dear Members of the Commission,

We are writing as residents of 3 Webster Lane to express our strong support for the proposed demolition of the property located at 204 Lynwood Blvd. The home, a 1920s Montgomery Ward kit house with cedar shingle siding, has deteriorated beyond repair and now stands as a visible blight in an otherwise very well-kept neighborhood.

While we appreciate Belle Meade's commitment to protecting its architectural heritage, not every historic-era home can be preserved in a safe or structurally sound manner. The cedar siding is rotted in many areas, the roof has extensive water damage, and portions of the foundation appear compromised. What may once have been a charming cottage is now a hazard to both residents and property values.

A carefully designed replacement home would honor Belle Meade's character while removing an unsafe and unsightly structure that no longer reflects the community's standards. I urge the Commission to allow demolition and redevelopment in a way that restores the beauty and safety of our neighborhood.

Respectfully,


Piper and John Burch
3 Webster Lane



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: Cullen Morrow (applicant), Paul Martin (owner)

ADDRESS: 212 Overlook Cir, Suite 105, Brentwood, TN 37027

EMAIL: cmorrow@ingramcivil.com (applicant), paulindwellreality.com (owner)

PHONE NUMBER: 615-370-7964 ext 102

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

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 4308 Sunnybrook Dr, Belle Meade, TN 37205

AGE/YEAR OF STRUCTURE: 1945 PROPERTY OF SIGNIFICANCE (1901-1939) _____ YES
PROPERTY OF CONSERVATION (1940-2000) X YES
PROPERTY LESS THAN 50 YEARS _____ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

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

DEFINED ARCHITECTURAL STYLE: TDB

DESCRIBE PROPOSED WORK: Requesting a permit to demolish the existing structure.

PROJECT CALCULATIONS

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

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

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

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

The majority of the structure is non contributing. There are multiple vinyl additions with are out of date and do not conform the architectural styles of the neighboring structures. Second story features vinyl siding, vinyl dormer, vinyl gables, and vinyl windows. The structure also has an alarming number of structural damage. The exterior brick and structural block has multiple cracks greater than one inch in width. The interior and exterior of the structure have multiple moisture intrusions which has lead to visible mold spurs.

Historical Significance

None

Is the property habitable?

No

Give a compelling reason for demolition of property

The existing structure is non conforming with the neighboring structures and features multiple poorly aged renovations and additions. The condition of the existing structure has extensive structural damage and moisture intrusions which also provide reasoning to design a structure which conforms with the neighboring parcels that is structurally designed.

Describe the proposed reuse of existing materials, if any? The existing structure does not feature any historic materials due to the numerous renovations and additions.

➤ **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer:

Railings, Columns, Pilasters:

Window Material:

Chimney Material:

Frame Material:

Roofing Material:

Windowsills:

Exterior Doors:

Brick, Painted/Natural:

Eaves/Cornice:

Brick/Stone Thickness:

Gutters:

Clapboard Material:

Gutter Dimensions:

Clapboard Dimensions/Reveal:

Property of Significance

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

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

Yes No

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

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

Property Worthy of Conservation

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

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

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

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

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

Applicant/Property Owner Signature: _____

Date: 11/20/2025

Aerial Image



Street View Image







Street View Adjacent
(west) Property



Street View Adjacent
(east) Property



















Staff Report

Agenda No.: III.C.
Case No.: A25-85
Staff: Mary Samaniego, Planning Director
Applicant: The Hayes family
Request: Certificate of Appropriateness for demolition
Location: 4308 Sunnybrook 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 1945 and appears to be in original condition. The applicant has stated the architectural style as Cape Cod.

Planning Considerations:

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

1. The subject property is 0.45 acres (19,602 square feet - SF) and is rectangular with frontage on Sunnybrook Drive.
2. The residence was constructed in 1945 and has a Cape Cod 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 2,709 SF with an attached two-car garage in the rear.
4. The residence appears to be in original condition except for roof dormers added in the 1960s and has been owned by five families over the past 60 years.
5. The dwelling has been identified in the 2021 historical survey as site number DV-26283 with: brick construction type; gable asphalt shingle roof; double-hung wood and vinyl windows; brick veneer wall cover; one brick chimney; brick foundation; two gable roof dormers on facade were added in 1969 and now have vinyl-sash windows; and porch has square, wood posts and flat roof.
6. Staff upon research did not find any significant architect and builder associated with this residence.
7. This residence is typical of the style and age of post-war construction in the area of Sunnybrook Drive, Signal Hill Drive, and Glen Eden Drive.

8. The applicant has not submitted any formal structural report as to the current condition of the residence.

Staff Recommendations and Findings of Fact:

Zoning Ordinance Standards

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

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

Property Worthy of Conservation

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

Design Guidelines Criteria for Demolition

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

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

- Public safety and welfare requires the removal of the building or structure;
- The owner is encouraged to consider moving or relocating the building to another location within the city. An experienced, licensed, and qualified structural or architectural engineer and builder with experience in historic properties should evaluate the condition of the subject building and whether it might be able to withstand relocation as an alternative to

demolition. This assessment should consider how much damage can be caused by removal and be compiled into a historic conditions report for the HZC evaluation; and

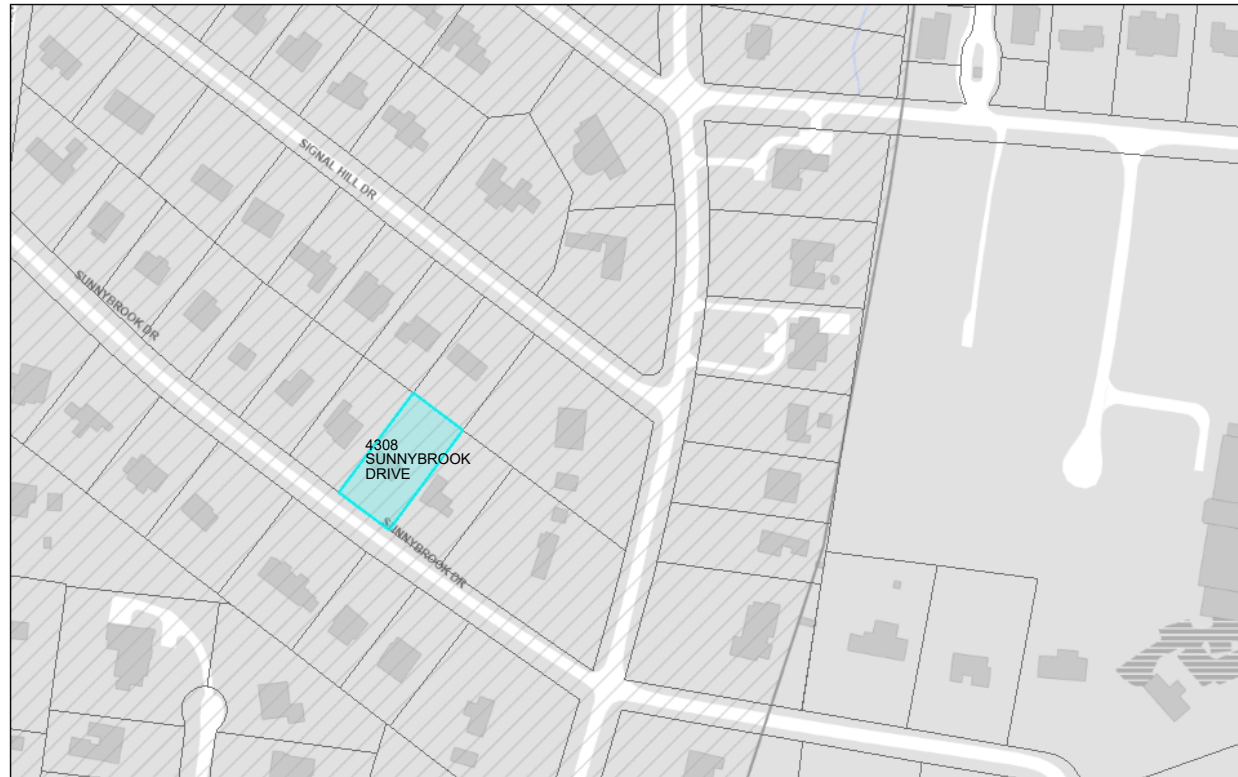
- A home may have limited ability to meet current architectural trends such as ceiling heights of eight feet or less or inability to maintain due to building style.

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

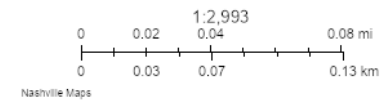
Attachment:

1. Location Map

Nashville Parcel Viewer Map 4308 SUNNYBROOK DRIVE



11/25/2025, 10:06:36 AM



From: [Cullen Morrow](#)
To: [Mary Samaniego](#)
Cc: [paul.indwellrealty.com](#)
Subject: RE: Project Application #25-0085 Location:4308 SUNNYBROOK DR
Date: Thursday, December 4, 2025 5:57:55 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Perfect thank you.

Please defer the 4308 Sunnybrook Dr HZC submittal from the December meeting the next available meeting.

Thanks,
Cullen

From: Mary Samaniego <msamaniego@citybellemeade.org>
Sent: Thursday, December 4, 2025 12:37 PM
To: Cullen Morrow <cmorrow@ingramcivil.com>
Cc: [paul.indwellrealty.com](#) <paul@indwellrealty.com>
Subject: RE: Project Application #25-0085 Location:4308 SUNNYBROOK DR

Good Afternoon – you can certainly request a postponement to the January meeting. Just email me back with the request and then you can add the structural engineer report to the file.

Thank you for your time and attention,

Mary Samaniego
Planning Director
City of Belle Meade
4705 Harding Pike, Nashville, TN 37205
Phone 615-297-2364



Click on City logo for City website



Click to follow us on YouTube

"This message may contain confidential and/or proprietary information and is intended for the person/entity to which it was originally addressed. Any use by others is strictly prohibited."

From: Cullen Morrow <cmorrow@ingramcivil.com>
Sent: Thursday, December 4, 2025 12:35 PM
To: Mary Samaniego <msamaniego@citybellemade.org>
Cc: paul indwellrealty.com <paul@indwellrealty.com>
Subject: RE: Project Application #25-0085 Location:4308 SUNNYBROOK DR

Good Morning Mary,

I wanted to reach out after getting a chance to review the staff report for the upcoming HZC meeting on the 9th.

Do you think there is a chance we could defer to the next meeting? We were planning on getting a structural engineer to look at the residence and see if he agrees that it not structurally sound. If possible could we slide that report into our submittal to help our case.

Let us know if you think this is possible.

Thanks,
Cullen

From: Cullen Morrow
Sent: Friday, November 21, 2025 11:30 AM
To: msamaniego@citybellemade.org
Subject: RE: Project Application #25-0085 Location:4308 SUNNYBROOK DR

Mary,

I just made the formal submittal with all the photos and paid the invoice.

Please let me know if you have any questions or concerns.

Thanks,
Cullen

From: Mary Samaniego <noreply@civicplus.com>
Sent: Tuesday, November 18, 2025 9:03 AM
To: Cullen Morrow <cmorrow@ingramcivil.com>

Subject: Project Application #25-0085 Location:4308 SUNNYBROOK DR

Good Morning -

You have applied for a Historic Zoning Commission application with the City of Belle Meade.

Please register thru the Citizen Portal:

[https://link.edgepilot.com/s/612737af/PLMv8GszV0qHXmnvn_q1HQ?
u=https://www.civicgov4.com/tn_bellemeade/portal/](https://link.edgepilot.com/s/612737af/PLMv8GszV0qHXmnvn_q1HQ?u=https://www.civicgov4.com/tn_bellemeade/portal/)

Once you register I will go back into the system to accept you as a user and THEN you can pay the filing fee by credit card.

If already a CivicGov user, simply log in and "Make a payment" using information on attached invoice.

PLEASE NOTE THAT ANY EMAIL FROM THE CITY OF BELLE MEADE REQUESTING A WIRE TRANSFER OF FEES IS FRAUDULENT AND SHOULD BE REPORTED TO CITY HALL.

Mary Samaniego

City of Belle Meade

Planning Director

msamaniego@citybellemeade.org

6152976041



CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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

APPLICATION # _____

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: _____

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

PROPERTY OWNER or APPLICANT

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style _____

Describe Proposed Work _____

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

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

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

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

➤ **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer:

Railings, Columns, Pilasters:

Window Material:

Chimney Material:

Frame Material:

Roofing Material:

Windowsills:

Exterior Doors:

Brick, Painted/Natural:

Eaves/Cornice:

Brick/Stone Thickness:

Gutters:

Clapboard Material:

Gutter Dimensions:

Clapboard Dimensions/Reveal:

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

Applicant/Property Owner Signature: _____



Date: _____

**602 Lynnwood Boulevard
Demolition Proposal**



602 Lynnwood Blvd. built in 1954, sits in the Historic District of Belle Meade. Due to its age, this simple one-story ranch with a modest roofline has fallen beyond repair due mold and mildew growth from water intrusion and structural issues from the age of the home and lack of maintenance - that are unable to be properly or fully repaired.

Site Condition:



The house currently sits outside of Belle Meade Zoning and does not conform to the contextual setback of its neighbors on Lynnwood Blvd.

Exterior Elevations -



Front

Garage Side

Rear of the home

Extensive settling & cracking of the foundation and brick was found on almost every elevation on the home - severely jeopardizing the structural integrity of the property.

Dry rot was also found on wood siding due age and lack of maintenance.





Interior Conditions-



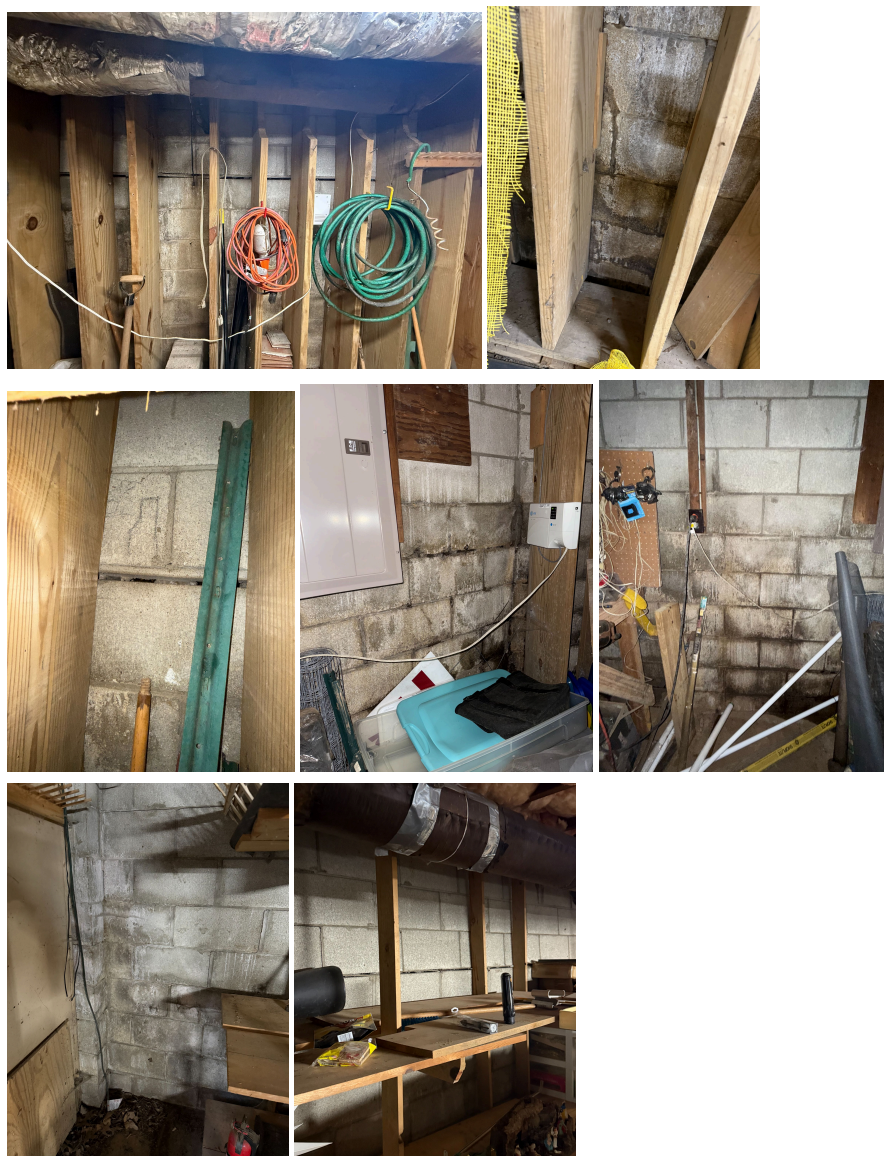
Major settlement cracks were found all throughout the home. Most coming from the front room and bedrooms in the back of the home.



These photos dictate the hall bathroom, hallway and kitchen dining area. They show evidence of continued water intrusion into the home resulting in mold and mildew growth occurring.

Garage & Foundation Condition -





Massive separation of the foundation block was found on both walls of the garage. The walls were also bowing inward. Which opens itself up for more water intrusion, leading to more mildew and mold growth depicted in the photos as well.

Retaining Wall Condition -



The retaining wall seems to be jeopardized - due to a lack of maintenance, age of the brick and tree roots pushing the wall out.

Conclusion -

Decades of deferred maintenance has left this structure weak and beyond repair. Excessive mold, mildew, rot and decay leaves this residence environmentally dangerous for living conditions. Evidence of massive structural issues and setting, puts it beyond repair and structurally unsound.







Staff Report

Agenda No.: III.C.
Case No.: A25-87
Staff: Mary Samaniego, Planning Director
Applicant: The Curran/Crowe family
Request: Certificate of Appropriateness for demolition
Location: 602 Lynwood Boulevard

Summary:

The applicant/property owner is requesting Certificate of Appropriateness approval for demolition of a residence determined to be a property worthy of conservation. This residence was constructed in 1954 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 1.04 acres (45,302 square feet - SF) and is rectangular with frontage on Lynwood Boulevard.
2. The residence was constructed in 1954 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 3,646 SF with an attached two-car garage on the side.
4. The residence appears to be in original condition and has been owned by three families over the past 60 years.
5. The dwelling has not been identified in the 2021 historical survey.
6. Staff upon research did not find any significant architect and builder associated with this residence. The residence was originally owned by Mr. and Mrs. Charles M. McCabe II who operated Loveless Café from 1973-2003.
7. The applicant has submitted a formal structural report as to the current condition of the residence.

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

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

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

Property Worthy of Conservation

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

Design Guidelines Criteria for Demolition

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

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

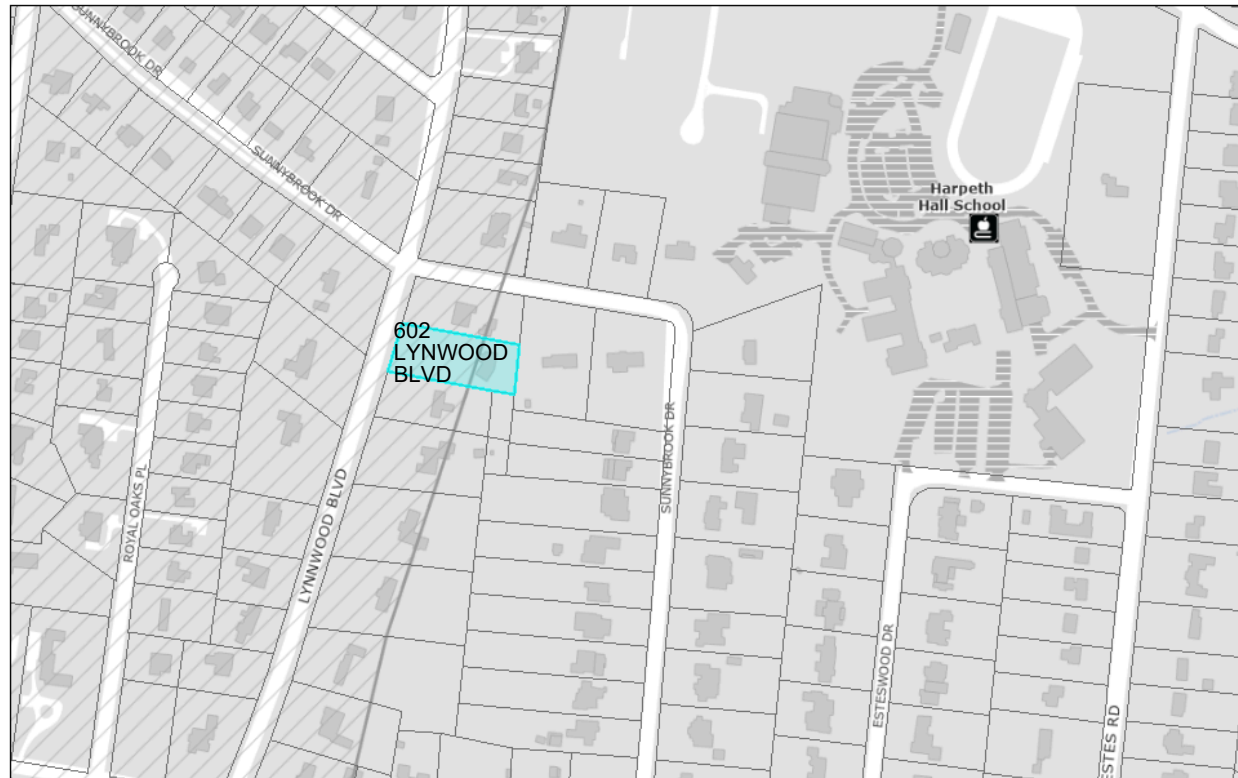
- Public safety and welfare requires the removal of the building or structure;
- The owner is encouraged to consider moving or relocating the building to another location within the city. An experienced, licensed, and qualified structural or architectural engineer and builder with experience in historic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

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

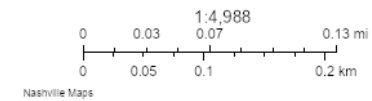
Attachment:

1. Location Map

Nashville Parcel Viewer Map 602 LYNWOOD BLVD



11/25/2025, 11:15:56 AM





CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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

PROPERTY OWNER or APPLICANT

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

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

PROPERTY DESCRIPTION & LOCATION

ADDRESS: _____

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

PROPERTY OF CONSERVATION (1940-2000) _____ YES

PROPERTY LESS THAN 50 YEARS _____ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

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

DEFINED ARCHITECTURAL STYLE: _____

DESCRIBE PROPOSED WORK: _____

PROJECT CALCULATIONS

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

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

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

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

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

➤ **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer:

Railings, Columns, Pilasters:

Window Material:

Chimney Material:

Frame Material:

Roofing Material:

Windowsills:

Exterior Doors:

Brick, Painted/Natural:

Eaves/Cornice:

Brick/Stone Thickness:

Gutters:

Clapboard Material:

Gutter Dimensions:

Clapboard Dimensions/Reveal:

Property of Significance

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

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

Yes No

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

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

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

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

Applicant/Property Owner Signature: _____

Date: _____

Site Photos

4424 Georgian Place



Site Photos

4424 Georgian Place



Neighboring Houses

4424 Georgian Place



4428 Georgian Place



4433 Georgian Place



4401 Georgian Place



4418 Georgian Place



4412 Georgian Place

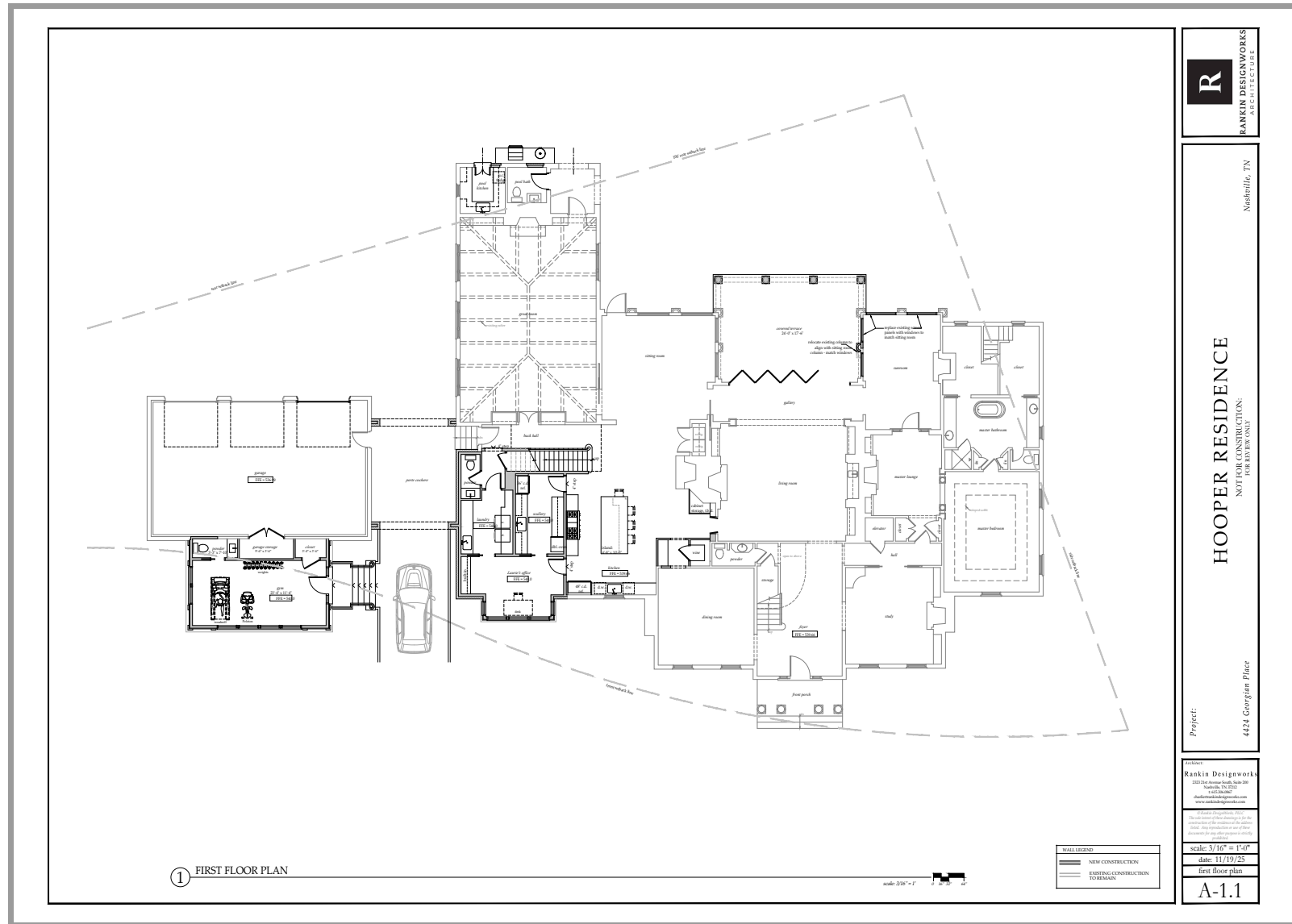


4406 Georgian Place

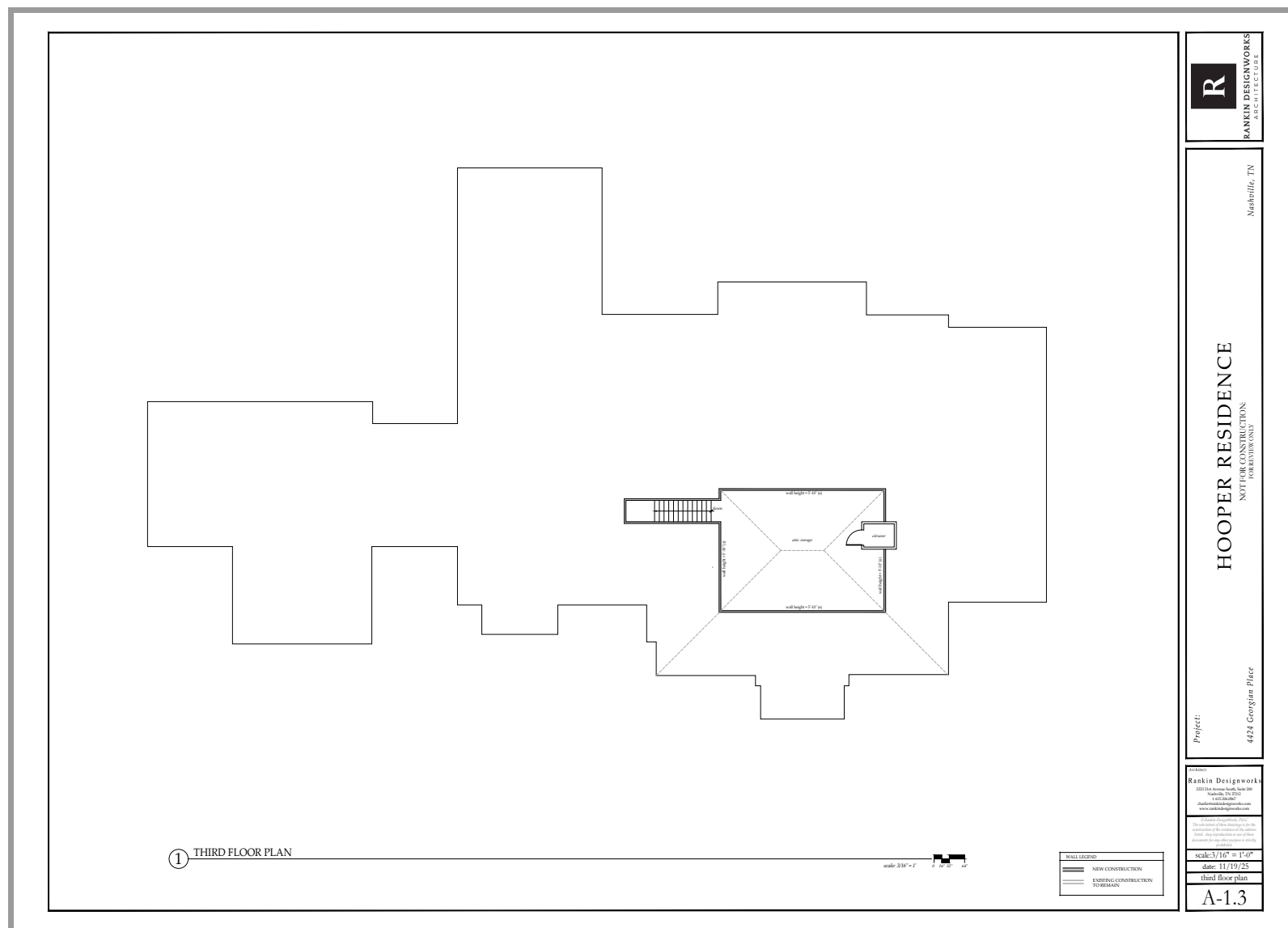
Inspiration Images

4424 Georgian Place

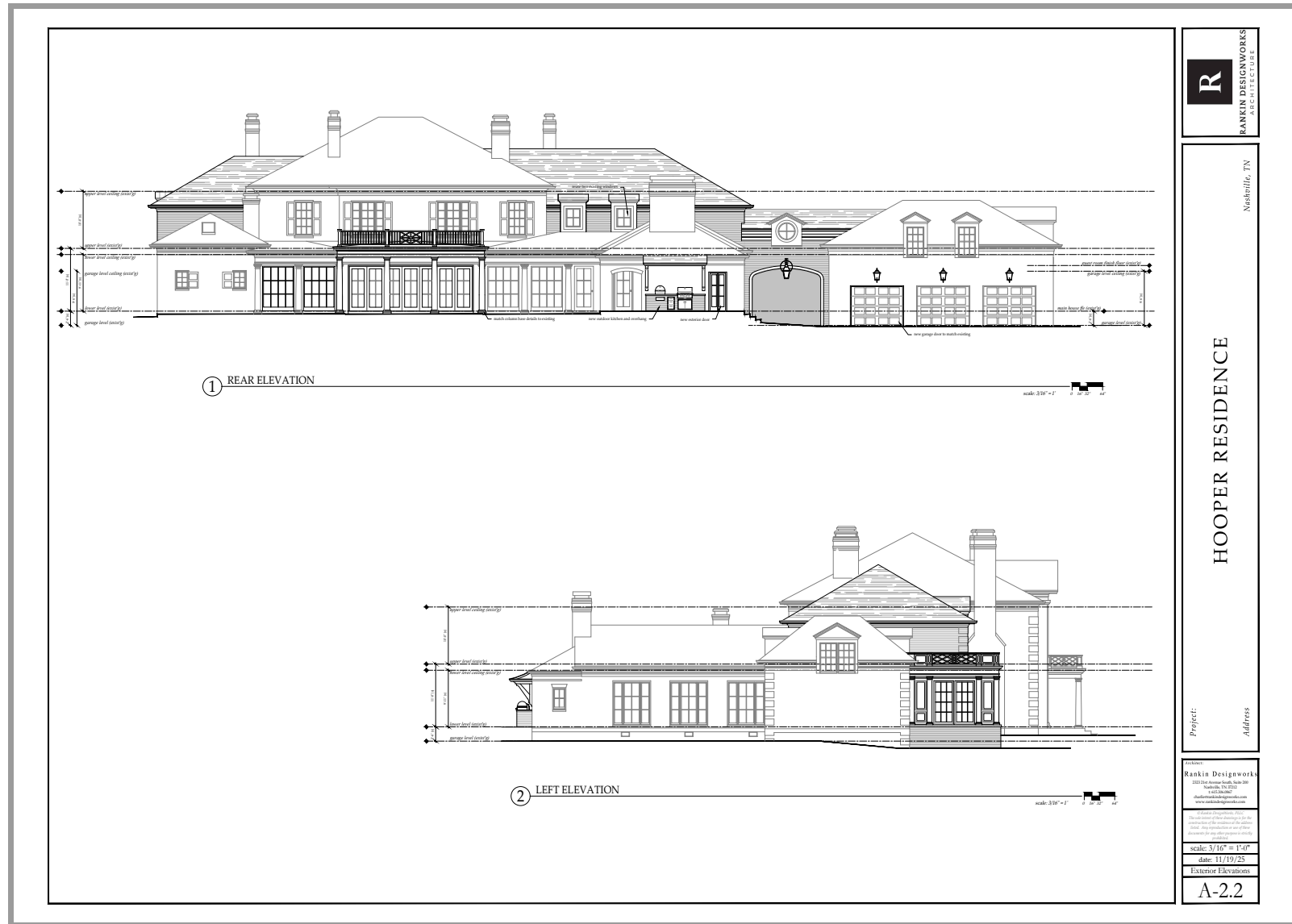


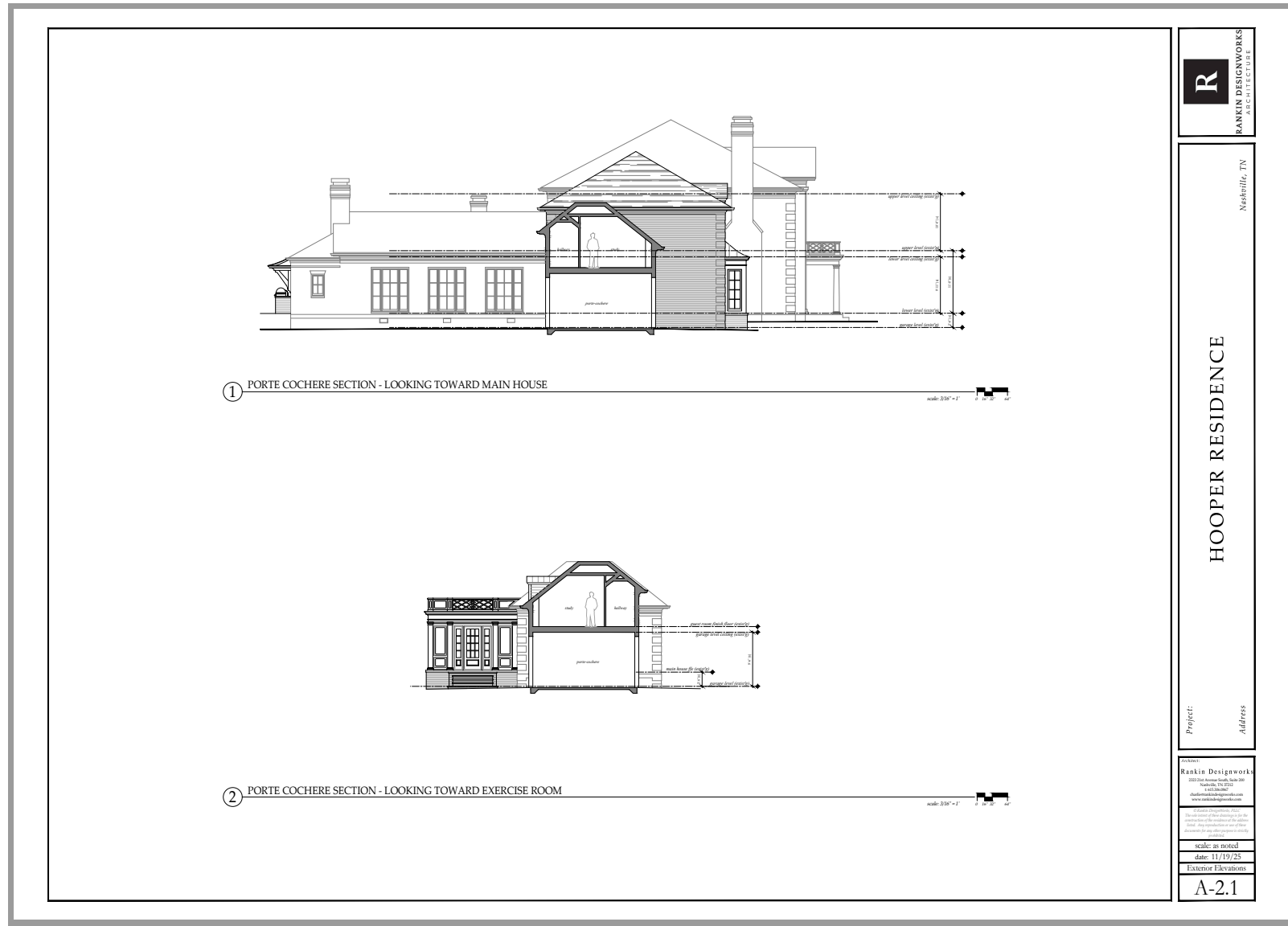




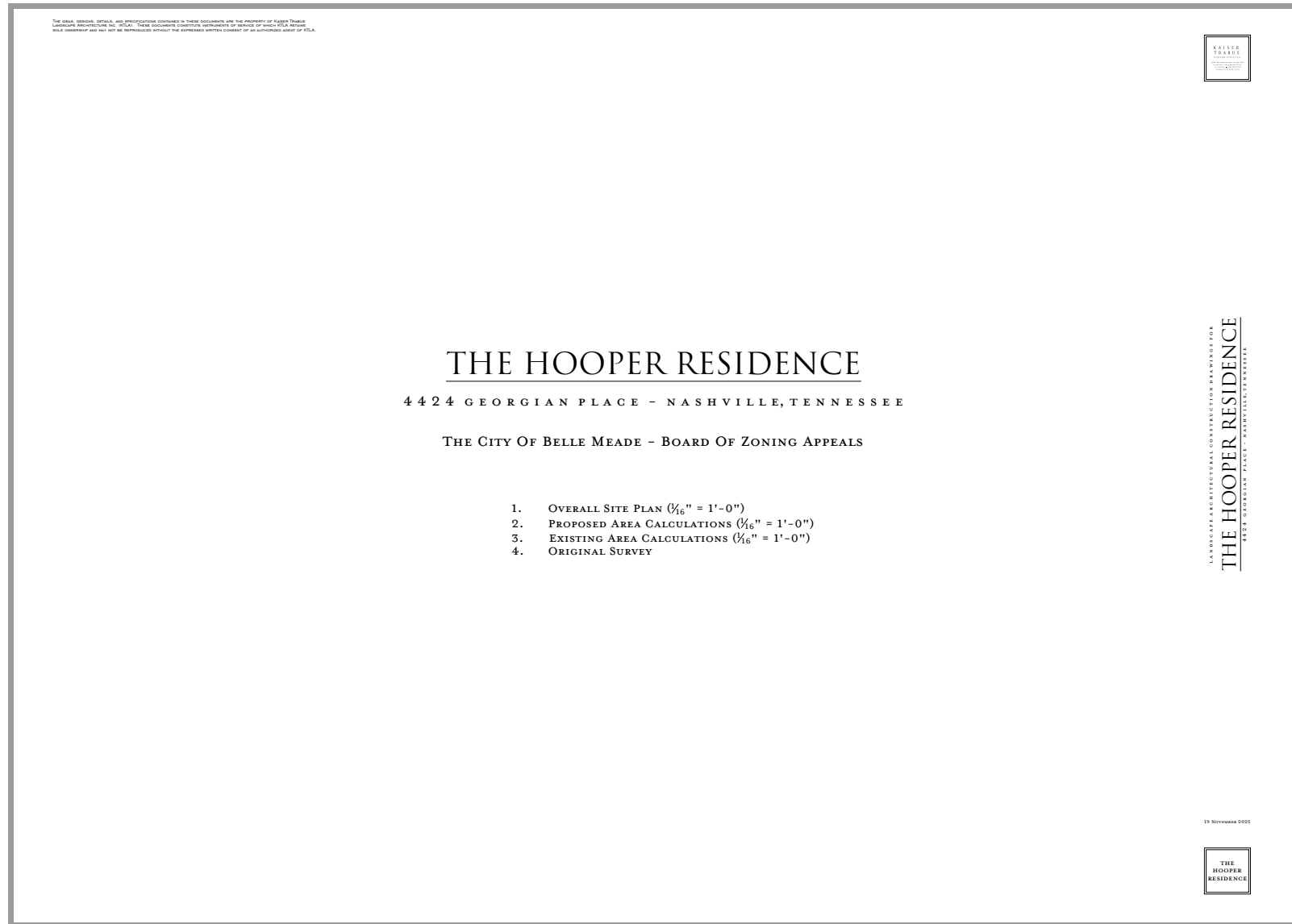




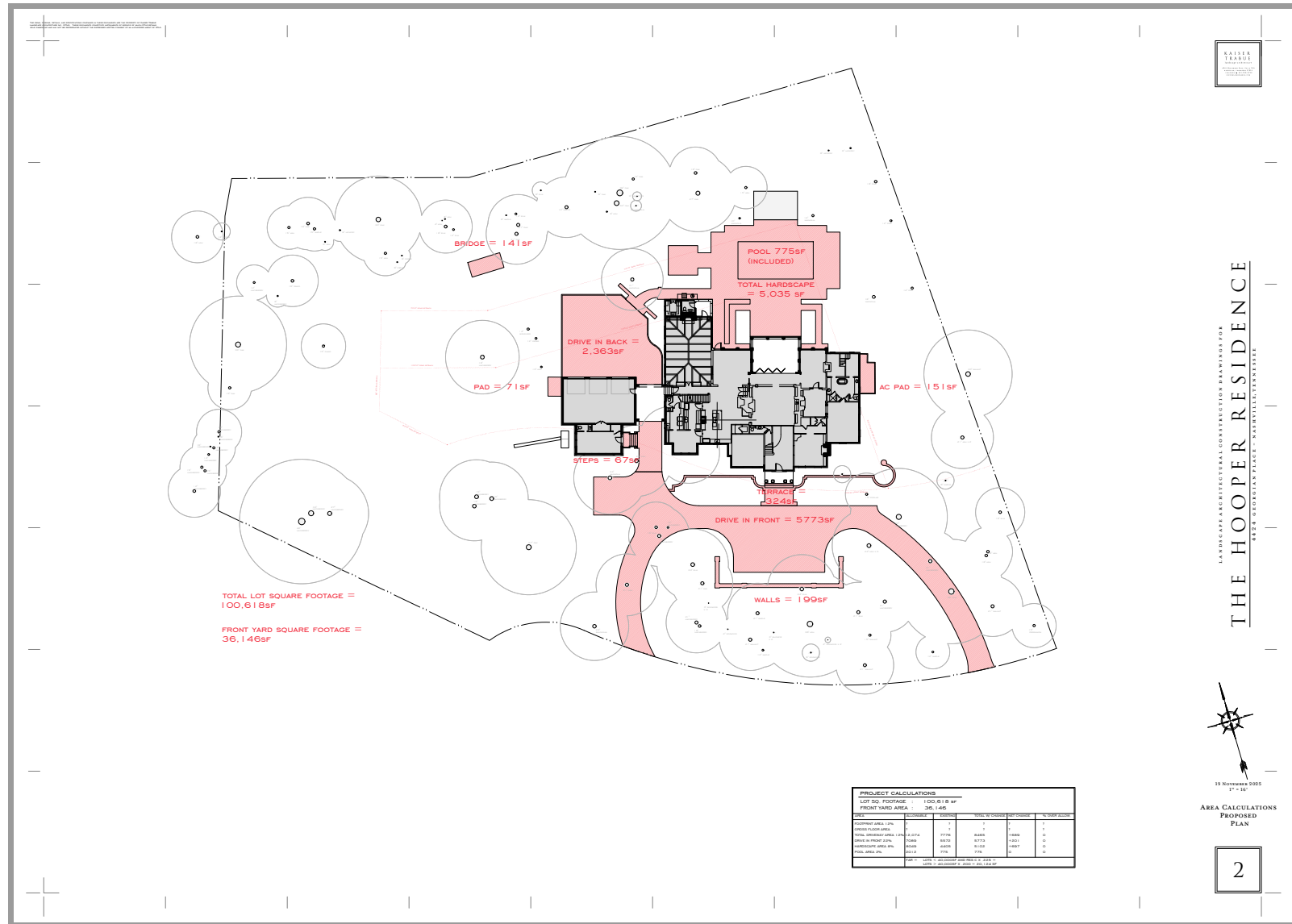


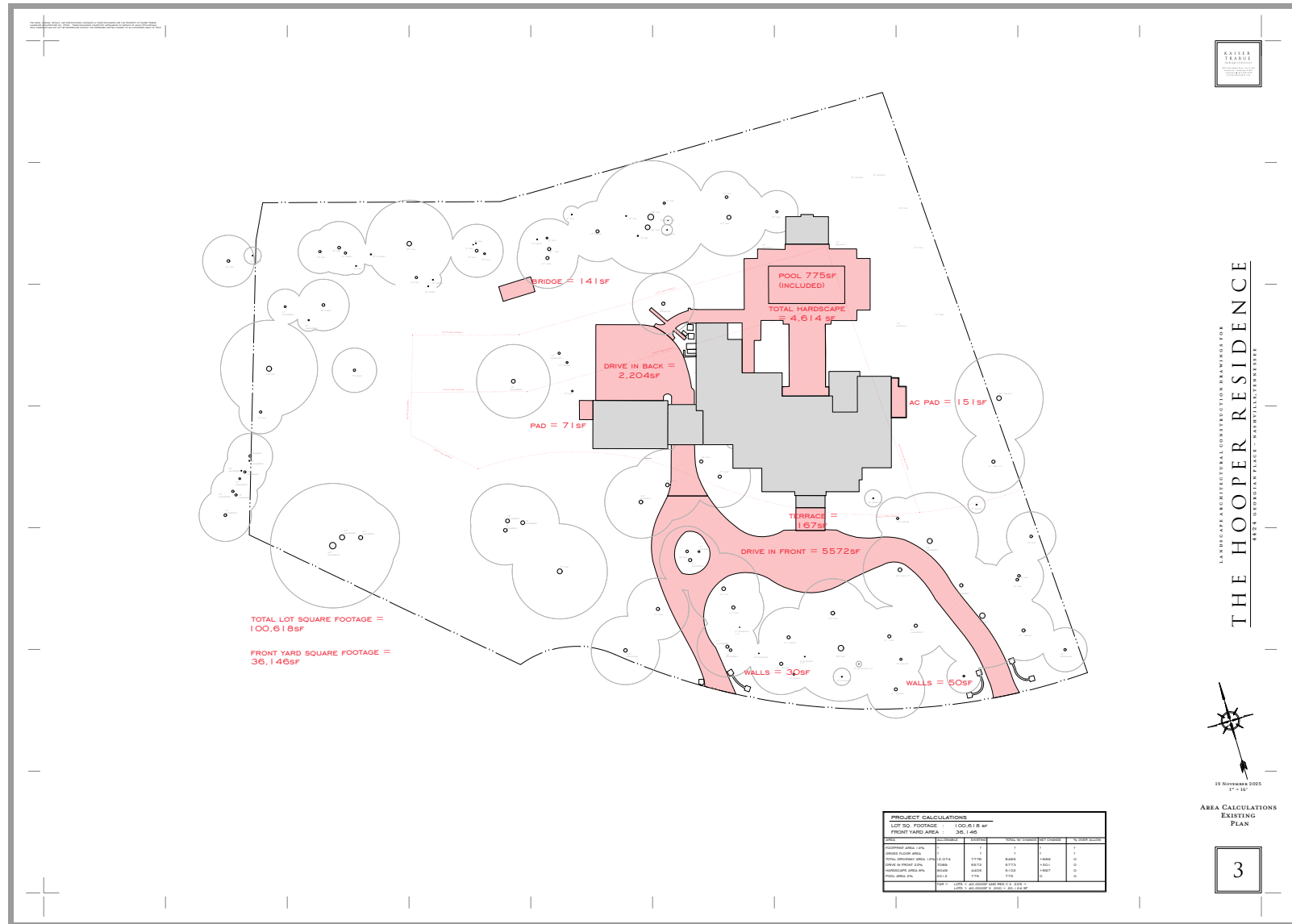














Staff Report

Agenda No.: III.E.
Case No.: A25-89
Staff: Mary Samaniego, Planning Director
Applicant: The Hooper family
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 4424 Georgian Place

Summary:

The applicant/owner is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the project will add a 2nd story to the right wing of the house, an extension and 2nd floor space added to the left wing of the house, expanding the porte-cochere, an addition in front of the existing garage, a new covered porch on the rear, and enclosing the existing screened porch to become a heated/cooled sunroom. The designated architectural style is Georgian with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 2.31 acres (100,618 square feet).
2. The property is irregularly shaped as it is located at the end of a cul-de-loop.
3. The entire property is in the regulatory floodplain with the rear half being in the floodway. All development of this property will be completed in compliance with the City of Belle Meade floodplain regulations (Section 12-4).
4. The existing dwelling was constructed in 1989 and has a Georgian architectural style. There was a major addition to the residence in 2013-2014.
5. The existing residence has a building area of 11,503 square feet. The proposed additions of 2,842 square feet will then provide as overall building area of 14,345 square feet.
6. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
7. The dwelling has not been identified in the 2021 historical survey due to its recent construction date.
8. The residence has been owned by five different families over the last 30 years.
9. The property is located within the Residence "A" zoning district. Per Section 14-203 Table 1, the Residence A zoning district requires the front yard setback is the existing building line at

103' from the front property line. The applicant is proposing the addition at 90' from the south property line or a 13' encroachment. This variance was approved by the Board of Zoning Appeals in October 2025.

10. Staff upon research did not find any significant architect or builder associated with this residence.

11. Materials list:

Window Manufacturer:

Marvin

Window Material:

Aluminum Clad - Wood Frame

Frame Material:

Wood

Windowsills:

Wood

Brick, Painted/Natural:

Brick - painted

Brick/Stone Thickness:

4" thick

Clapboard Material:

Wood Composite

Clapboard Dimensions/Reveal:

N/A

Railings, Columns, Pilasters:

Wood Composite

Chimney Material:

existing brick

Roofing Material:

asphaltic shingle / copper - match existing

Exterior Doors:

wood

Eaves/Cornice:

wood

Gutters:

existing copper

Gutter Dimensions:

6" ogee

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:

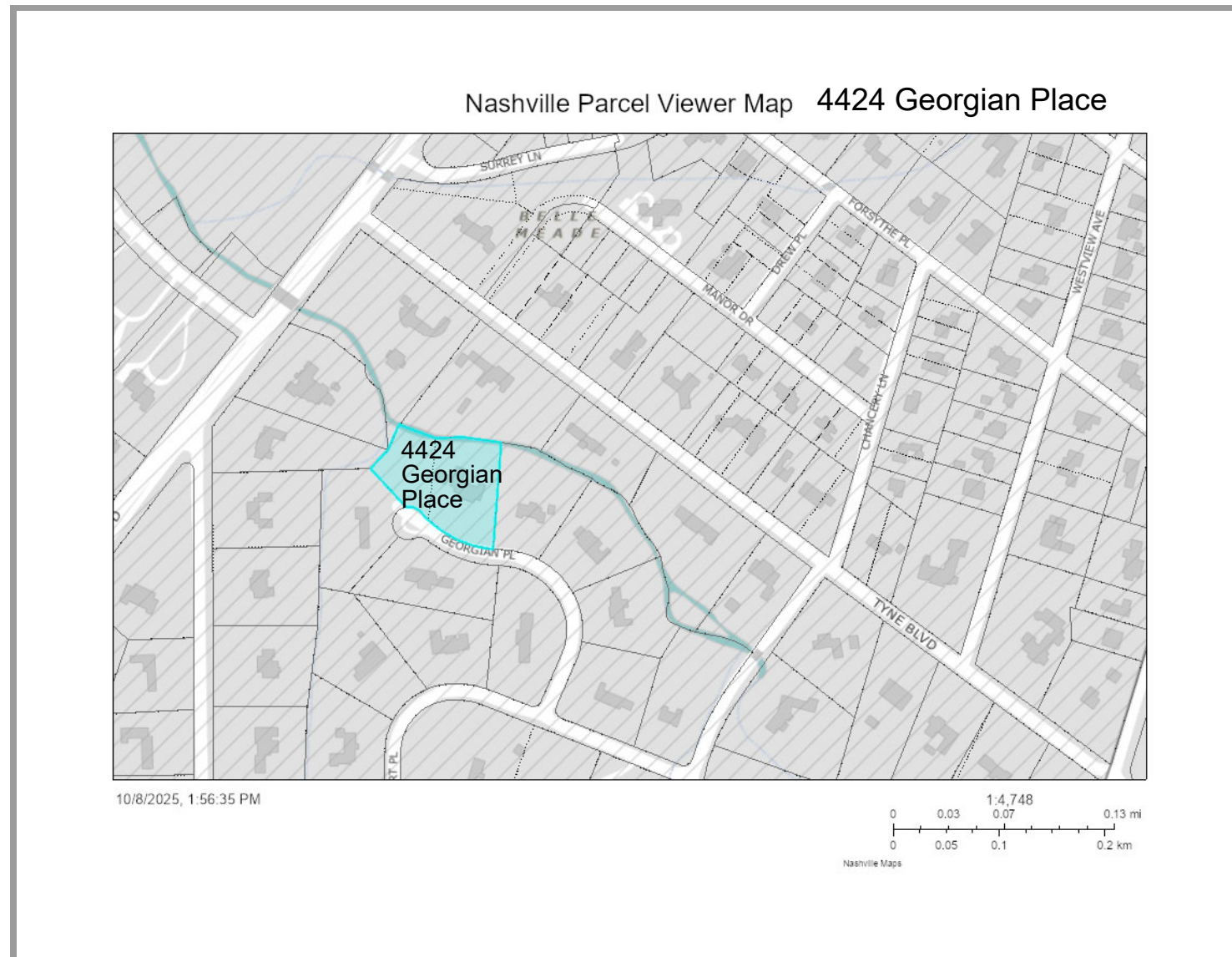
1. Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.
2. Siding: No siding 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 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.

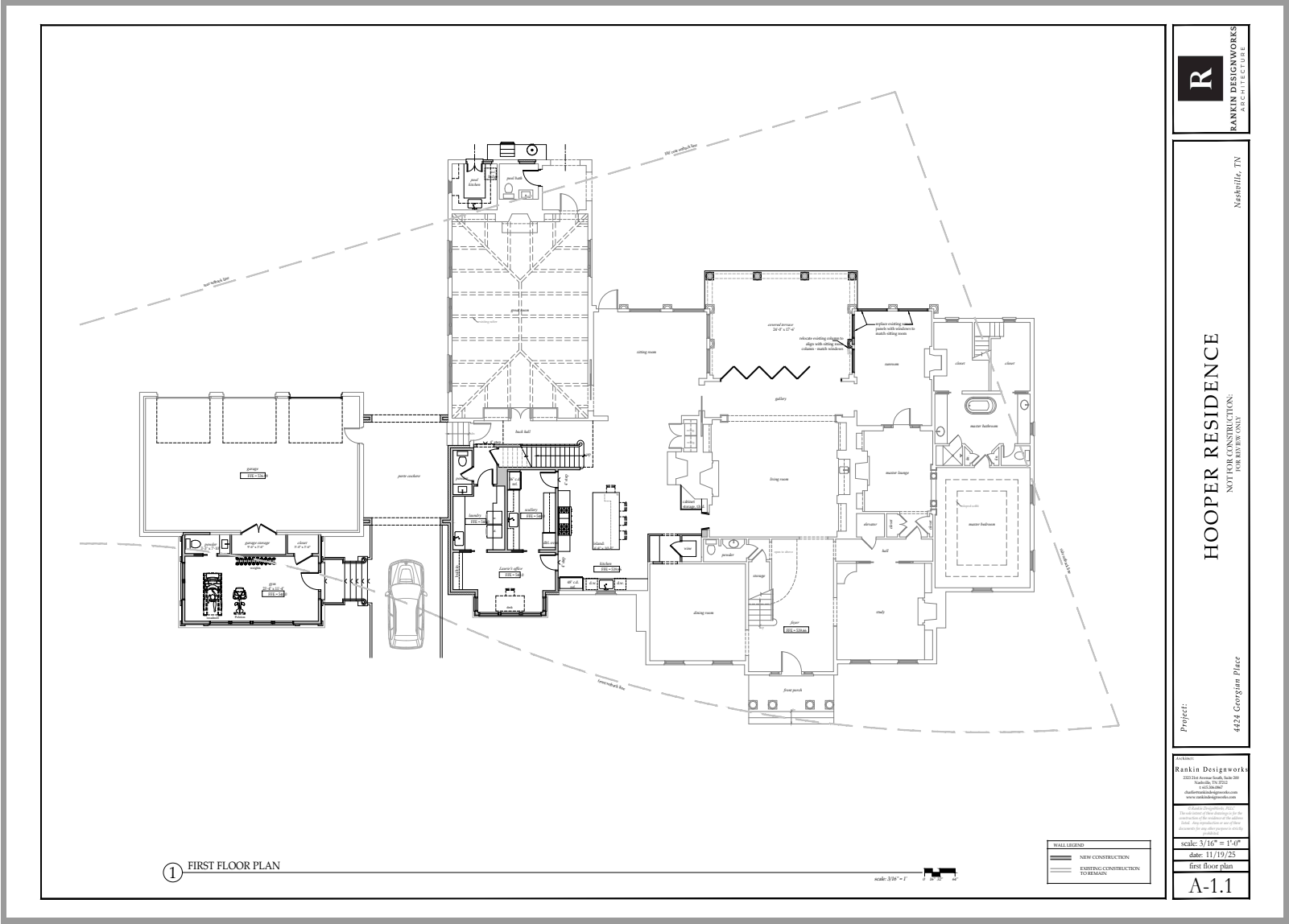
Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

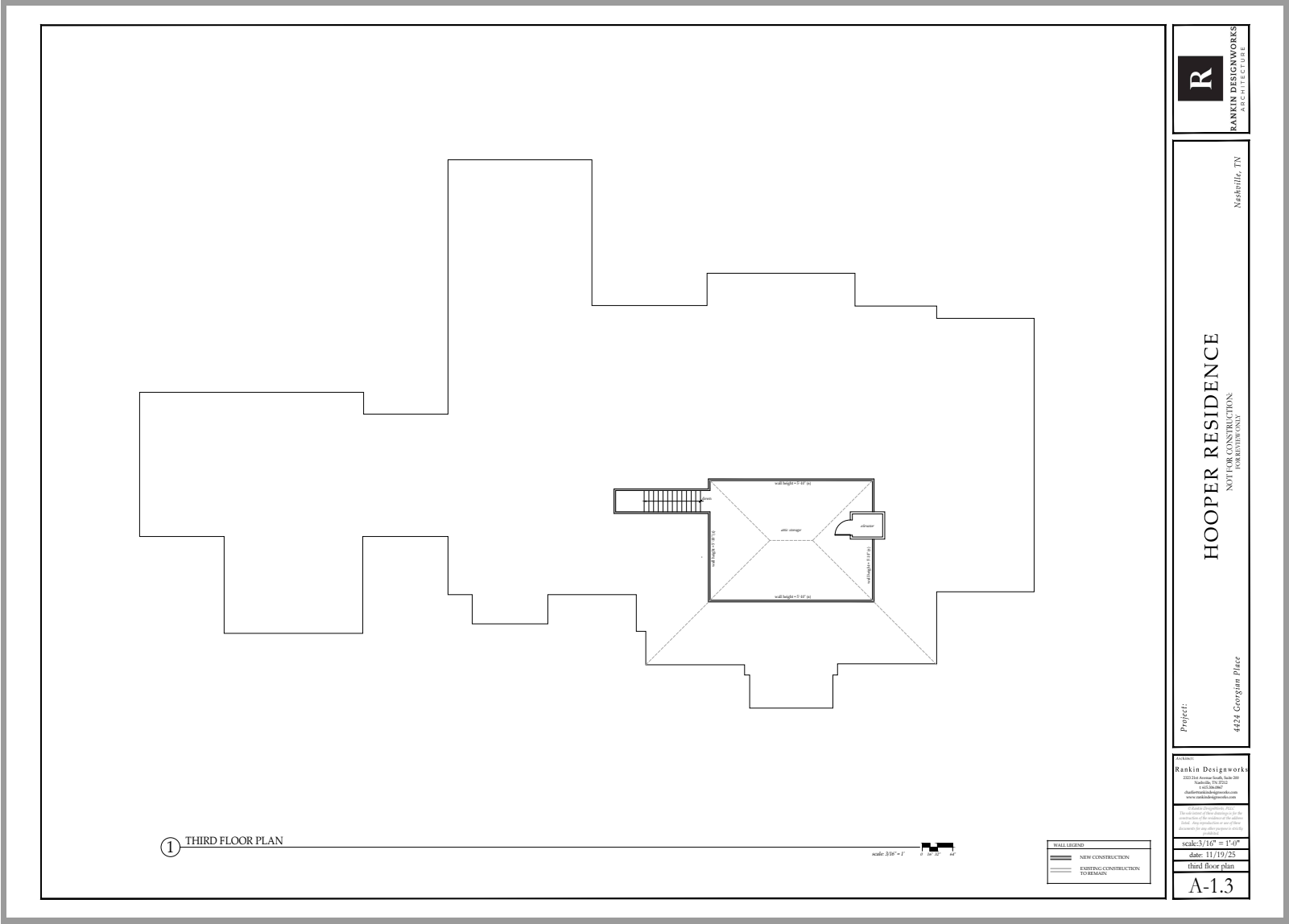
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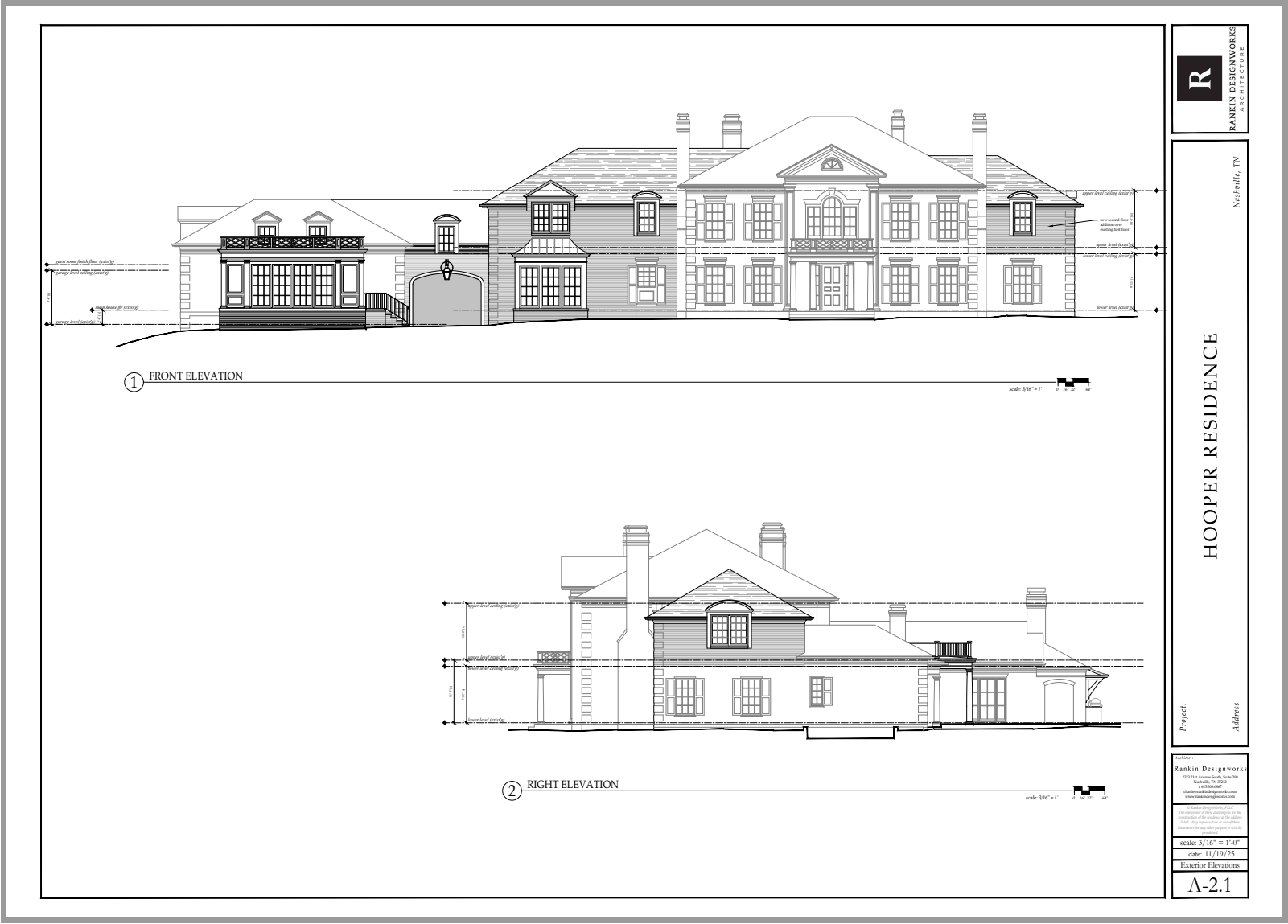
1. Location Map

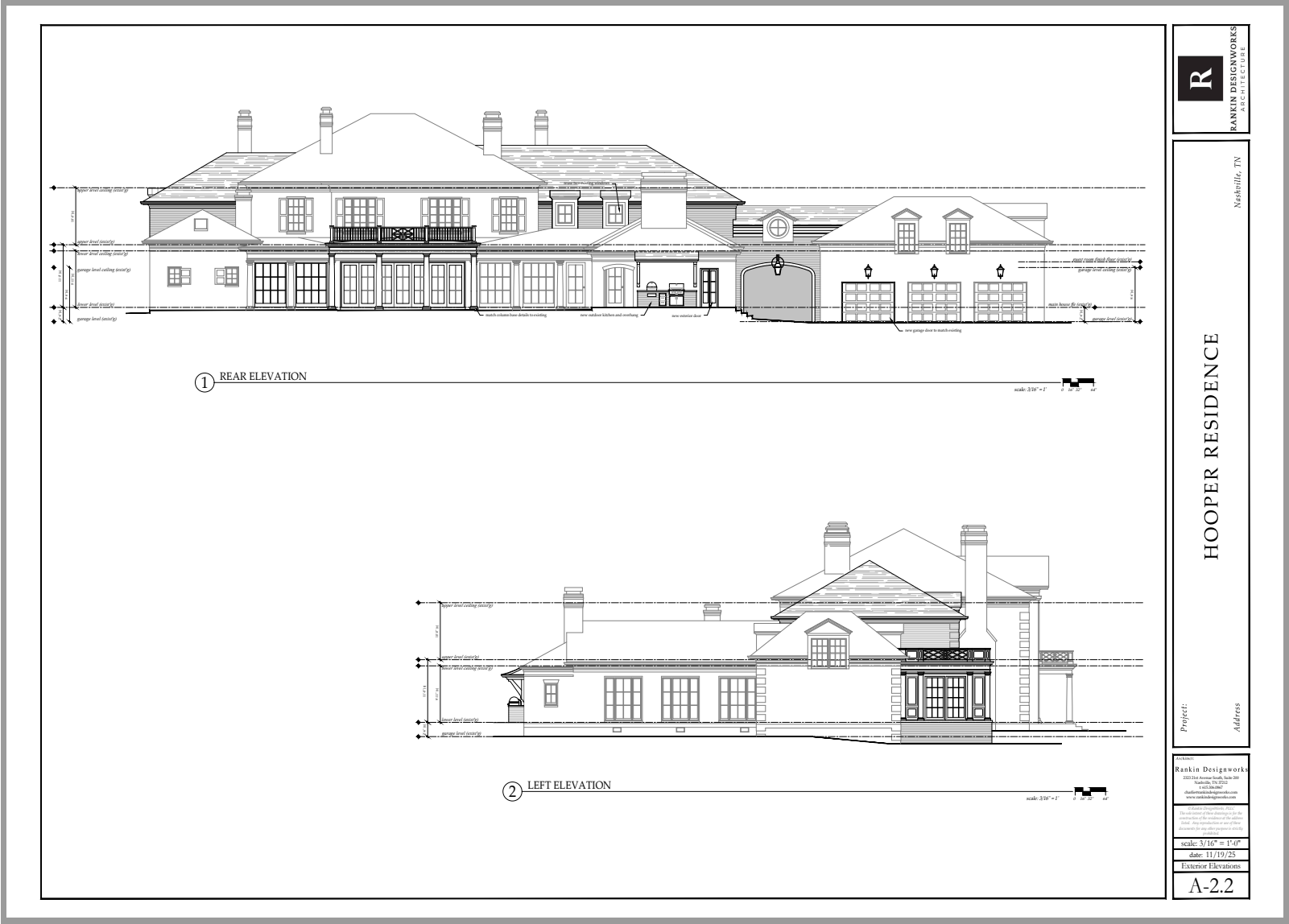


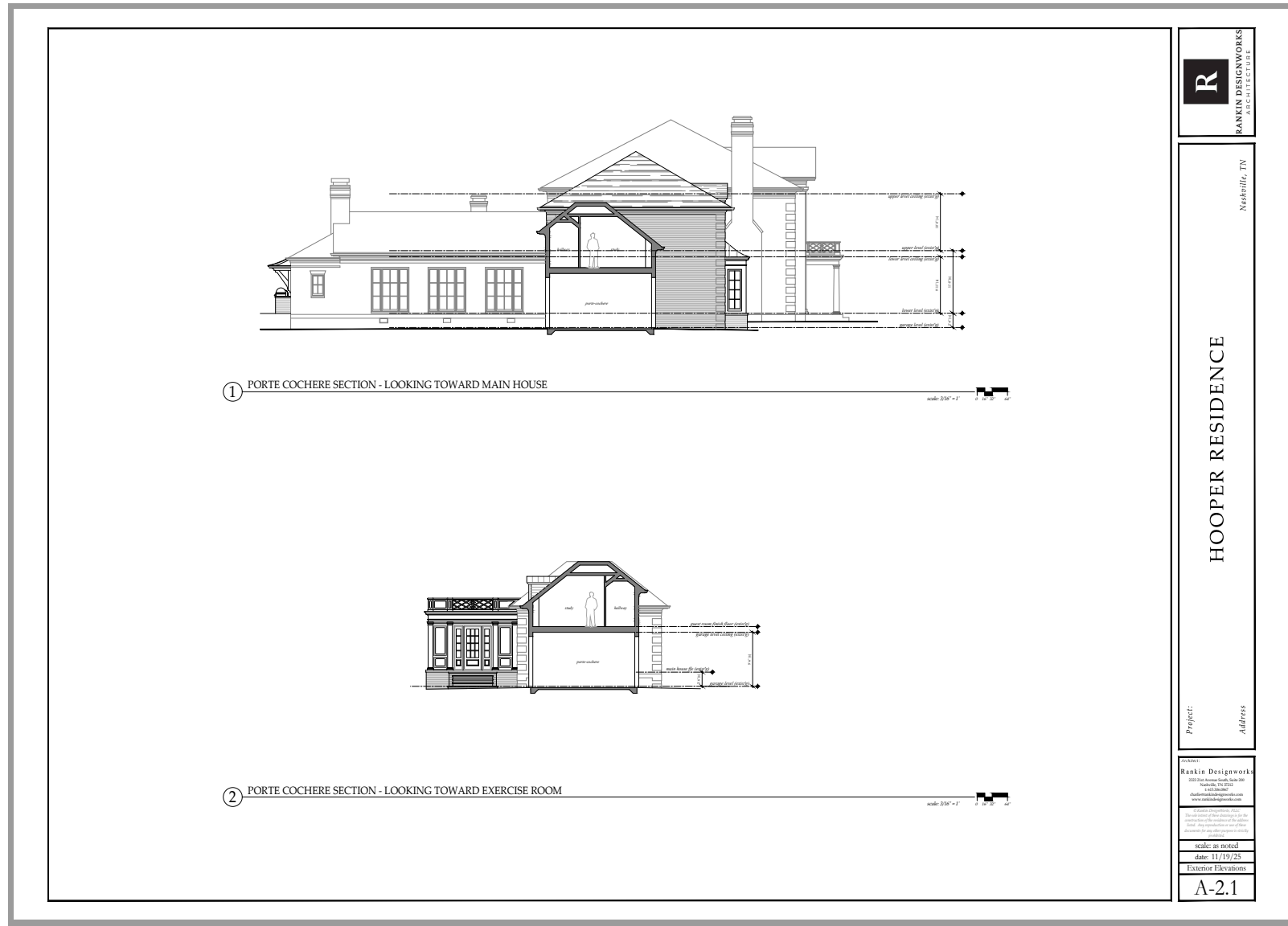




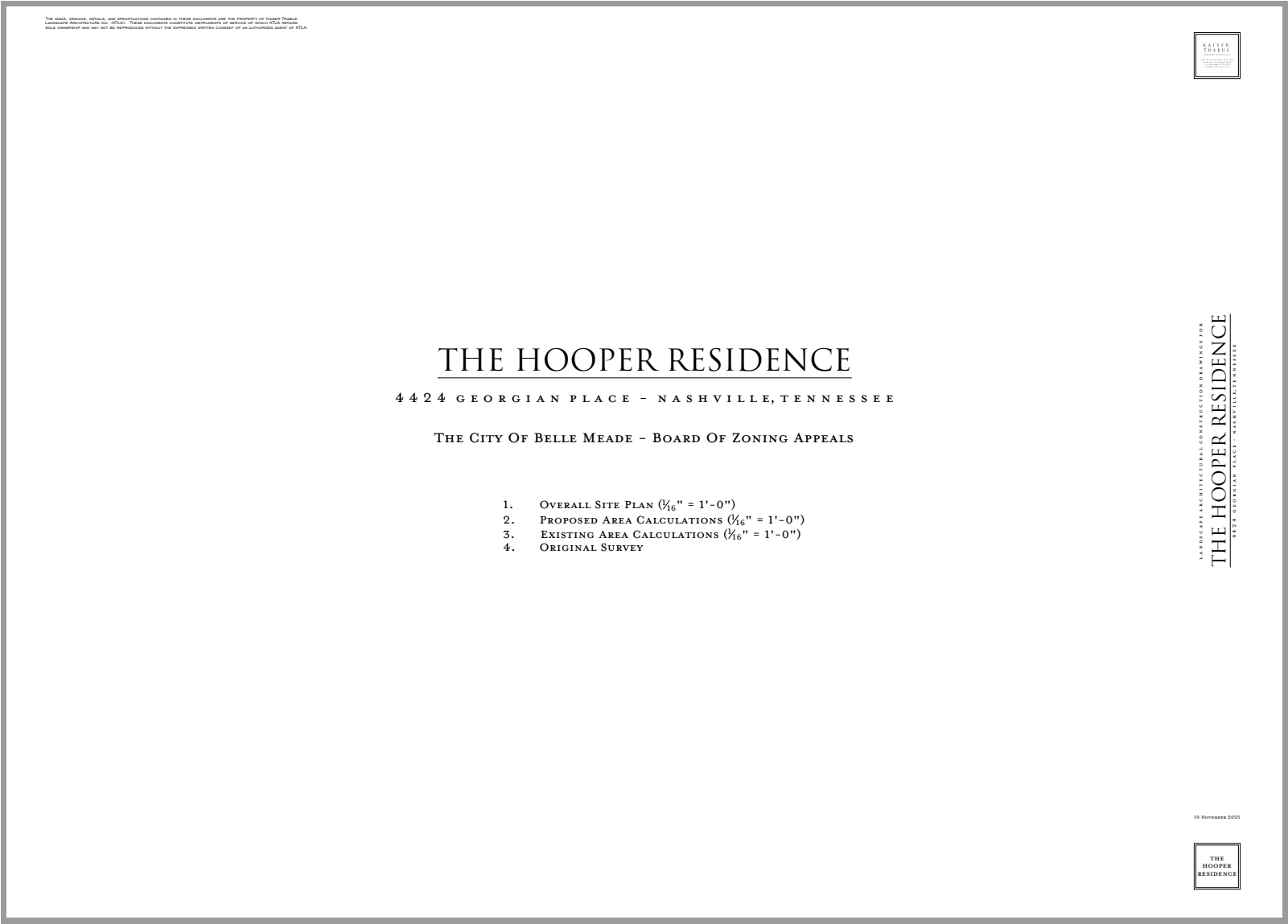


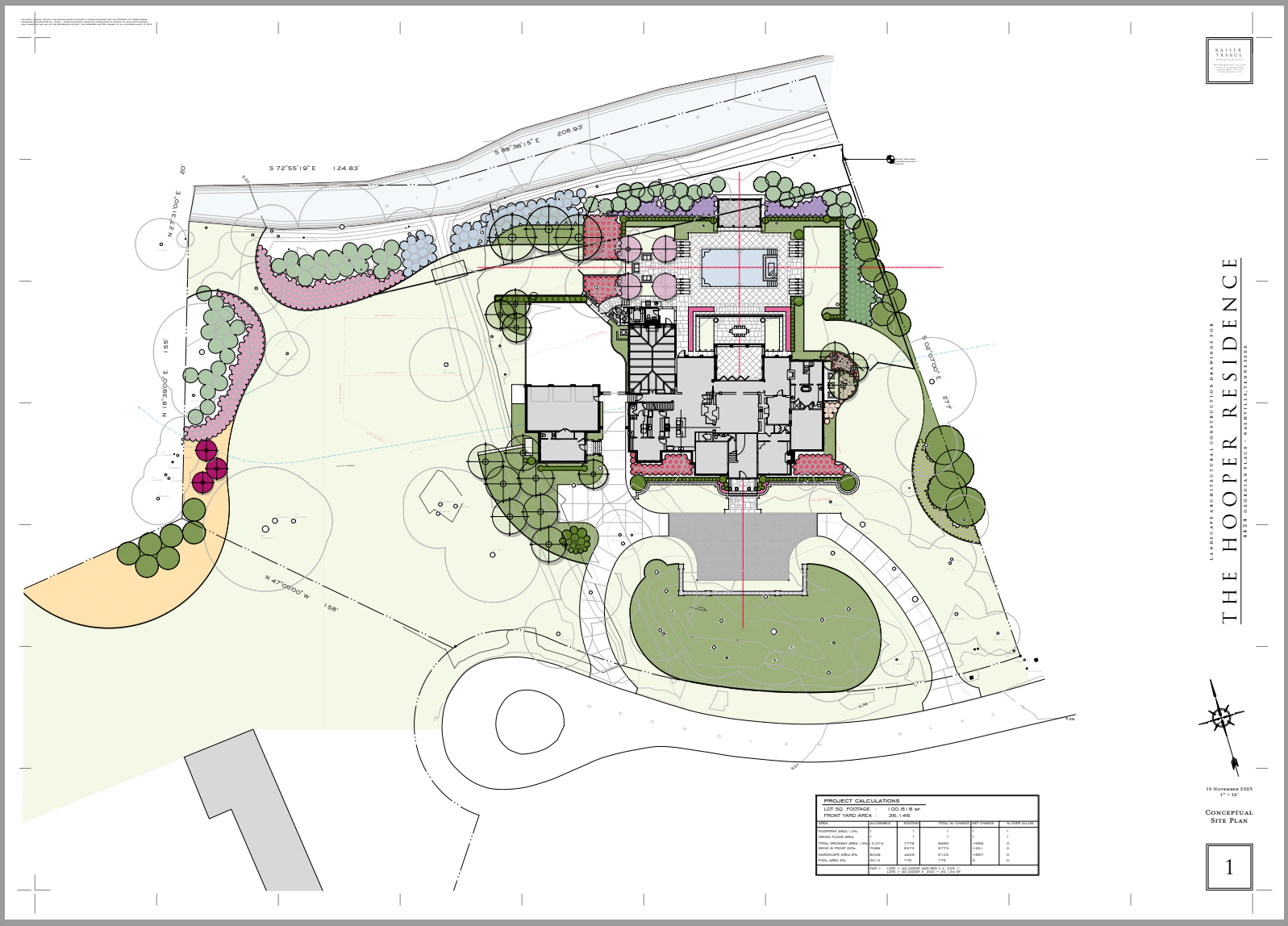


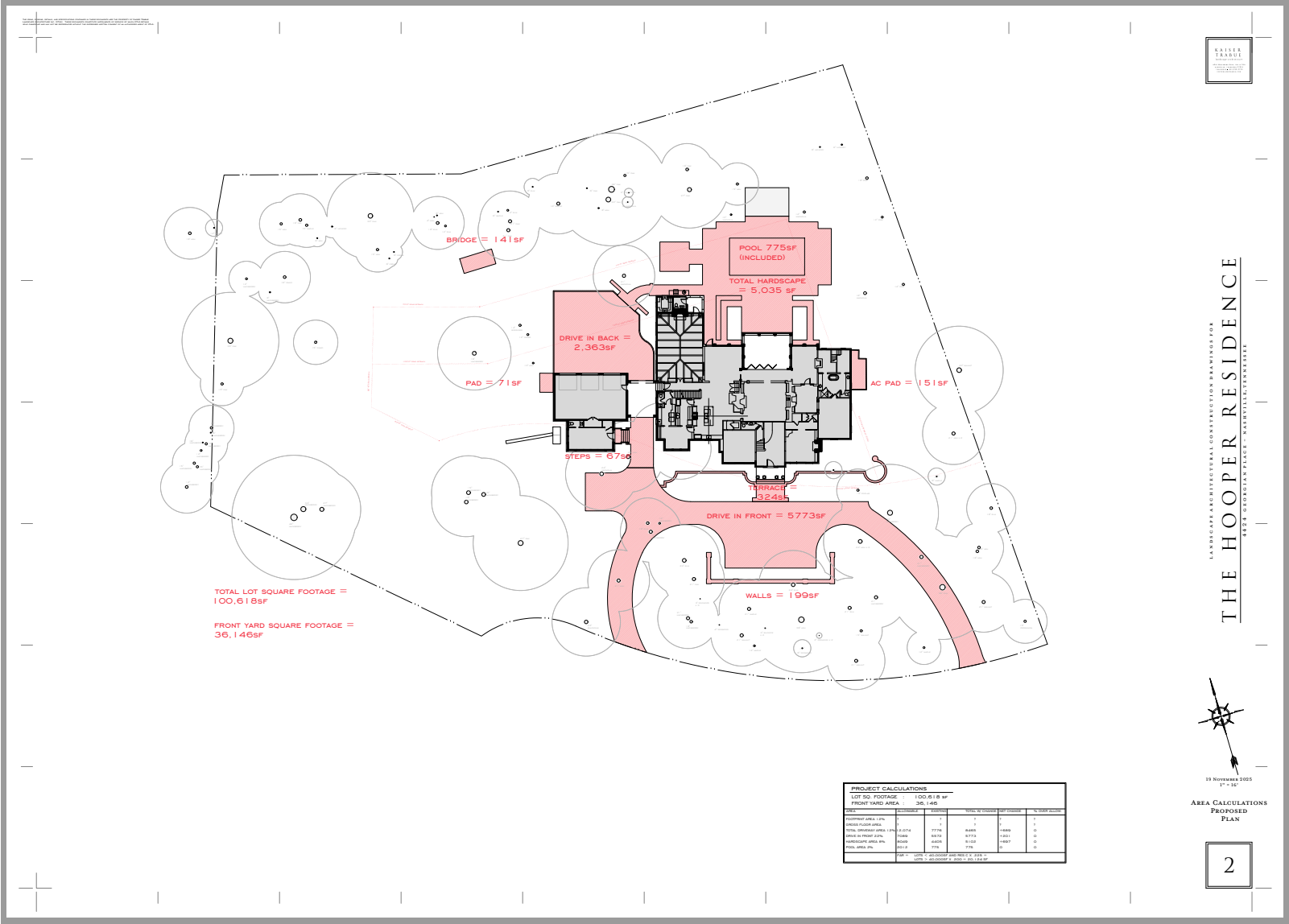


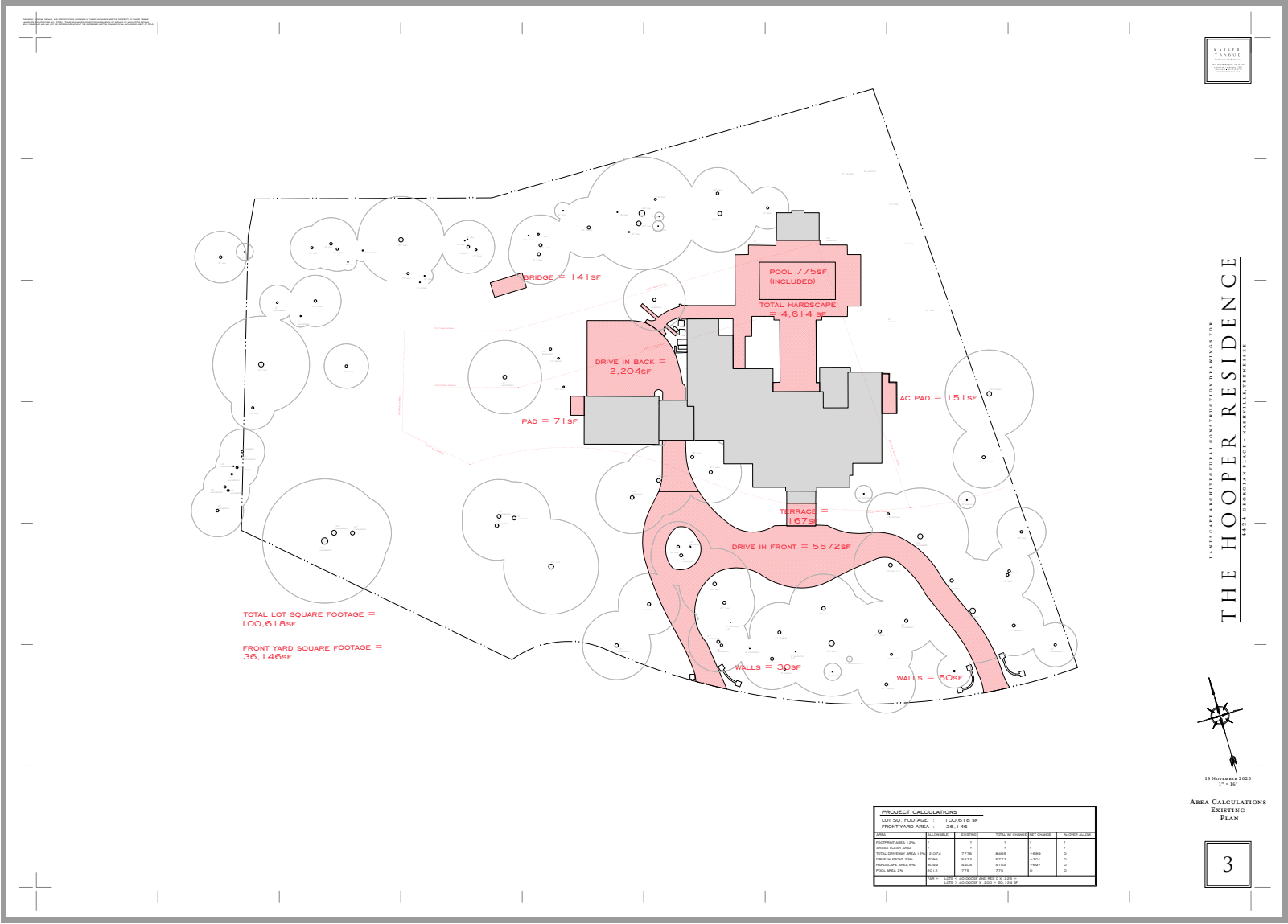








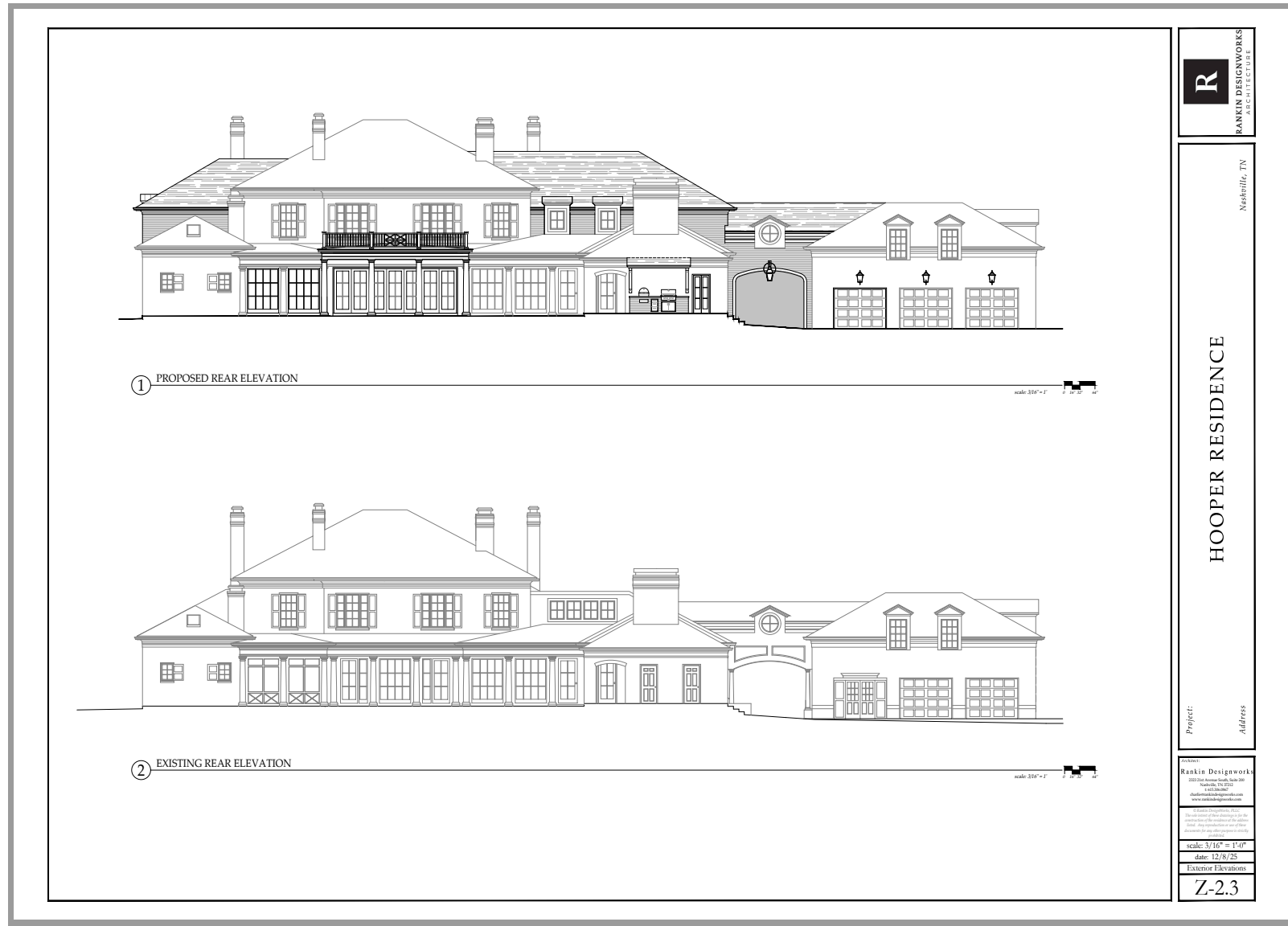
















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CERTIFICATE OF APPROPRIATENESS APPLICATION**

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NAME: _____

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Is the property habitable?

Give a compelling reason for demolition of property

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

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New Construction Material List Description

Window Manufacturer:

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Eaves/Cornice:

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Gutters:

Clapboard Material:

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- | | |
|---------|---|
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| [] [] | 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; |
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- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

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

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

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

Applicant/Property Owner Signature: _____

Date: _____

Photos of Existing Property



Photos of Existing Property



Photos of Existing Property



Street Context: Neighboring Houses



414 Sunnyside Drive



416 Sunnyside Drive



418 Sunnyside Drive



422 Sunnyside Drive



424 Sunnyside Drive



411 Sunnyside Drive



415 Sunnyside Drive



419 Sunnyside Drive



421 Sunnyside Drive

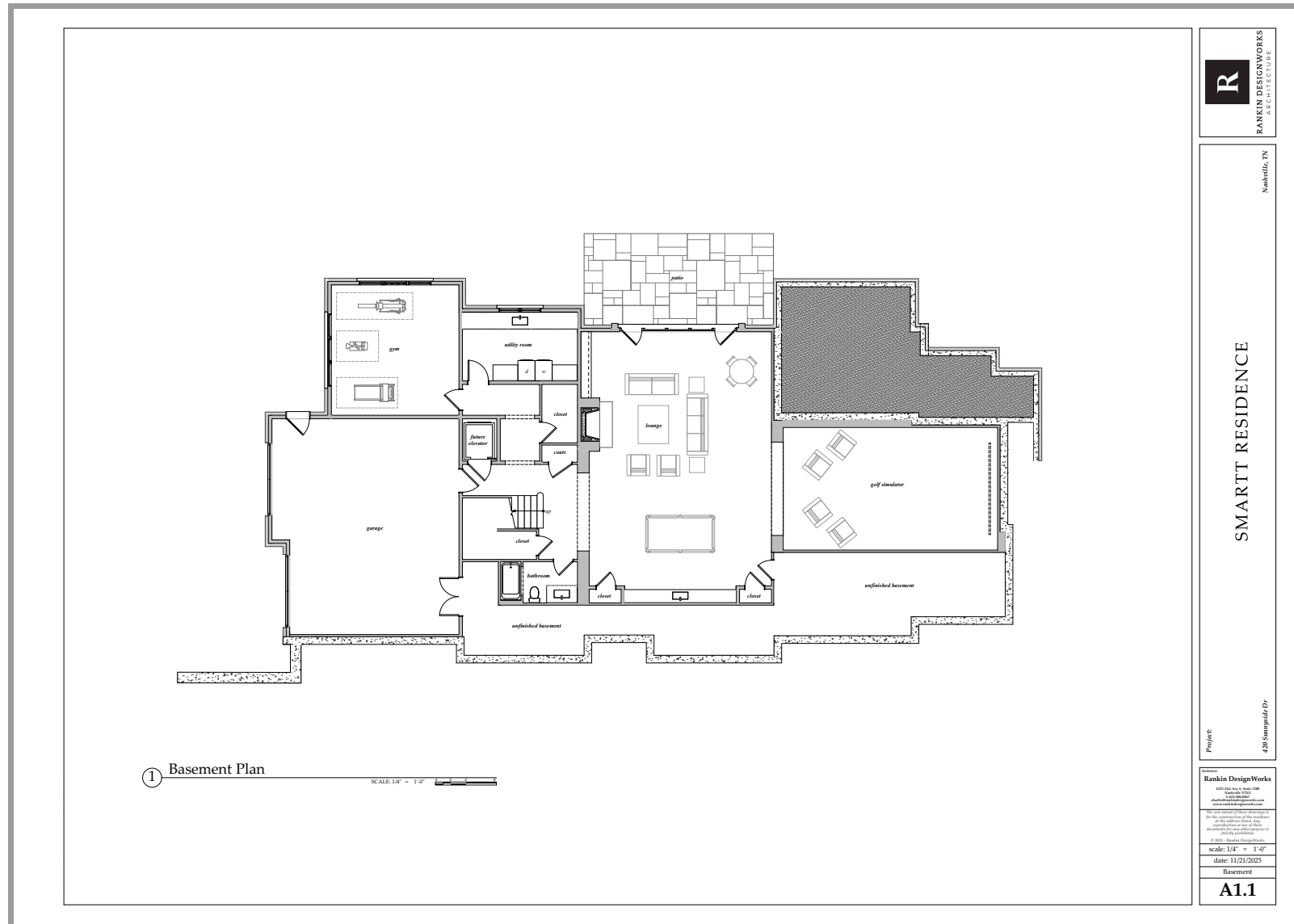


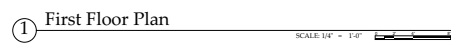
423 Sunnyside Drive

Inspiration Images





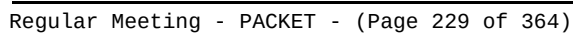




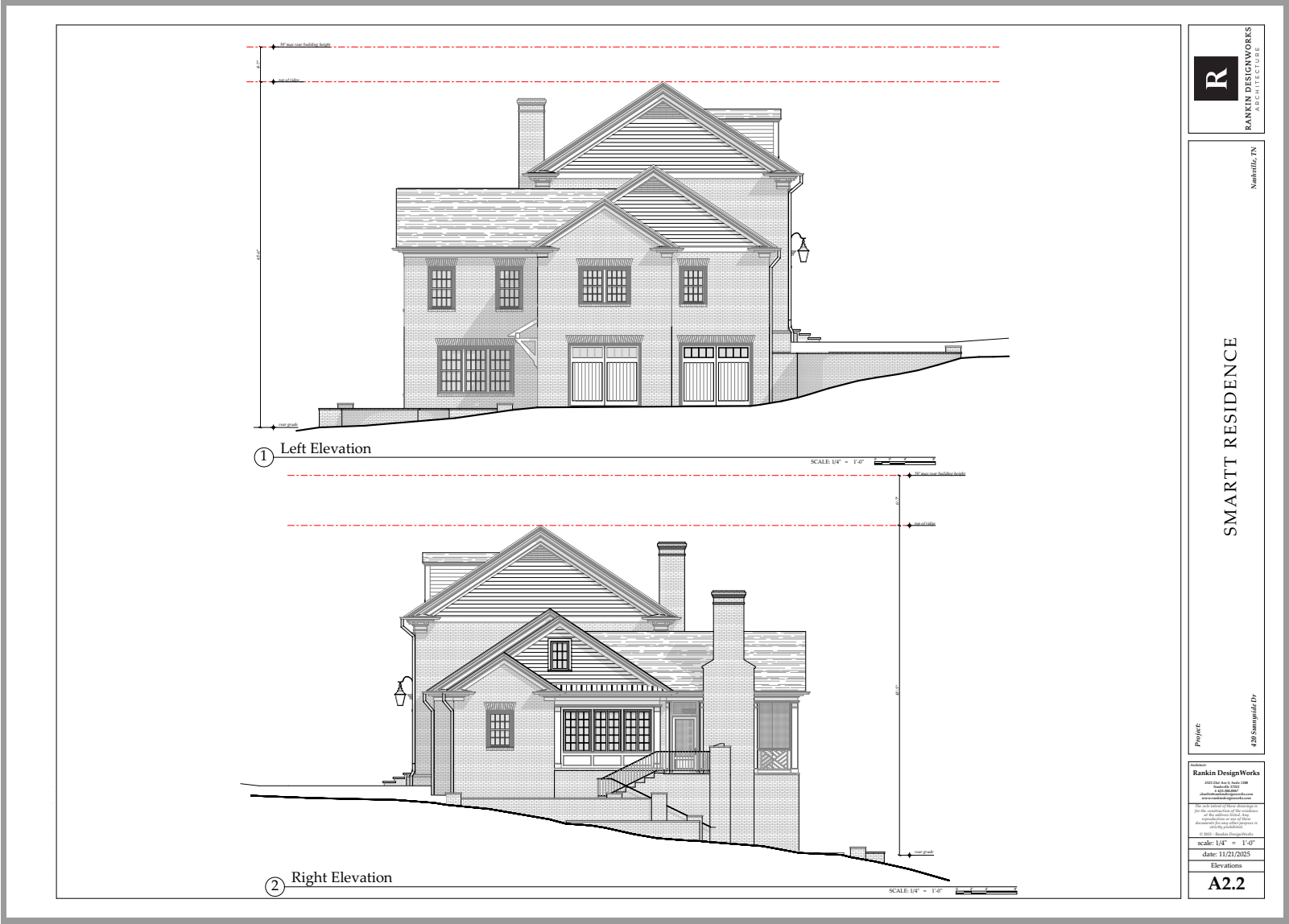
Architect:
Rankin DesignWorks
2333 23rd Ave S, Suite 2280
Nashville, TN 37212
6-613-506-6927
shar@rankindesignworks.com
www.rankindesignworks.com

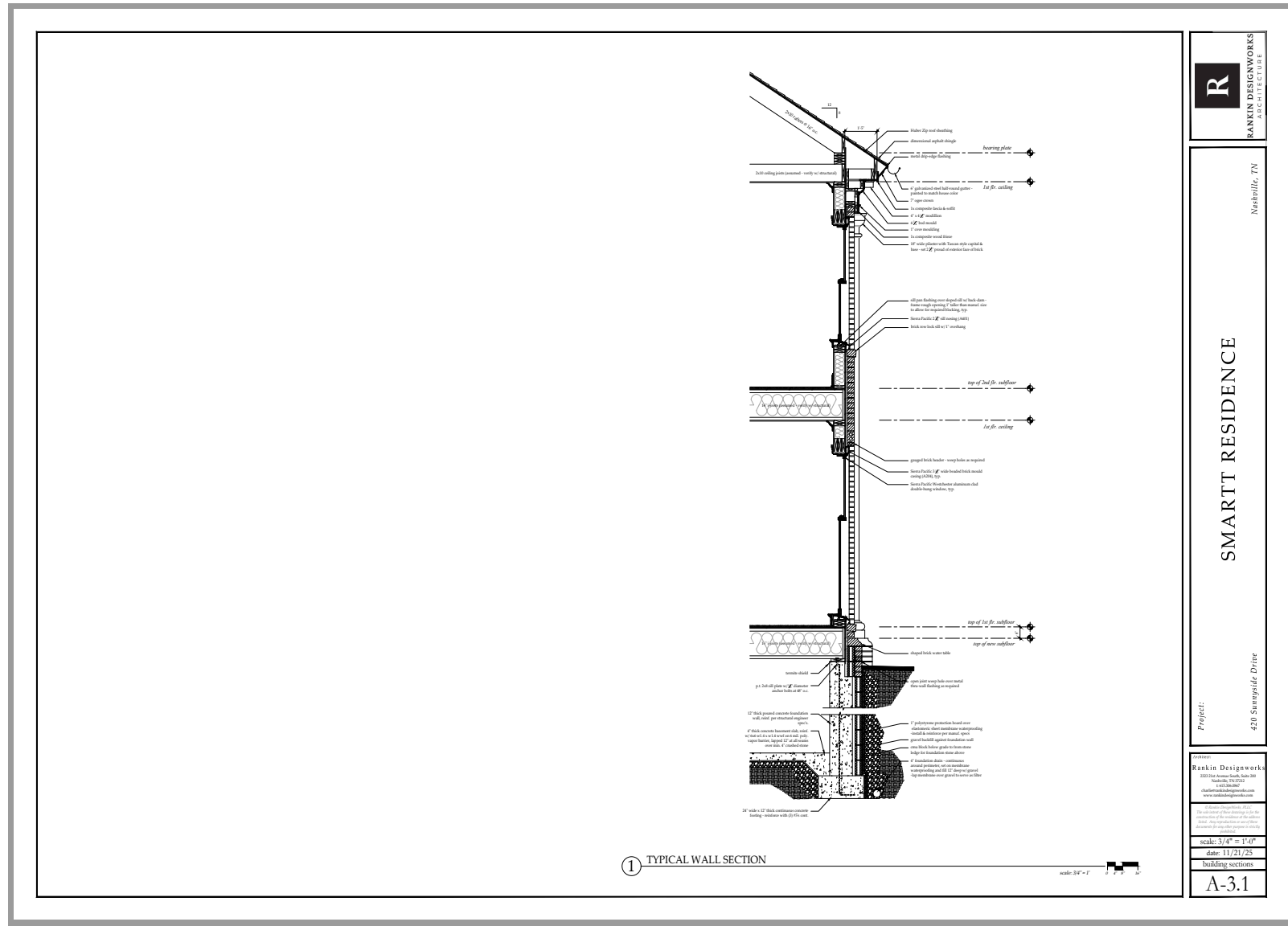
The sole intent of these drawings is for the construction of the residence at the address listed. Any reproduction or use of these documents for any other purpose is strictly prohibited.

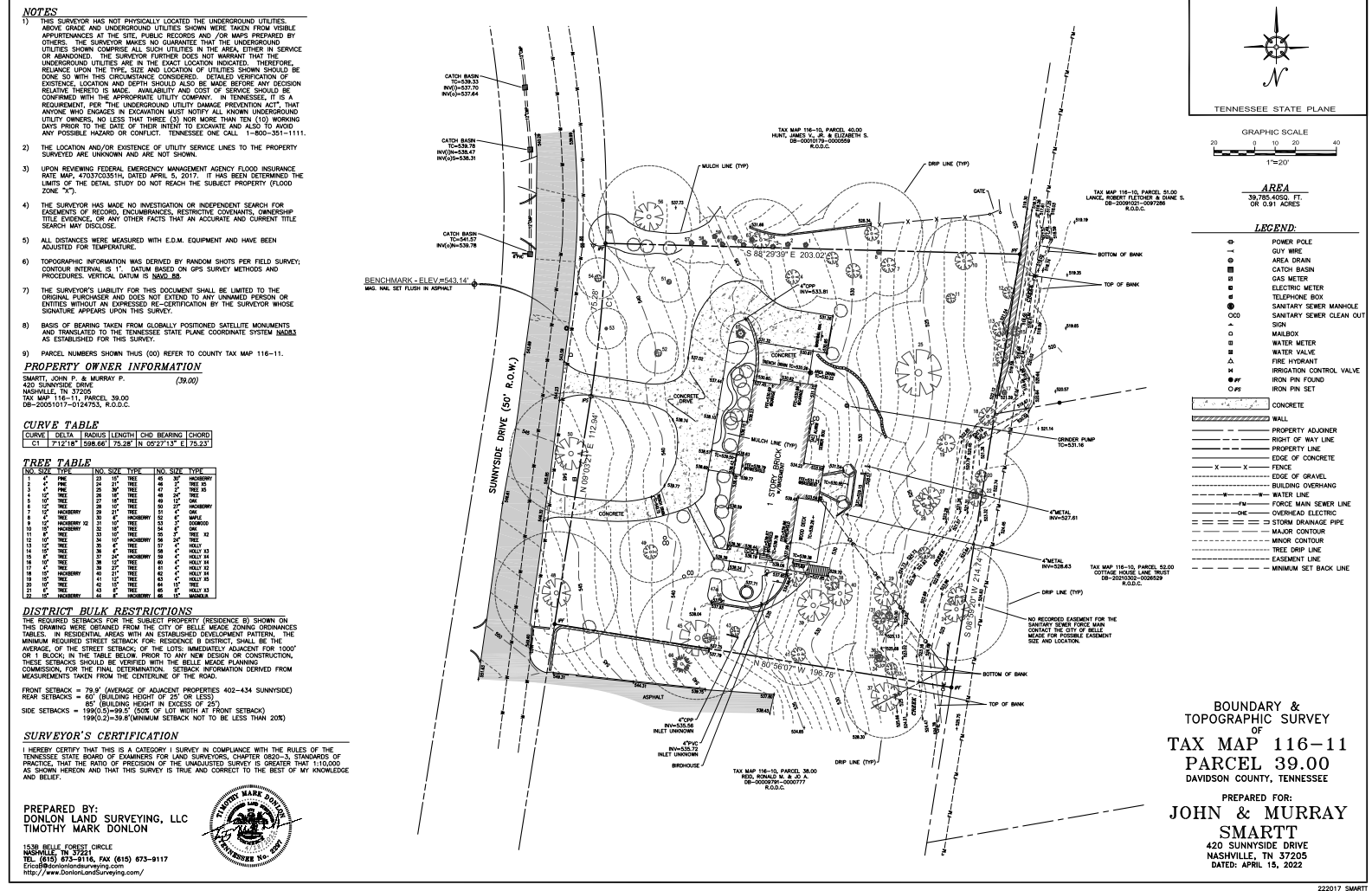
© 2025 - Rankin DesignWorks
scale: 1/4" = 1'-0"
date: 11/21/2025
First Floor
A1.2











Staff Report

Agenda No.: III.F.

Case No.: A25-90

Staff: Mary Samaniego, Planning Director

Applicant: The Smartt family

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

Location: 420 Sunnyside Drive

Summary:

The applicant and property owners are requesting Certificate of Appropriateness approval for a new single-family residence. The proposed architectural style is Colonial Revival with standard elevations, materials, and references provided in the submittal for this meeting. The property is currently occupied by a residence that was approved for demolition by the HZC in October 2025.

Planning Considerations:

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

1. The subject property is 0.88 acres (39,785 square feet - SF) and is rectangular with frontage on Sunnyside Drive.
2. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 4,774 square feet and the proposed footprint is 4,180 square feet.
3. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable floor area ratio calculation for the proposed lot is 8,952 square feet. The proposed floor area ratio calculation is 7,139 square feet.
4. The proposed residence has an attached two-car garage.
5. The zoning district is Residence B and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for all applicable standards.
6. The property is not located within the regulated floodplain.

7. Materials list:

Window Manufacturer:

Sierra Pacific

Window Material:

Aluminum Clad - Wood Frame

Frame Material:

Wood

Windowsills:

Brick

Brick, Painted/Natural:

Brick - painted

Brick/Stone Thickness:

4" thick

Clapboard Material:

Wood Composite

Clapboard Dimensions/Reveal:

6"

Railings, Columns, Pilasters:

Wood Composite

Chimney Material:

Brick - Painted

Roofing Material:asphaltic shingle / pre-finished metal
standing seamExterior Doors:

wood - aluminum clad

Eaves/Cornice:

wood composite

Gutters:

Metal - finished to match house color

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 HZC will make their decisions on CoA applications based on the design guidelines. In making its review the HZC shall rely upon the adopted guidelines for the district and give primary consideration to:

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

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

1. Most city dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited;

2. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) shall reflect the proposed architectural style as well as be compatible with surrounding historic buildings. Window openings should be representative of the window patterns of the proposed architectural style. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, exhibit an interior bar, exterior bar, as well as a spacer between glass panes, and true divided light and historical windows are acceptable; and
3. Building and site design shall respect the existing topography, the character defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of new primary dwellings:

Materials In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone or synthetic stone. Only wrapping an interior flue chase that penetrates the roof would be allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.

Front Doors: No front door shall be of aluminum or vinyl.

Front Porch: No front steps visible from the street shall be finished concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.

Deck Material: No deck shall be constructed of vinyl clad materials.

Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

Gutters: No gutter shall have less than a six-inch (6") opening. Downspouts shall be a minimum of three by four inches (3"x4") in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern "type") may not be constructed. When chimneys are above the roofline, the materials may have a nominal thickness between 2" – 4". Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the *proposed plans*.

Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

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

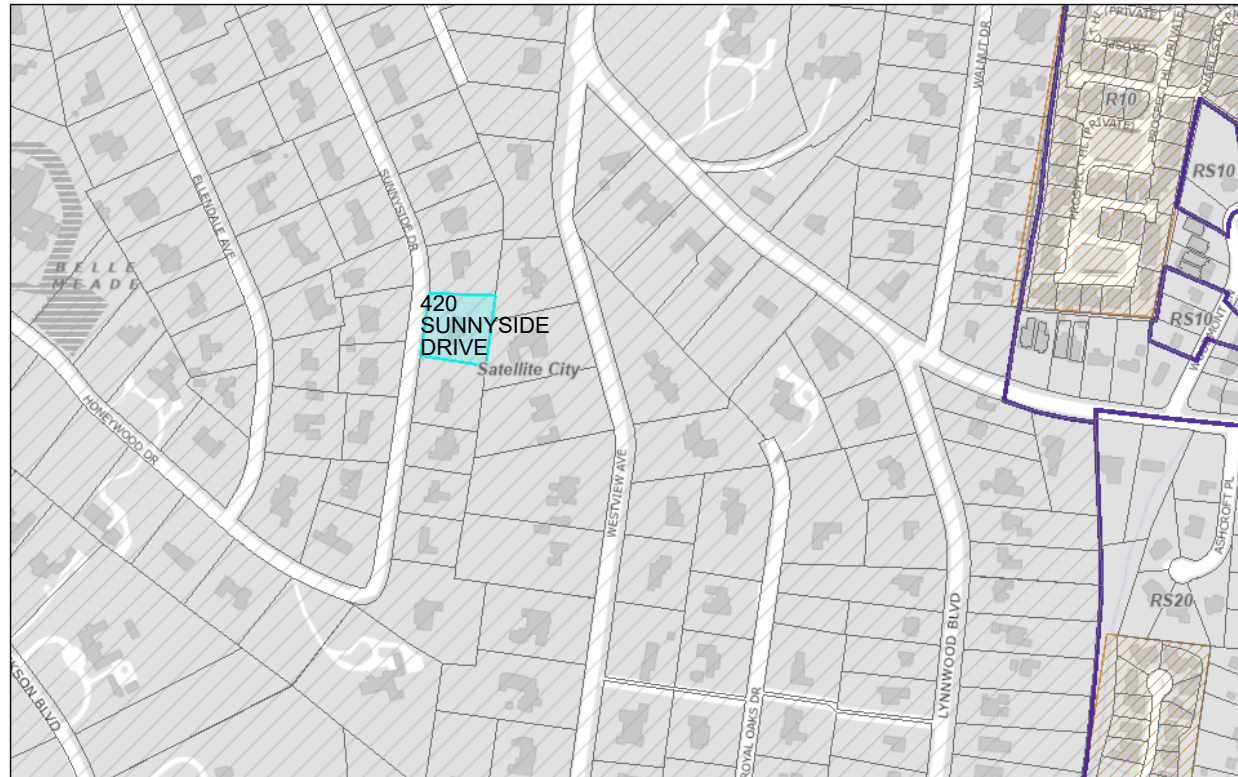
Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door.

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

Attachment:

1. Location Map

Nashville Parcel Viewer Map 420 SUNNYSIDE DRIVE



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

1:5,534
0 0.04 0.07 0.15 mi
0 0.05 0.1 0.2 km
Nashville Maps





scale: $3/16" = 1'$



scale: $3/16" = 1'$ 0' 18" 32"



SMARTT RESIDENCE

Project:
420 Sunnyside Drive

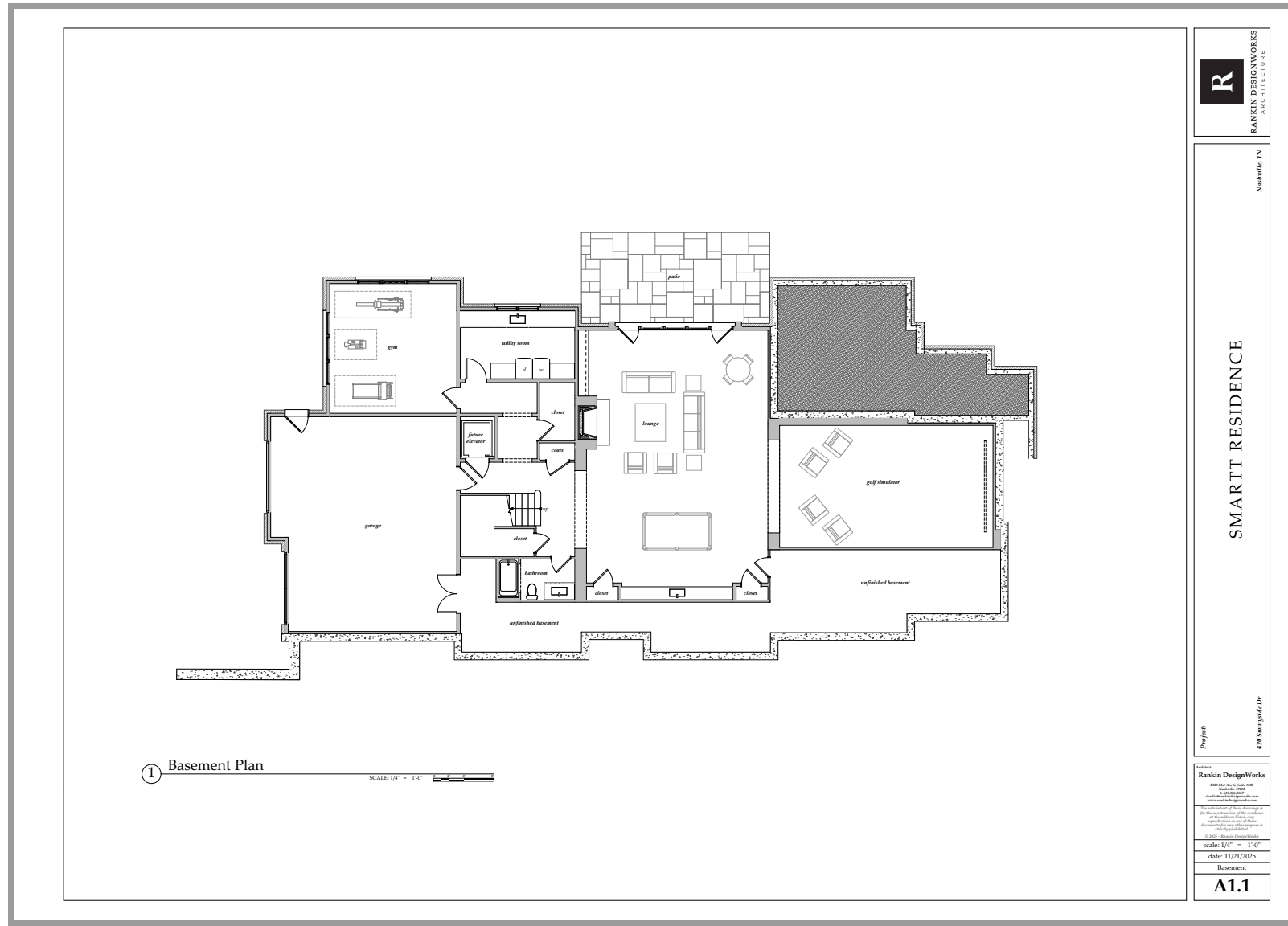
Rankin Designwork
2023 20th Avenue South, Suite 200
Nashville, TN 37212
t: 615.366.8867
charlie@rankindesignwork.com
www.rankindesignwork.com

© Rankin Design/Neils, PLLC
The sole intent of these drawings is for the construction of the residence at the address listed. Any reproduction or use of these documents for any other purpose is strictly prohibited.

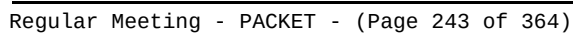
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date: 12/4/25
exterior elevations

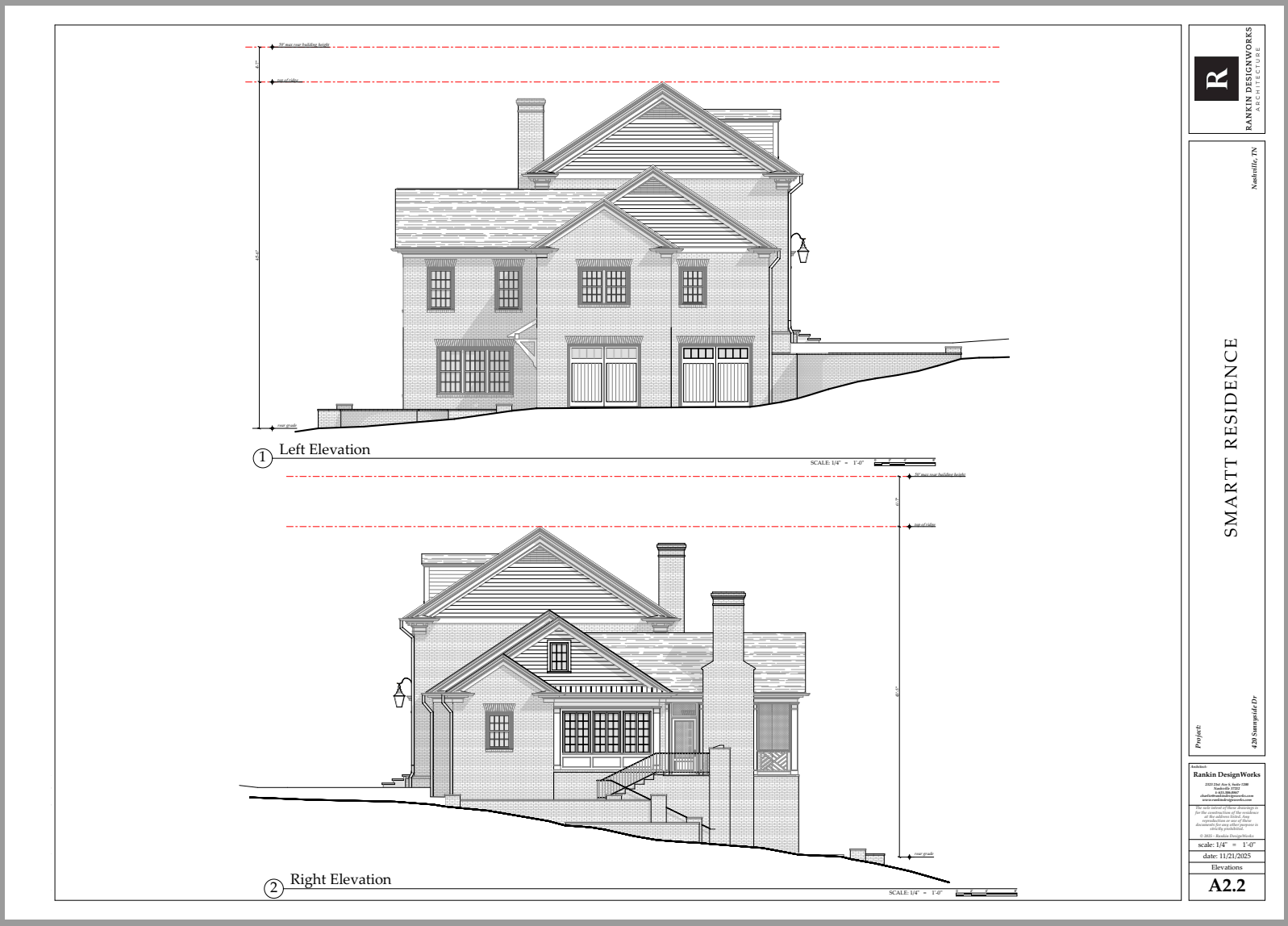
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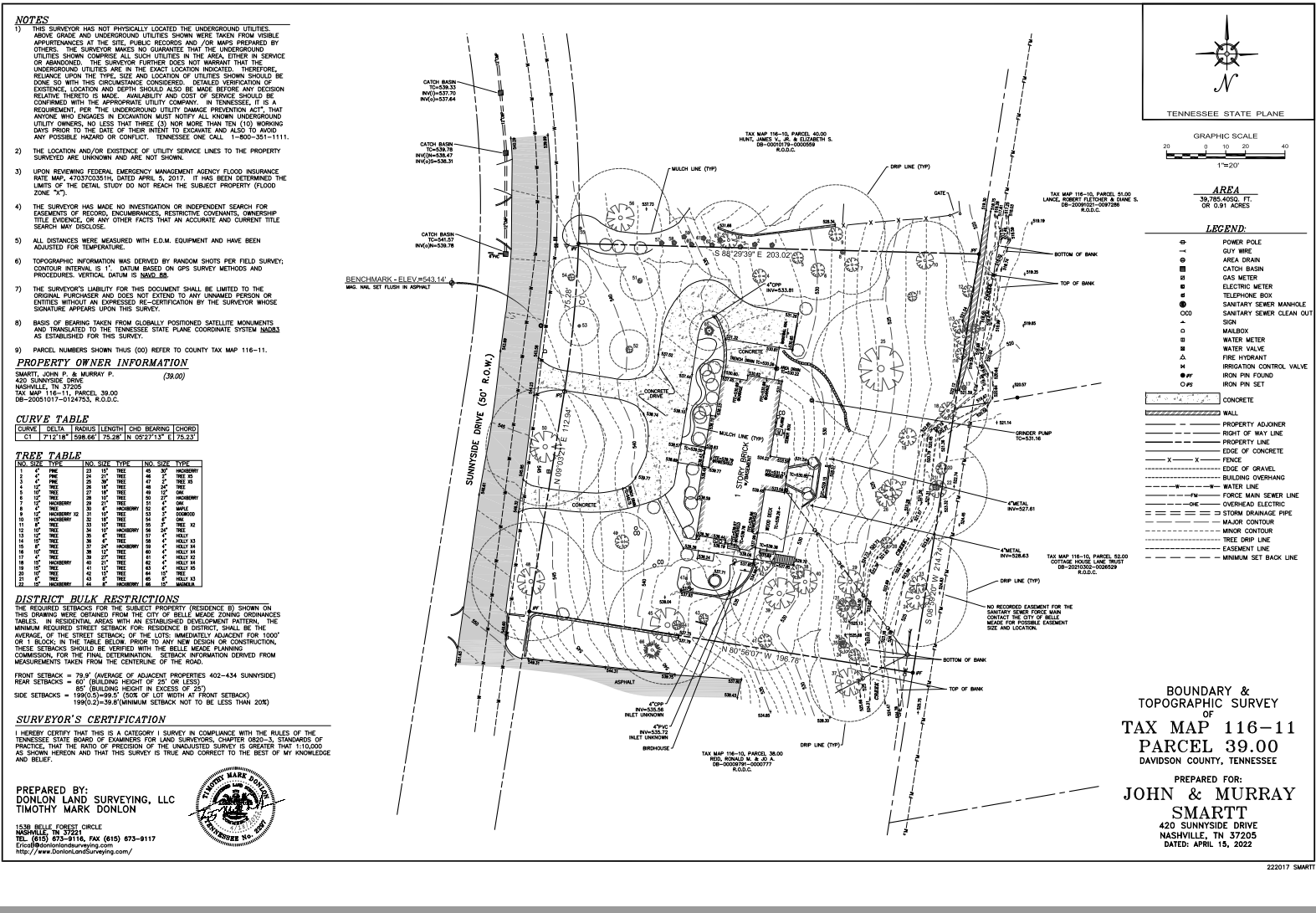














CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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: Belle Meade Country Club

ADDRESS: 815 Belle Meade Boulevard Nashville, TN 37205

EMAIL: mseabrook@bellemeadecc.org

PHONE NUMBER: (615) 385-6200

RELATIONSHIP TO OWNER: Contractor _____ Architect _____ Other (explain) ✓ GM/COO

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 815 Belle Meade Boulevard Nashville, TN 37205

AGE/YEAR OF STRUCTURE: 11 years PROPERTY OF SIGNIFICANCE (1901-1939) YES
PROPERTY OF CONSERVATION (1940-2000) YES
PROPERTY LESS THAN 50 YEARS ✓ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

 New Construction Demolition Exterior Alteration or Repair ✓ Addition

DEFINED ARCHITECTURAL STYLE: Traditional

DESCRIBE PROPOSED WORK: Addition to the Deer Park Grill (existing restaurant)

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA		2750 sf	1900 sf	4650 sf	
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)					
FRONT YARD AREA	N/A	N/A	N/A	N/A	N/A
TOTAL DRIVEWAY AREA	N/A	N/A	N/A	N/A	N/A
DRIVEWAY IN FRONT YARD AREA	N/A	N/A	N/A	N/A	N/A
HARDSCAPE AREA	N/A	N/A	N/A	N/A	N/A
POOL AREA	N/A	N/A	N/A	N/A	N/A
* F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =					

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

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

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

N/A

Historical Significance

N/A

Is the property habitable?

Yes

Give a compelling reason for demolition of property

N/A

Describe the proposed reuse of existing materials, if any? Match existing building

➤ **New Construction and Additions:**

New Construction Material List Description All materials to match existing building.

Window Manufacturer:

Railings, Columns, Pilasters:

Window Material:

Chimney Material:

Frame Material:

Roofing Material:

Windowsills:

Exterior Doors:

Brick, Painted/Natural:

Eaves/Cornice:

Brick/Stone Thickness:

Gutters:

Clapboard Material:

Gutter Dimensions:

Clapboard Dimensions/Reveal:

*All of the above will match the existing building.

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.

*No demolition, addition and renovation of existing restaurant.

Property Worthy of Conservation

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

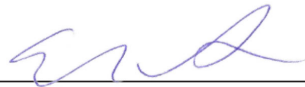
- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be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

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

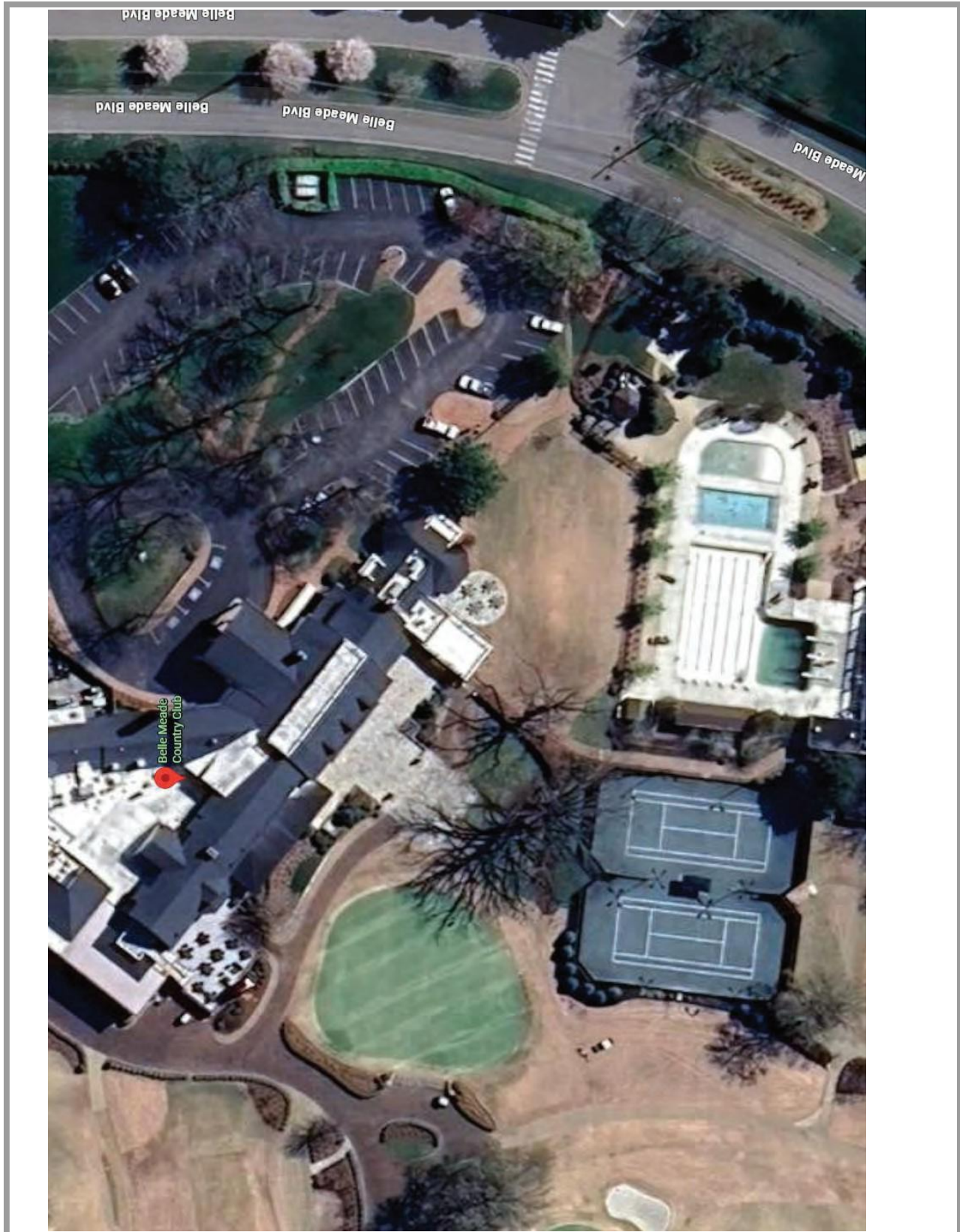
Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court.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

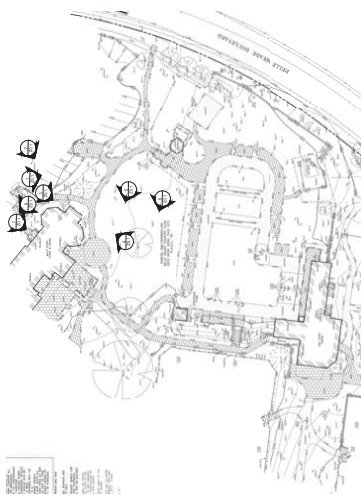
I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application,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

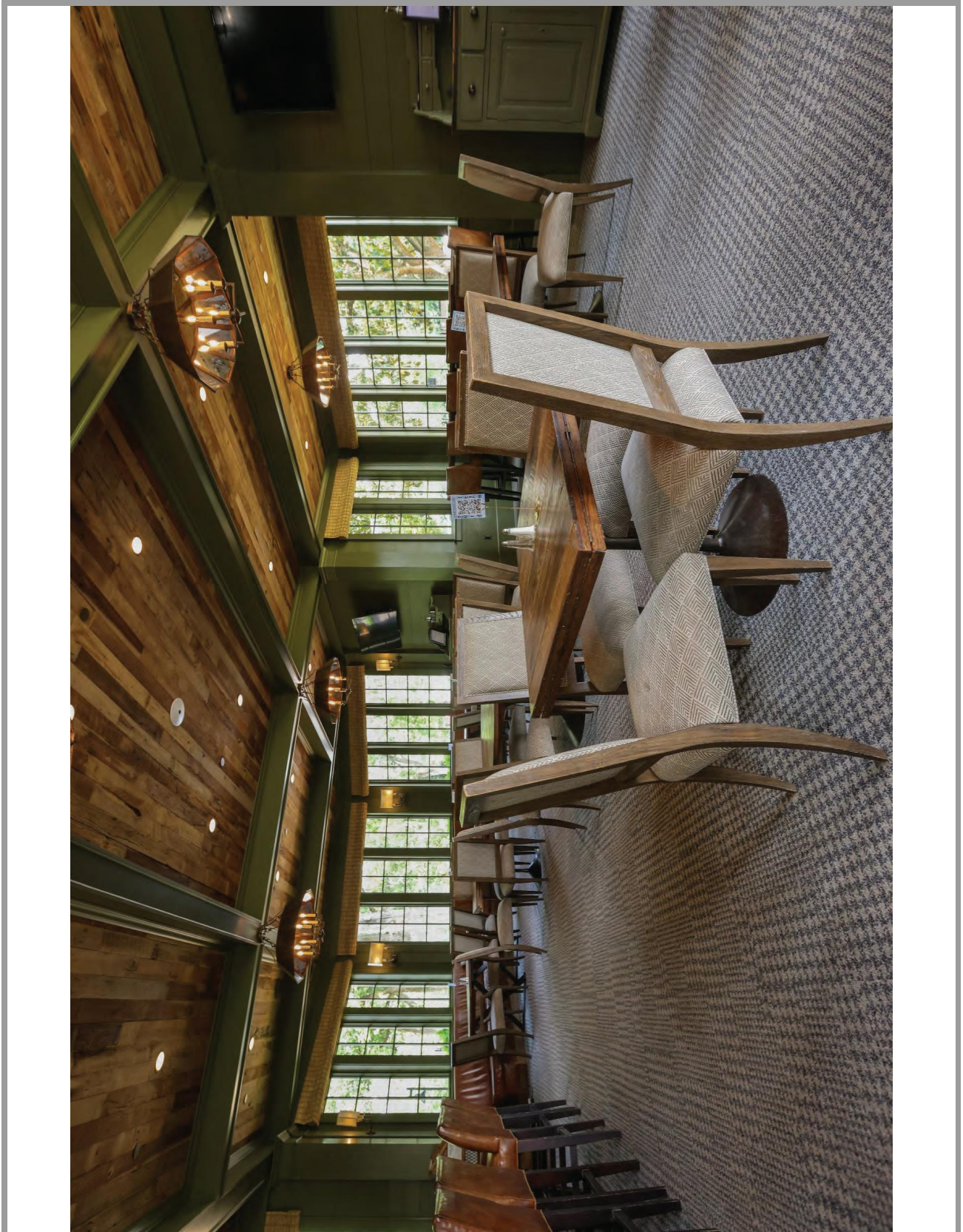
Applicant/Property Owner Signature: _____



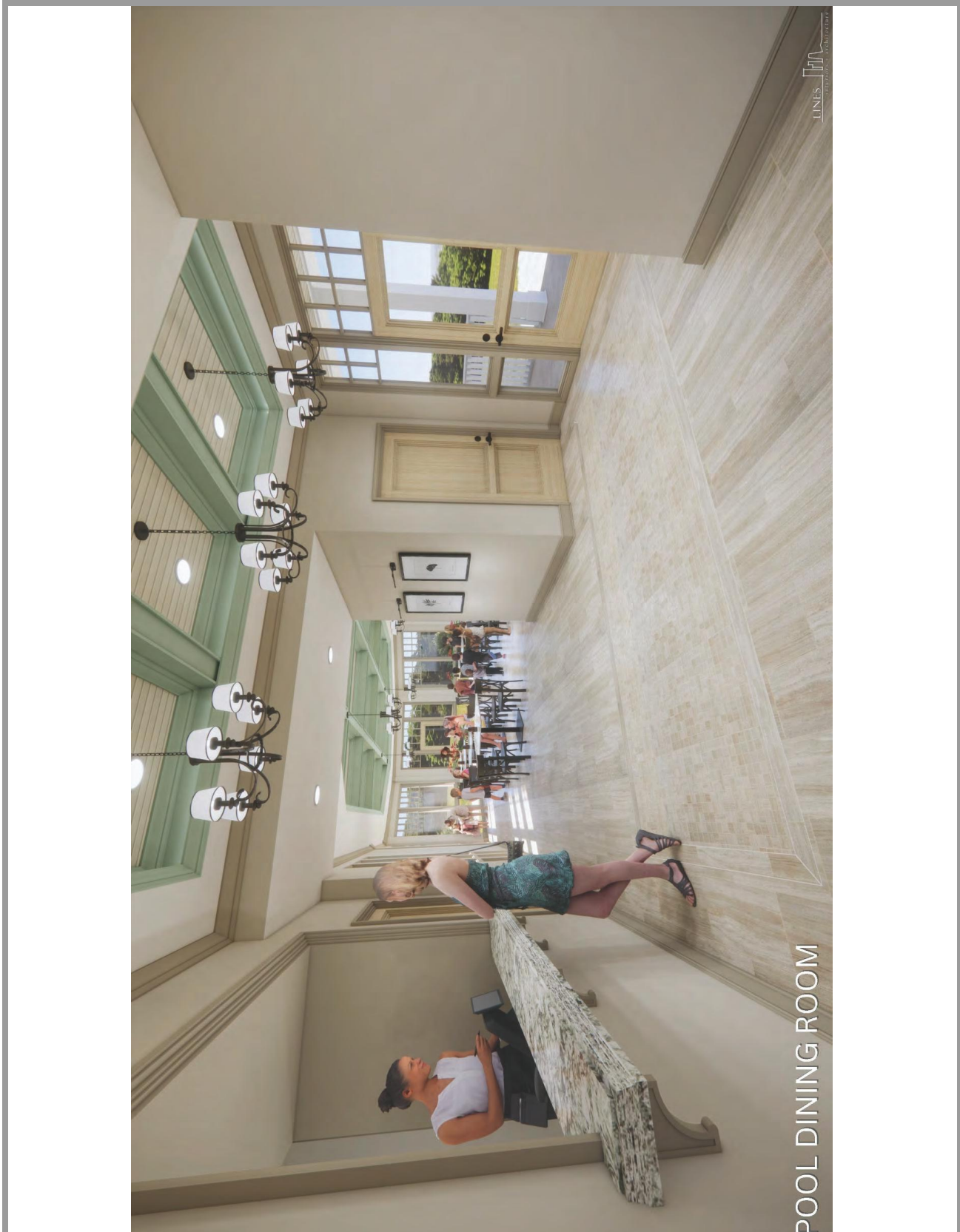
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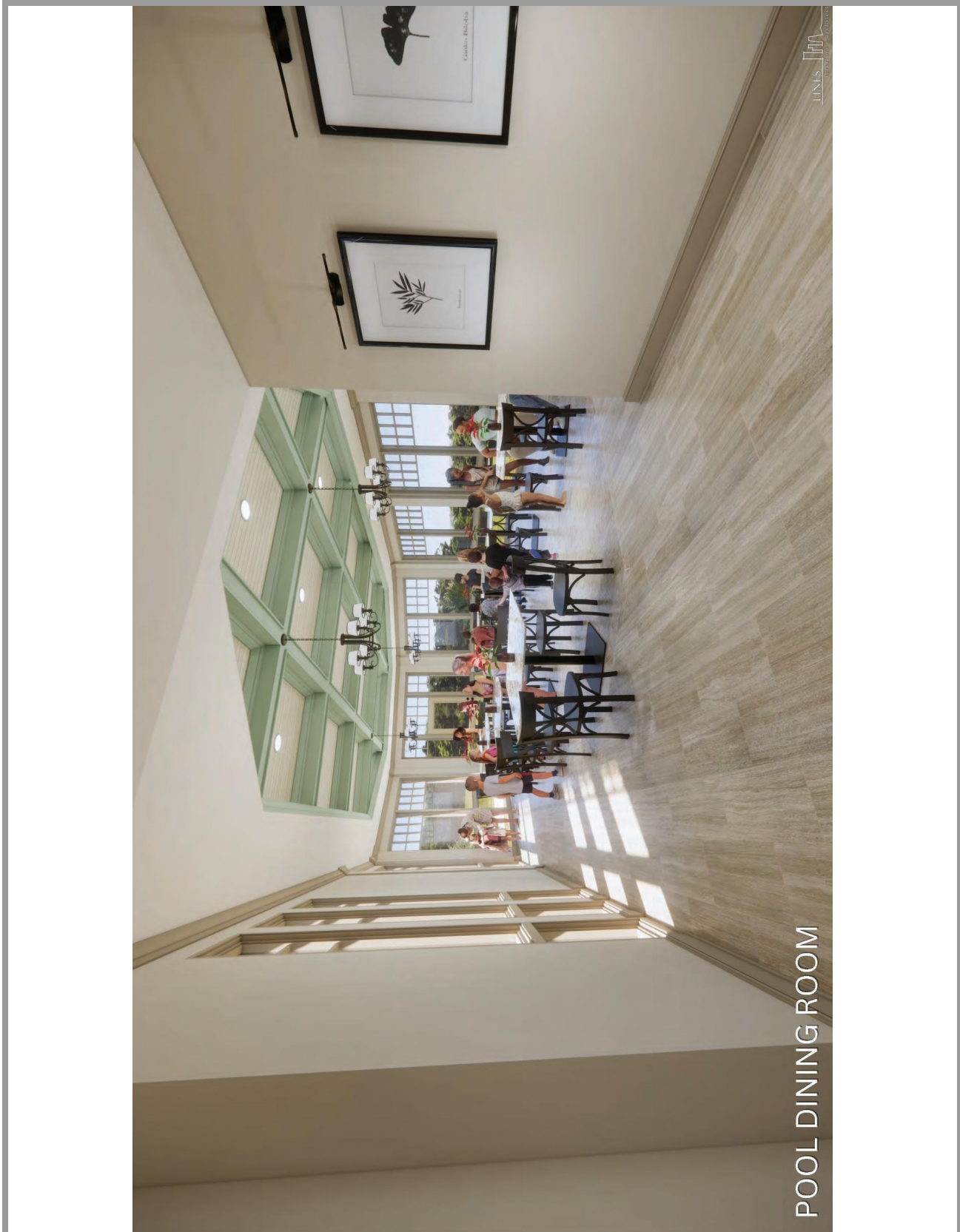


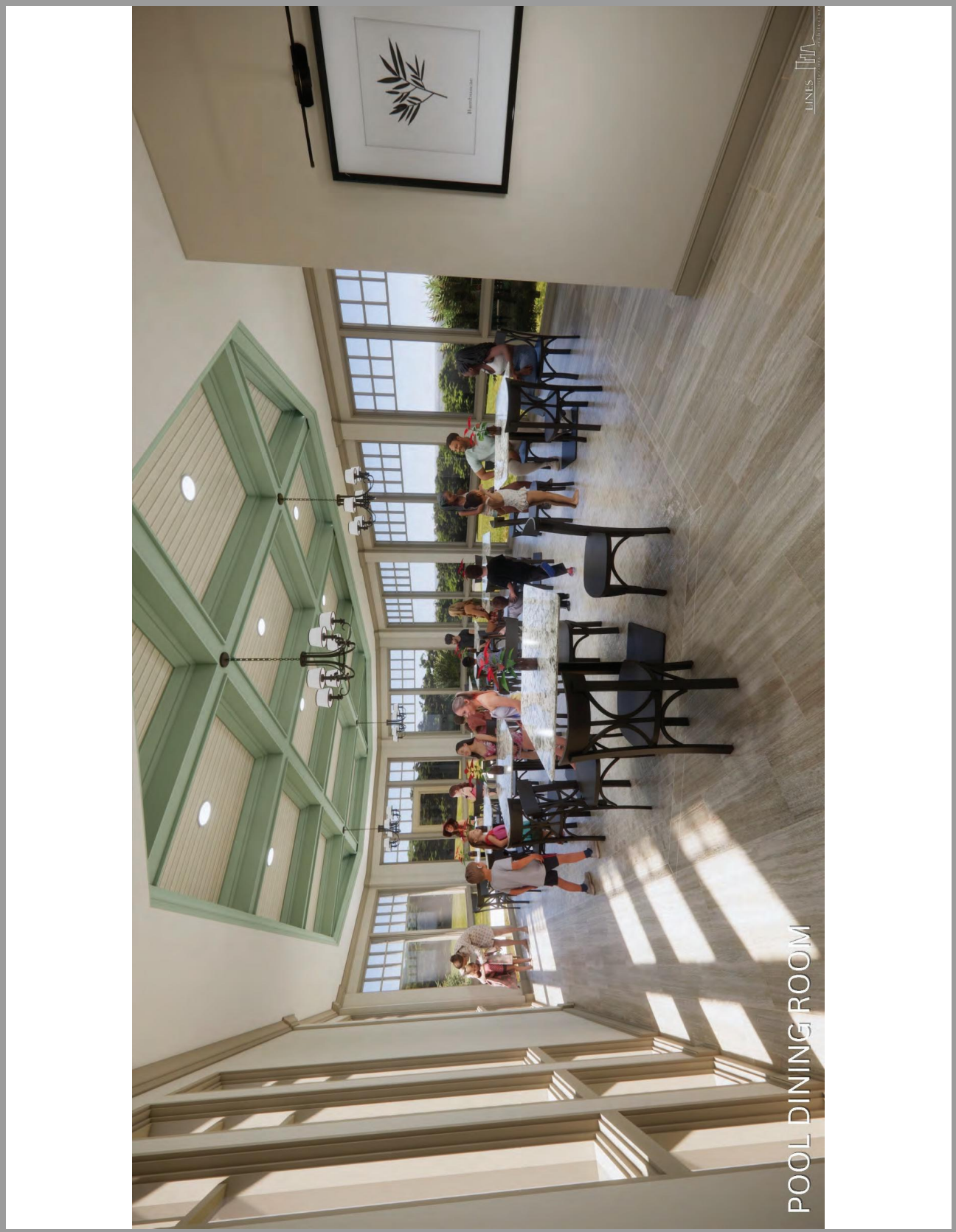
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DAIGH RICK

ARCHITECTS

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Nashville, TN 37203

615.426.4300

www.drdaighrick.com

LANDSCAPE ARCHITECTS

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Nashville, TN 37203

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BELLE MEADE COUNTRY CLUB

SWIM AND TENNIS CENTER - PHASE II

BZA SET - NOT FOR CONSTRUCTION

NASHVILLE, TENNESSEE

815 BELLE MEADE BLVD.

REVISIONS

NOVEMBER 4, 2025

REVISIONS OF PREVIOUS WORK

A1.0

BMCC



1. BRIDE EYE VIEW LOOKING NORTH ACROSS THE POOL

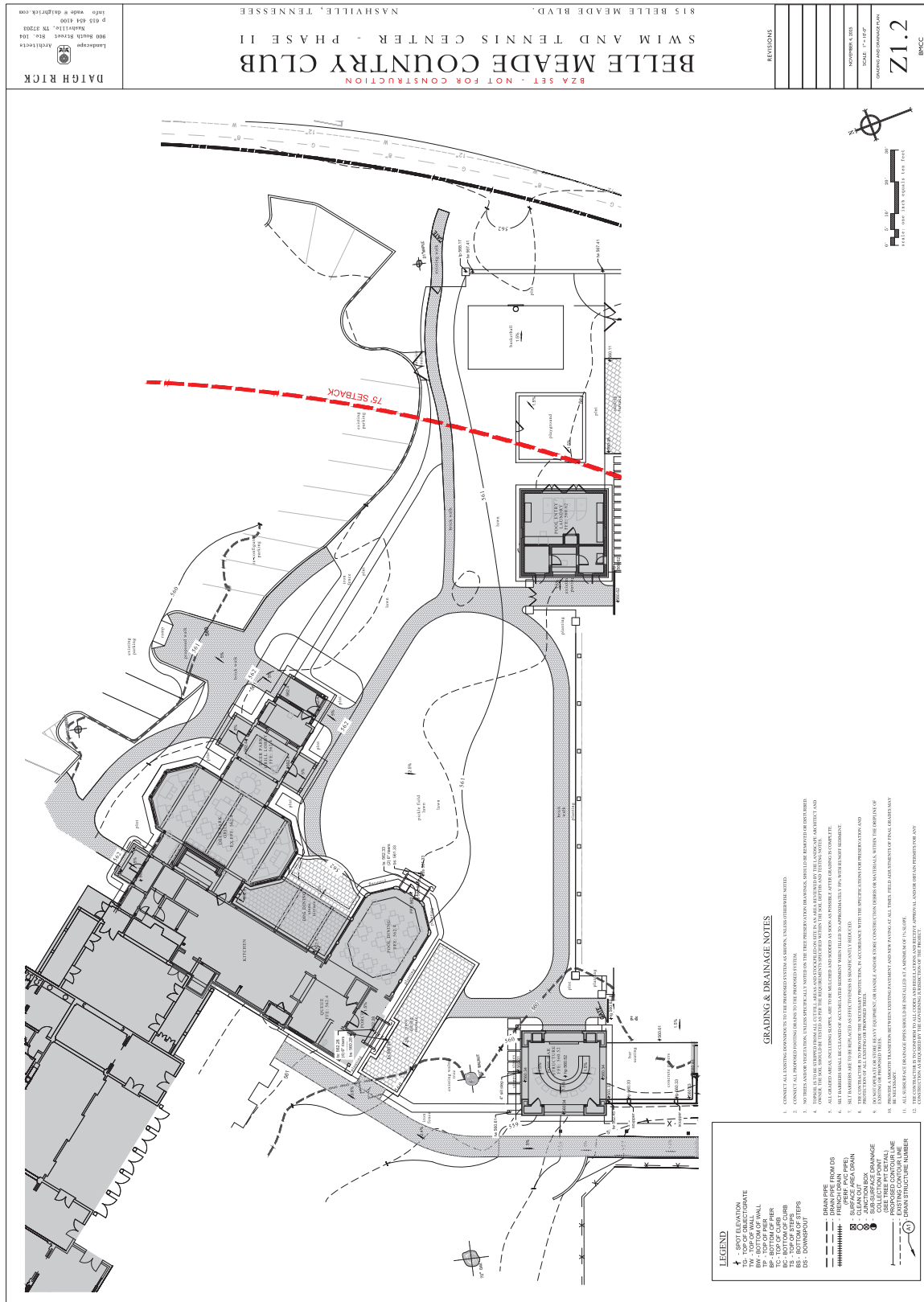


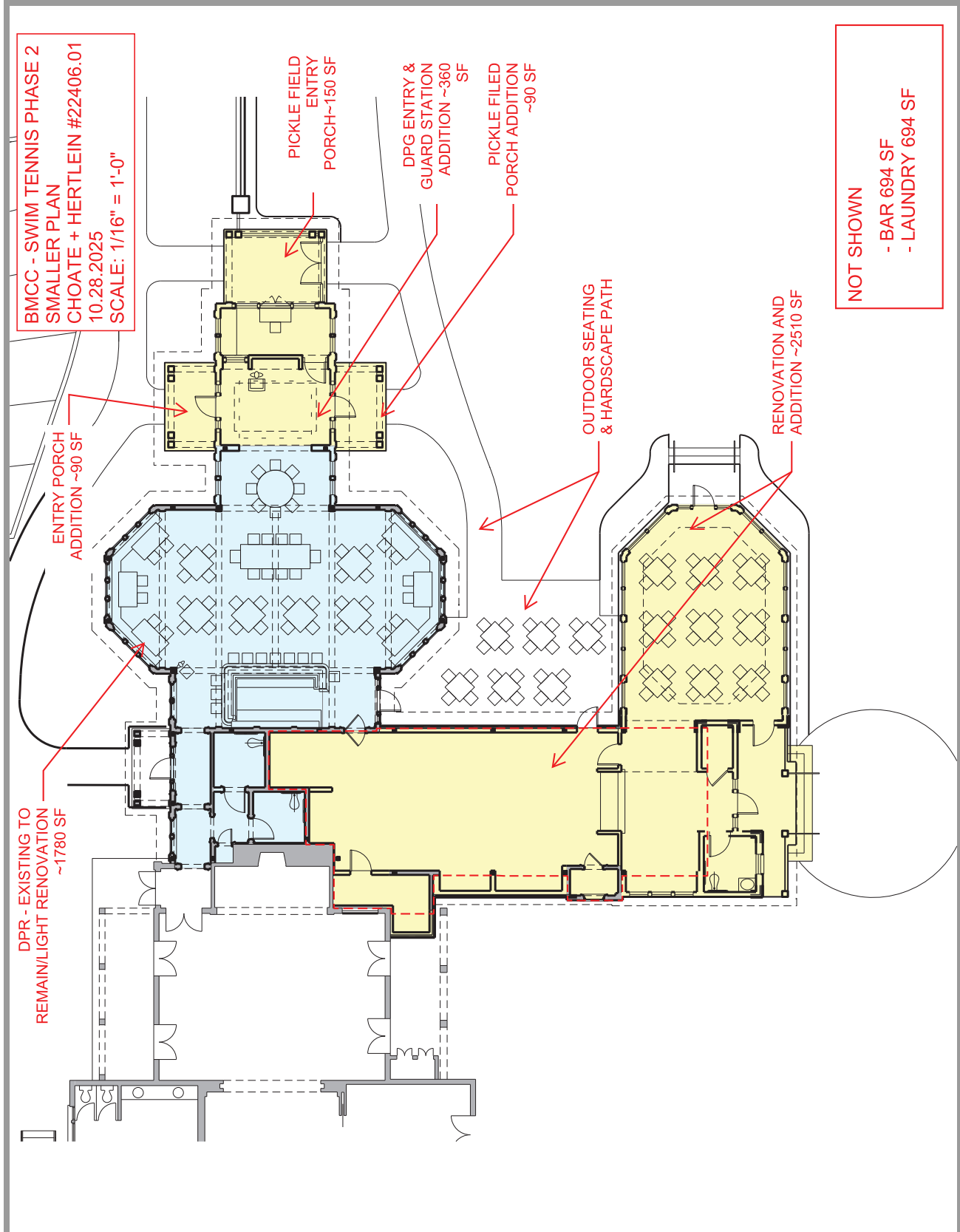
2. BRIDE EYE VIEW LOOKING NORTH ACROSS THE POOL

Regular Meeting - PACKET - (Page 260 of 364) Attachment 13 updated ... icate-of-Appropriateness.pdf (Page 13 of 18)

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Staff Report

Agenda No.: III.G.
Case No.: A25-93
Staff: Mary Samaniego, Planning Director
Applicant: The Belle Meade Country Club
Request: Certificate of Appropriateness for an addition to a country club.
Location: 815 Belle Meade Boulevard

Summary:

The applicant/owner is requesting Certificate of Appropriateness approval for an addition to a country club. Specifically, proposed work includes expansion of country club dining facility and renovation of country club pool entry. Per the Design Guideline, only exterior renovations and additions to the main clubhouse building is subject to Historic Zoning Commission approval; not accessory structures. The designated architectural style is Dutch Colonial 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 165 acres and is located at the corner of Belle Meade Boulevard and Harding Place.
2. The Belle Meade Country Club has been approved by the Board of Zoning Appeals (BZA) many times over the years for various projects with the latest approval in March 2025 to renovate and reconstruct the existing swimming pool and tennis facilities (Phase I) and the current addition project in November 2025.
3. The construction of the Belle Meade Country Club began in 1916 and contributed to interest of residential development in the now Belle Meade area.
4. There are two components to this request:
 - a. expansion of country club dining facility. Specifically, the dining room will be expanded by approximately 1,700 square feet inside a one-story addition and a 500 square feet outdoor dining terrace; and
 - b. renovation of country club pool entry. The pool entry addition is approximately 1,350 square feet and includes a check-in structure, breezeway, and Deer park Grill lobby.
5. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property of significance*.
6. The dwelling has been identified in the 2021 historical survey (DV-22041) as having: gable and gambrel roof; wood casement, double-hung windows; multiple chimneys; and a stone foundation type.

7. The property is located within the Residence “B” zoning district and the golf course (not the clubhouse) is within the regulated floodplain.
8. The original architect for the clubhouse was Edward E. Dougherty. He also designed the adjacent Belle Meade Apartments at 715 Belle Meade Boulevard.
9. The proposed materials will match existing materials.

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to:

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

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of the city. The HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in other sections of these design guidelines. A property of significance is defined as follows:

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

- Is a notable work of a master builder, designer, or architect;
- Possesses or may likely yield information important in prehistory or history; and/or
- Possesses other qualities and characteristics that, in the judgment of the HZC, should be considered for designation as a significant property.

Similarly, the Belle Meade HZC Design Guidelines provide the following *criteria for the review and approval of additions*:

1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

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

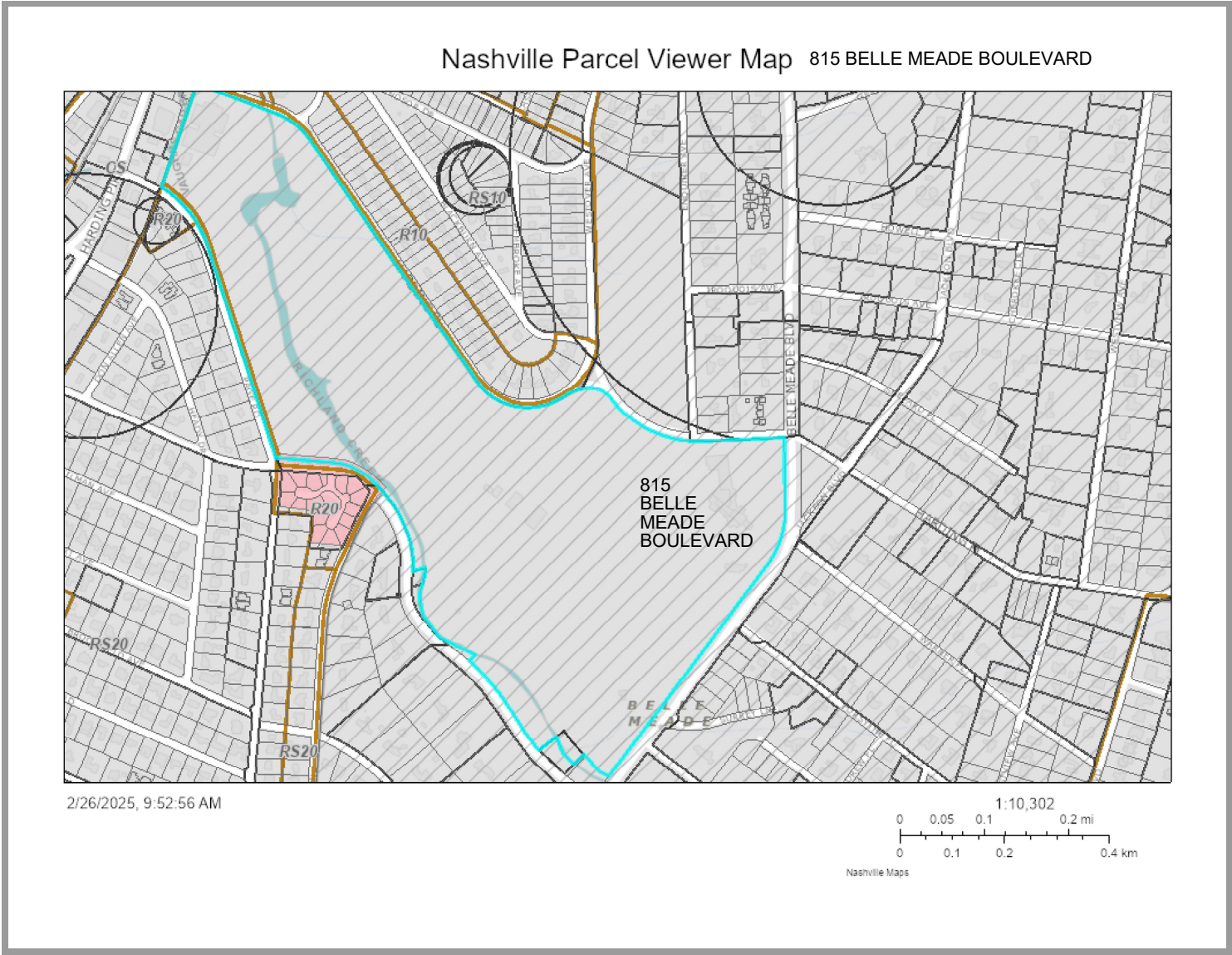
1. Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.
2. Siding: No siding 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 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



Historic Zoning Commission - Certificate of Appropriateness Application

OWNER INFORMATION

Property Owner Email Address: Property Owner Phone: Is Owner Applicant? ☐ Yes ☒ No

RELATIONSHIP TO OWNER:

☐ Contractor☐ Architect☐ Other (explain)

PROPERTY DESCRIPTION & LOCATION

 AGE/YEAR OF STRUCTURE☒ Yes ☐ No PROPERTY OF SIGNIFICANCE (1901-1939)☐ Yes ☐ No PROPERTY OF CONSERVATION (1940-2000)☐ Yes ☐ No PROPERTY LESS THAN 50 YEARS

PROPOSED ACTIVITY

☐ New Construction ☐ Demolition ☐ Exterior Alteration or Repair ☐ AdditionDefine Architectural Style

Reason for Request:

Demolition of Structures:

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

Historical Significance

☐ Yes ☐ No Is the property habitable?

Give a compelling reason for demolition of property

Due to the extensive relocation of proposed windows, doors, load bearing walls and removal of most exterior walls and roof, along with significantly out of level and inadequately sized floor joists, unstable foundation, and inadequate piers, it was

Describe the proposed reuse of existing materials, if any?

Stone foundation with substantial repair and making structurally sound

New Construction Material List Description

Window Manufacturer:

Window Material:

Frame Material:

Windowsills:

Brick, Painted/Natural:

Brick/Stone Thickness:

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:

Exterior Doors:

Eaves/Cornice:

Gutters:

Gutter Dimensions:

Property of Significance

☐Yes ☐No A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;

☐Yes ☐No Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;

☐Yes ☐No Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;

☐Yes ☐No Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or

☐Yes ☐No Is a notable work of a master builder, designer, or architect, and/or;

☐Yes ☐No Possesses or may likely yield information important in prehistory or history, and/or

☐Yes ☐No Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In Step 5 of the Application, please attach the below document(s) for all types of CoA Applications:

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

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

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

I certify under penalty of perjury that I am the owner or authorized agent of the above property and the information furnished by me is true and correct to the best of my knowledge. I certify that all applicable federal, state, county, and City of Belle Meade requirements for the work authorized by this permit shall be met.

Michael Marchetti

2025-11-21

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

The Bonner Family
From Ben & Molly Bonner

4400 Howell Place
Nashville, TN 37205

November 21, 2025

The City of Belle Meade
H2C Committee

RE: 4400 Howell Place, resubmittal

To Whom it May Concern,

When I first discovered there had been a stop-work order on our construction at 4400 Howell Pl., I was confused and frustrated, given that it was never our original intent to demolish the home. In fact, part of my attraction to the home was its historical nature. I told my husband, Ben, on our first visit to the site that the house reminded me of my grandmother's home, where so many of my fond childhood memories were made. As we stood in the front room of 4400 Howell Pl. back in January of 2025 discussing a possible purchase, I looked out the window, praying to myself, and the crossed panels in the glass jumped out at me. I felt that the delineation of the crosses might be a way God was signaling to me that this was where we were meant to make our forever family home.

We have worked with Mike and Patrick Marchetti for years now—first in designing a possible renovation of our Estes home, which we chose to renovate instead of tear down because I loved the idea of the house where we lived for 11 years telling the story of our family's growth. Our Estes home was built in the 1950s, so it is not considered historic, of course, but I reiterated to Mike several times that I wanted as much "old-house character" in the architectural design as possible. We were close to beginning work on our Estes home when 4400 Howell Pl. came on the market. When the listing came to us via our realtor, Jake Griffin, we rushed to see it, knowing it would be a gem given its charm and quiet lot. We immediately started dreaming about the chance to live in a home that possessed authentic "old-house character" on one of the most idyllic streets in the city.

I share all of this to say that it was never our intention to demolish 4400 Howell Pl. We hired The Marchetti Group because they have a reputation for renovating and building safe, classic, beautiful forever homes of great quality and character that fit the natural landscapes and quaint streets that keep Belle Meade special. There was never an intent to demolish the entirety of the home. Just as many of you were, we were disappointed when the original structures came down. We kept the original structures up for weeks in an attempt to figure out how to save them and paid a structural engineer to come evaluate the foundation in hopes we could find a solution. As Patrick Marchetti shared with us the engineer's findings, it seemed it was the correct, logical choice to proceed with demolition given that we want to build a safe forever home that will stand strong for years and years to come.

After much inner turmoil, reflection, and discussion with our team over this stop-work order, I understand the mistake our team made in not seeking permission to demolish the original structures at 4400 Howell Pl. I apologize for not being more proactive in the decision to proceed with framing without consulting Belle Meade. However, in all honesty—and just to reiterate our intent—Ben and I were also disappointed that the original structures were not in good enough condition to withstand the new construction.

I speak for our whole team when I say I am sorry for not reaching out when we discovered the foundation was not viable. We understand the zoning laws better now and will be sure to contact Belle Meade Zoning if anything changes in the future. It has always been, and continues to be, our plan to build the beautiful home that was drawn in the plans Charlie Rankin created for the White family. When we first saw those plans, in fact, we were so excited because they were perfect for our family and exactly what we would have chosen for ourselves.

In conclusion, I can say with humble confidence that we try our best to be kind, respectful, reasonable, generous people who care about our neighbors and community. We love Nashville's history and always want to work to preserve it when we can—but not at the expense of our family's safety or long-term health. We truly believed we were doing what was in the best interest of both the home and our family, but we understand and accept responsibility for our mistake in not reaching out to Belle Meade for approval first. We ask that you will accept our genuine apology and allow us to continue with our construction so that we can enjoy our forever home that will hopefully add to the beauty and value of the neighborhood!

Thank you,

Molly Bonner

4400 Howell Place Letter to Planning

I have emailed you a couple times regarding the project at 4400 Howell Place concerning doors, windows, etc, but not sure if I ever formally introduced myself, I am Mike's nephew and the project manager for this house. I know on Friday you discussed with Mike that a "Stop Work Order" would be placed on the project at 4400 Howell Place due to excessive demolition. I am reaching out to see what exactly are the next steps to getting these issues resolved and moved forward? Additionally, I apologize for not involving you and Matthew on some of the demolition that took place and getting input/approval, to be honest I didn't realize that we were in violation since most of the demolition we did was shown in the approved plan and the other demolition was completed to fix structural issues and bring the house up to code. Most of the time if something is not up to code during a renovation, addition, etc and you expose the issue during construction, local authorities require you to rebuild it and bring it up to code. With that in mind, I made a couple of decisions based on the plan and the existing conditions to make sure the structure would meet code requirements, but was not changing the overall look and dimensions of the approved final project plan. We took our time and did a lot of due diligence throughout this process to try and save items we could and build what was approved. Again, my sincere apologies for not consulting with you all when we ran across the structural issues and other house issues. Below I am going to outline a couple of issues that we ran into specifically on this project, and what we did to remedy them, hence getting to the point we are today.

Before we started construction on the project, we (The Marchetti Company) got a structural engineer involved, because there seemed to be several structural concerns with the existing residence, and after reviewing the permitted and approved plans the interior and exterior bones of the house were changing dramatically, so we bought an engineer on board to help us navigate issues as we knew they would come up once we started. We met with Charlie Rankin and Dan (the engineer) on site to review all and determined that there was a small possibility of saving the existing floor system due to the condition of the existing joist and the fact that none of the load bearing and interior walls were going to be the same. The engineer performed a structural design of the house using the same size floor system in the existing house to mimic the existing house condition, that way if somehow we could keep some of the floor system we would and bolster with new lumber. We were also going to save and reuse most of the existing stone foundation walls and attempt to save the left exterior wall and a few parts of the front exterior wall that were to remain on the approved plan. I know we initially realized that trying to save some of that old existing siding would be a tall task with how old, brittle, and how many layers of paint there were on it, not to mention how cut up the new elevation would be with the removal of double windows, installation of new single windows in new locations, and moving front door and front porch, etc. I know Mike reached out to planning before we started back in March with our intention of needing to install new wood tapered siding to match the existing house siding, and to detail it exactly how Charlie had detailed on the approved plans and to match the existing, which he was told would be ok to do. After this thought and consideration into how best to approach this project we started construction, even asking if we should pull a demo permit first or just pull a building permit to include the demo.

We started the project by stripping the entire inside of the house down to the studs so we could see the bones of the house before we moved forward to see what realistically could be saved. There were several things that we noticed once we did this: most of the windows did not have any structural headers, there were vines that had grown up under the bottom plate (in

between the stone foundation and wood wall) and up the exterior walls to include the front wall, the house did not have any anchor bolts so it was not connected to the foundation, there were signs of water damage on the wood around some of the windows and the rim boards, and the floor was uneven all across the house due to joist sagging as well as exterior foundation issues. The next step we took was to start the structural demolition. According to Charlie's approved first floor and basement demolition plan none of the load bearing interior walls on the first and second floor were being saved (in fact none of the interior walls on the first and second floor were being saved) (see attached first floor and basement demolition plan). Also according to the Charlie's permitted plan, we were no longer keeping the exposed rafter tails, the soffit was going to shrink in depth, and the rafters were going to be 2x8 (they were currently a combination of 2x4 and 2x6), and the main ridge of the house was going to be extended back further so that dormers and the second floor could be added. This alone was going to require all new rafters to meet the span requirements per the drawings. Additionally, the large existing brick fireplace in the living room was shown as getting demolished as well. Taking these factors into consideration, we decided to remove the roof and the existing floor system due to the condition of the existing joist, the LVLs and beams we were going to have to install for structural support of the new plan, and to better be able to demolish the brick chimney all the way up through the roof.

Once this demo was complete, we temporarily braced the front and left side exterior wall in an attempt to save them. The exterior wall to the right on the first floor that was shown as being partially saved in the drawings, and the exterior wall on the front wall of the garage on the basement plan that was being partially saved as well, we ended up having to remove them. The reason for this was the exterior elevation and architectural first floor and basement floor plans show the foundation walls switching from a wood sided wall to a stone foundation wall up to the first floor and in order to build that the wall to match the elevations we needed to move the existing walls back 6" minimum to incorporate the full bed depth stone and to match the elevations on the approved plan (see first floor demo plan and basement demo plan). We took this into consideration when demolishing out the portion show highlighted in orange, because it is next to impossible to temp up that one exterior wall highlighted in orange on the first floor and demo the wall underneath it and replace it with a stone veneer wall. This is the same case with the existing garage foundation wall. The final plan shows it being made of stone but the existing plan had it as siding, so in order to match the plan that wall would need to get removed and moved back to account for stone veneer. (see the second set of floor plan attachments with highlighted walls)

The next step we had to do was to demo out the existing garage floor because the approved plan showed the basement floor and the garage floor being dropped 18" from the existing. To do this we had to excavate out the existing slab and hammer out rock to get to the required depth. Once this was complete it became apparent that the existing front foundation wall did not have a footing at all and in order to keep it in place and still use it, we would need to pour a 2 foot by 2 foot concrete buttress along the foundation wall (to match what was currently there) to reinforce the wall. (See third attachment for foundation wall buttress)

Additionally, the front foundation wall had a deep crack in it and several areas of the existing front foundation wall were uneven with some stone that had come loose and crumbled, so the structural engineer recommended that we should fill that large void in the foundation with an epoxy type mortar, and repair the other crumbled stone areas by removing any loose stones and adding rebar horizontally and filling with concrete to create a concrete cap on top of the wall. Knowing that we would need to still anchor the house to the foundation and drilling holes into

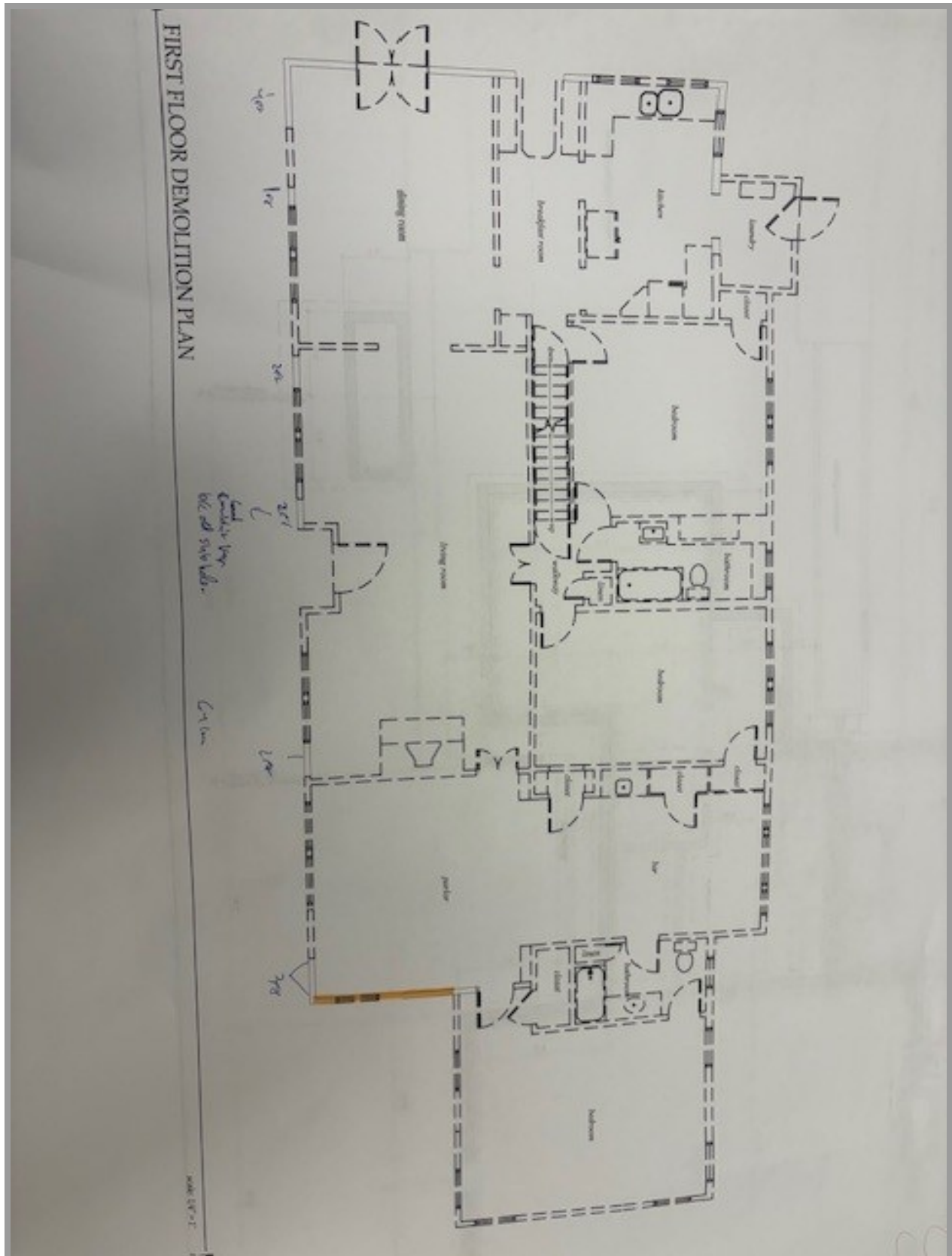
the existing stone and mortar could cause the tops of the wall to crumble, I decided to take off the remaining framed sections of the front wall so that we could install rebar and pour a concrete cap to stabilize the top of the wall so that we could anchor our framing into it. (attachments labeled 3 show the existing foundation walls)

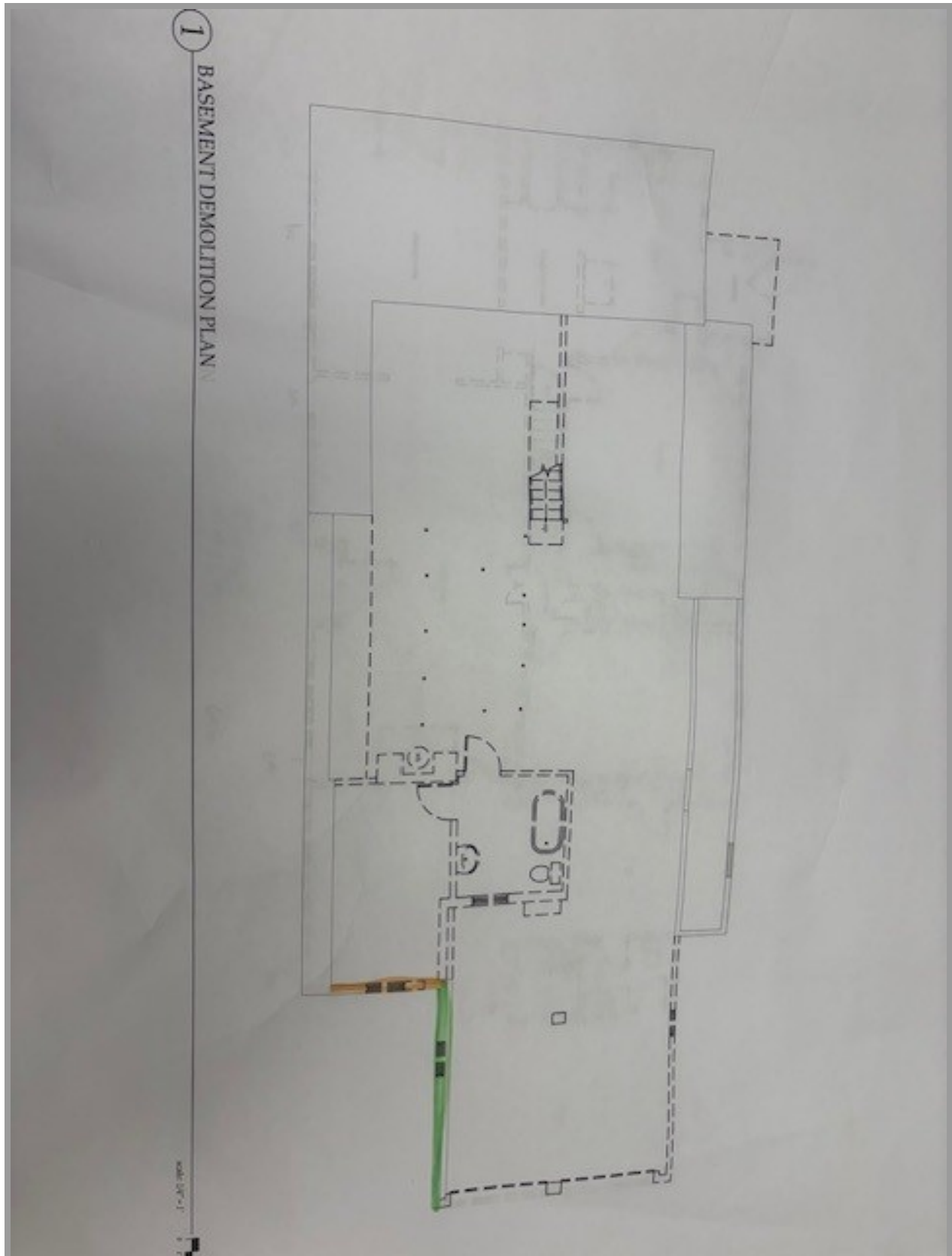
After considering that there were only going to be 4 – 3-4 foot sections of the front wall remaining (most likely without that original wood siding) once the new windows were framed and the front door and front porch were moved, I thought it would be best to go ahead and put a concrete cap tying the whole existing stone foundation wall together so that we could properly anchor the framing to the foundation. Again, I didn't necessarily think I was doing anything wrong because I was bringing the existing structure up to code and I wasn't any anyway changing the look and final product that had been approved.

Knowing what I know now I should have informed Belle Meade as to the best way to move forward. Similarly, on the left exterior wall, we were saving more of that wall than the front wall according to the plan, but that entire wall was currently 10" below grade and the majority of the outer rim board showed signs of rot and was brittle, so again in order to replace the rotten wood, make sure the foundation was solid, I took down the left exterior wall and put a cap in necessary places, with the intention of framing the exterior wall back exactly as the plan shows. (See attachments 4 for wall below grade).

Most of this letter is to say that the actions that were taken up to this point I did so under the assumption that we were operating within the scope provided by the approved demo and architectural plan. As for the two exterior walls that were to partially remain, again taking into consideration that it had been previously discussed that we were not going to be able to reuse the existing wood siding and piece it back together with new wood siding, thus leaving only 4- 3 to 4 foot sections of stud framing (because the existing diagonal sheathing would be broken and not structurally sound, so we would have to replace with OSB sheathing to tie new studs into old), and the fact that the left wall was underground with foundational issues and wood rot, I thought it was ok to fix all current issues and bring up to current codes considering the fact that I was not making any changes to the plans and that the overall look of the house would match the approved plans.

I did previously ask about changing window designs, and door designs etc, because I knew that we could not change the look of what was approved, but because the demolition and rebuilding that we were doing was not deviating from the approved plans, I didn't realize we were in violation. I realize now that I was in the wrong and I should have consulted with you all, and I take responsibility for that screw up. What are the next steps you need from Mike and me to satisfy all parties and move forward in the building process? We are available anytime to meet to discuss or for a phone call, just let us know.















4400 Howell Place



4400 Howell Place



4400 Howell Place



4400 Howell Place



4400 Howell Place

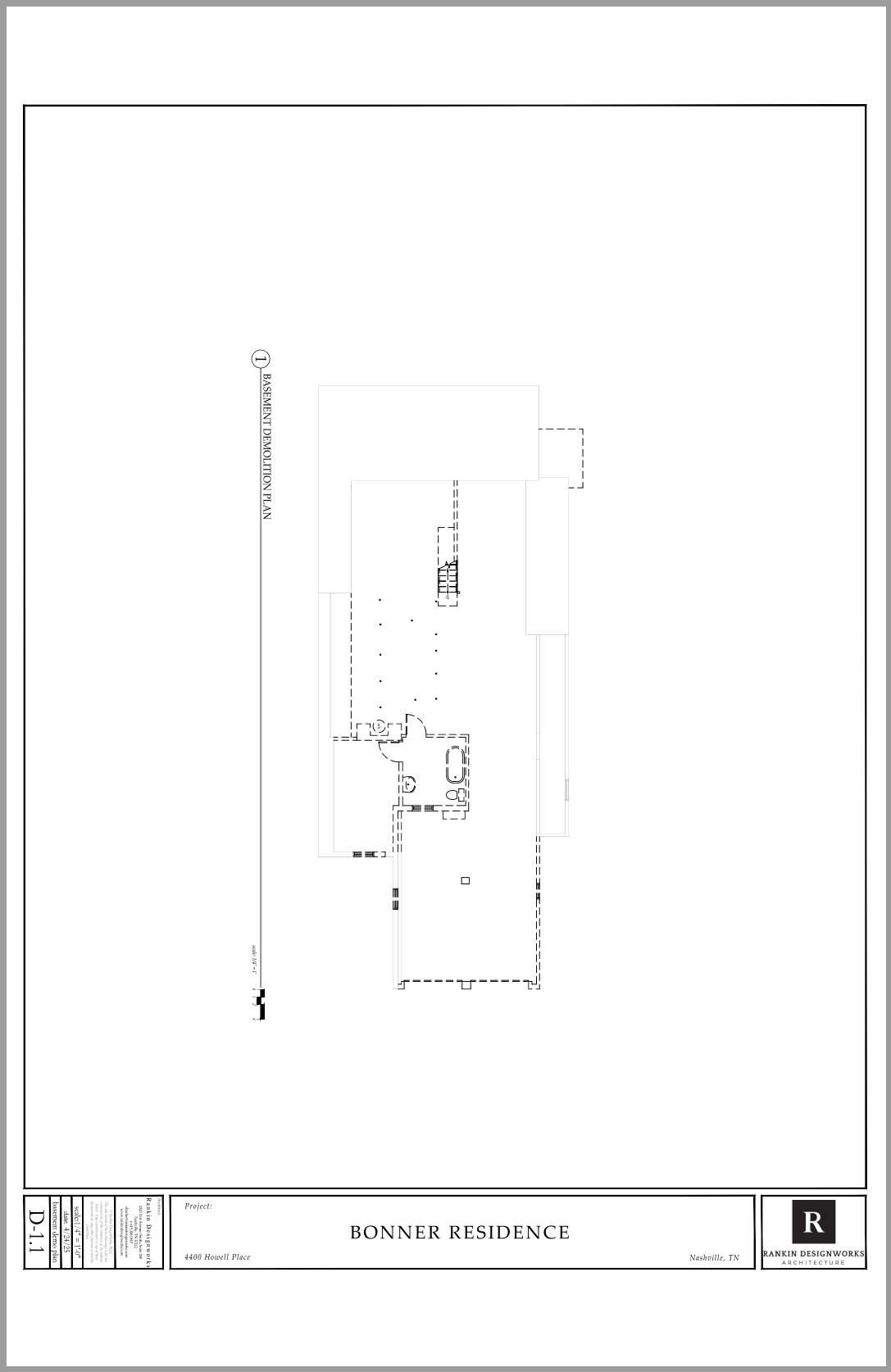


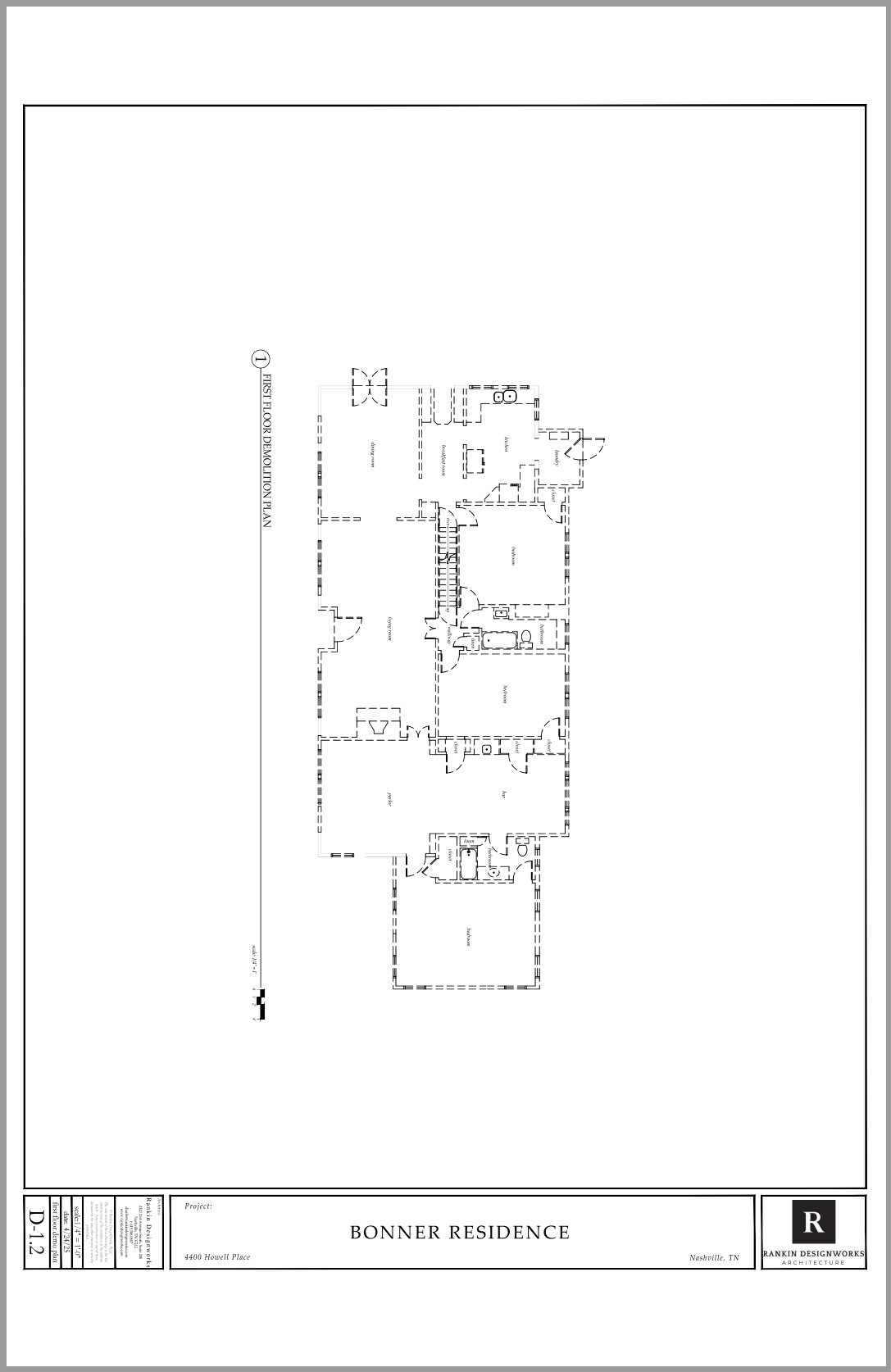
4400 Howell Place



4400 Howell Place







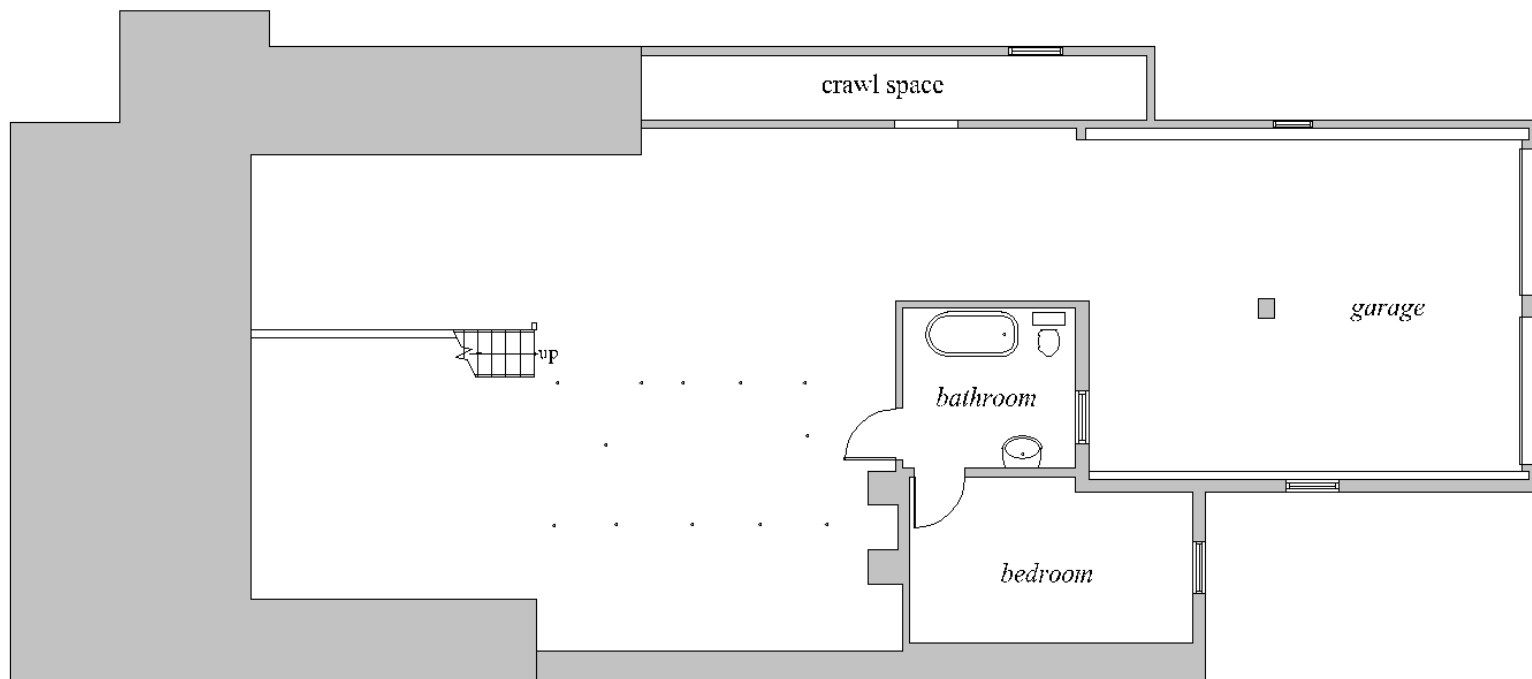
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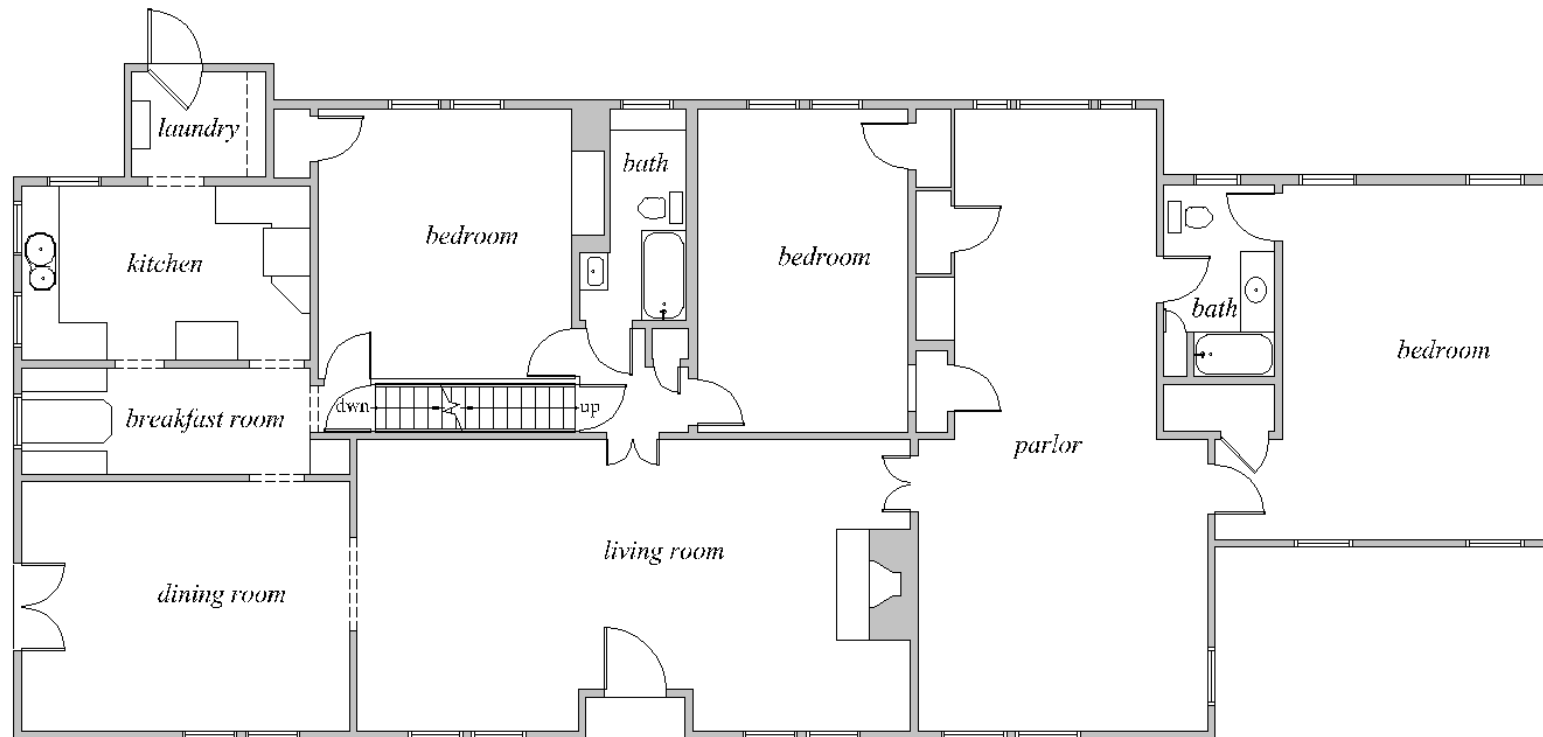
Existing Conditions - Exterior



Existing Conditions – Basement Plan



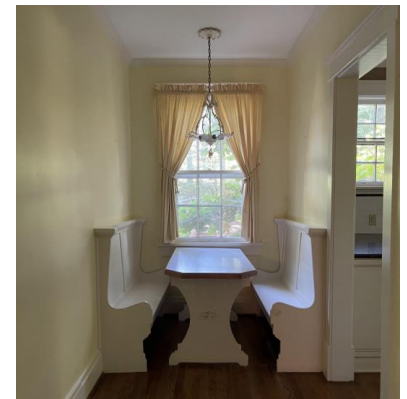
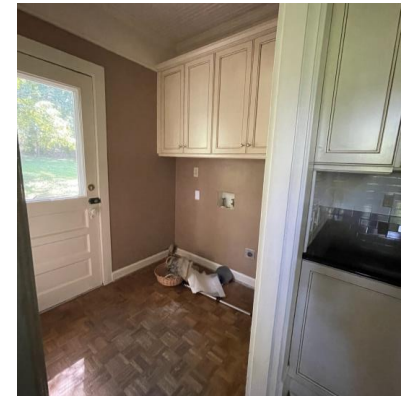
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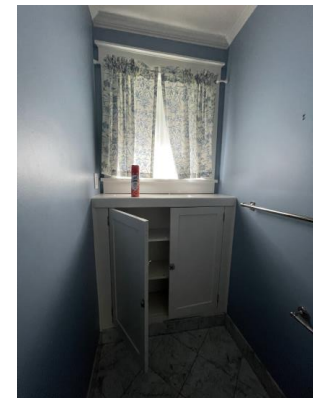
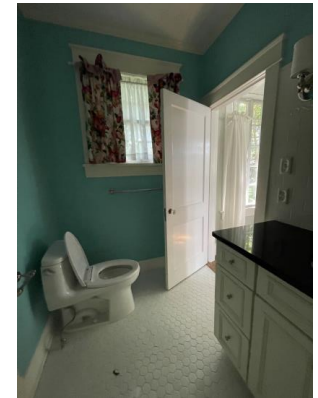
Existing Conditions – Living, Parlor, & Dining



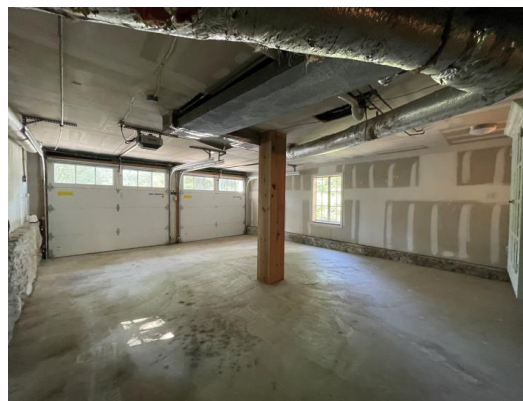
Existing Conditions – Kitchen & Laundry



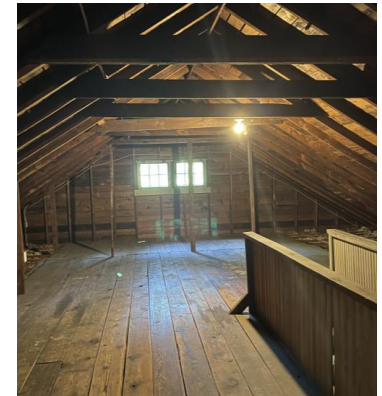
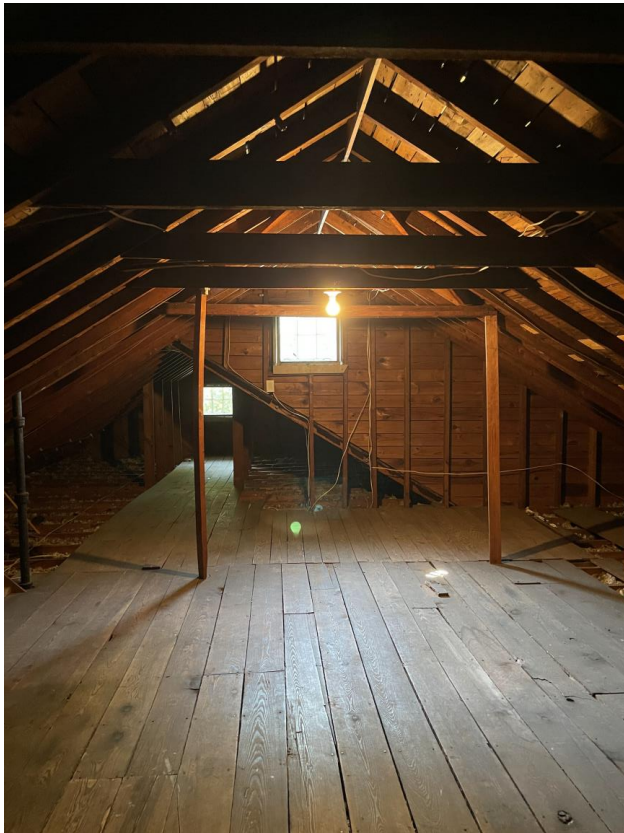
Existing Conditions – Bedrooms & Bathrooms



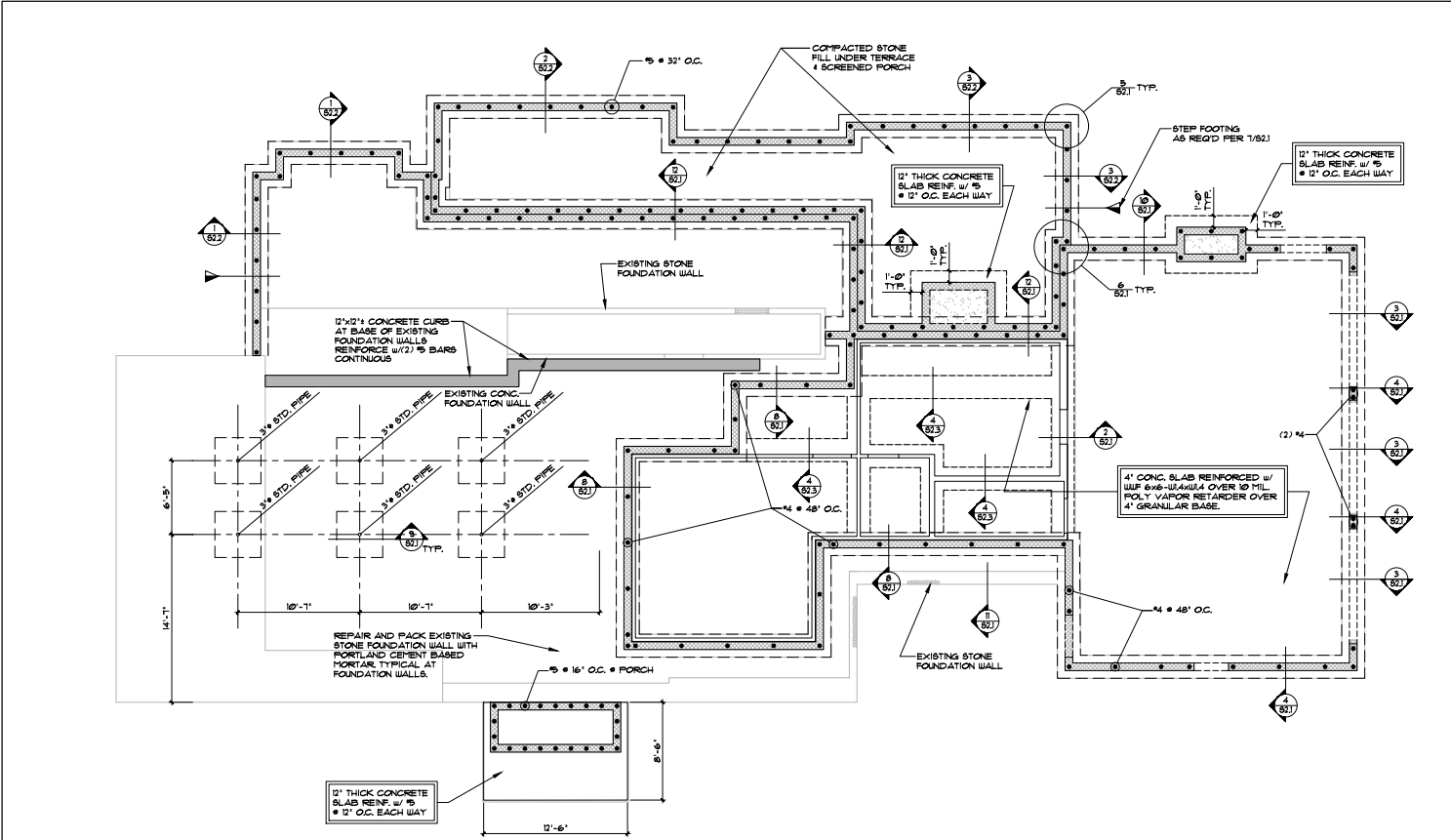
Existing Conditions - Basement



Existing Conditions - Attic



[illegible]



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
NOTES:
1) TOP OF INTERIOR FINISHES - 8" UNO.
2) TOP OF EXTERIOR FINISHES - 18" OR 1'-0" BELOW EXTERIOR GRADE WHICHEVER IS LOWER UNO.
3) THE CONTRACTOR SHALL COORDINATE ANY UNDER SLAB PIPING, CONDUITS OR ANY UTILITIES PRIOR TO PLACING FOOTINGS. REPORT ANY CONFLICT TO ENGINEER IMMEDIATELY.
4) SEE ARCH. Dwg FOR ANY LOCATIONS AND OR DIMENSIONS NOT SHOWN.
5) SEE DETAIL 1001 FOR SLAB CONTROL JOINTS.
6) 8" CHU FOUNDATION WALLS TO BE REINFORCED WITH 15 # 32" O.C. UNLESS NOTED OTHERWISE.

EMC
STRUCTURAL ENGINEERS, P.C.
801 Gossamer Park
Suite 100
Nashville, Tennessee 37211
(615) 781-8199

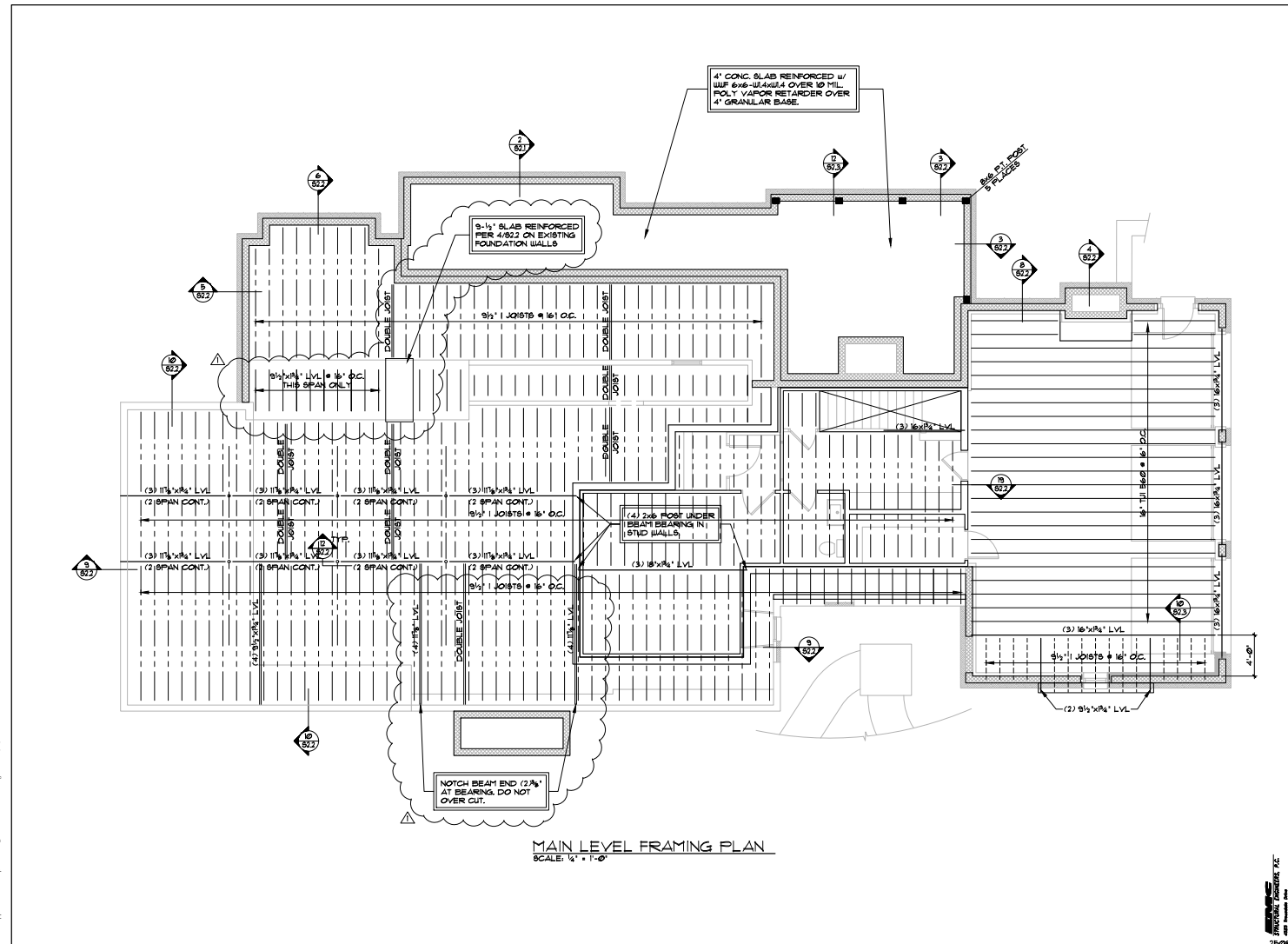
BONNER RESIDENCE
4400 HOWELL PLACE
BELLE MEADE TENNESSEE



REVISIONS
REV. #1 05/12/2015

SHEET NO.
S1.0
DATE: 05/07/25

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(615) 781-8199



EMC
STRUCTURAL ENGINEERS, P.C.
601 Grassmere Park
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Nashville, Tennessee 37211
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BONNER RESIDENCE
4400 HOWELL PLACE
BELLE MEADE TENNESSEE

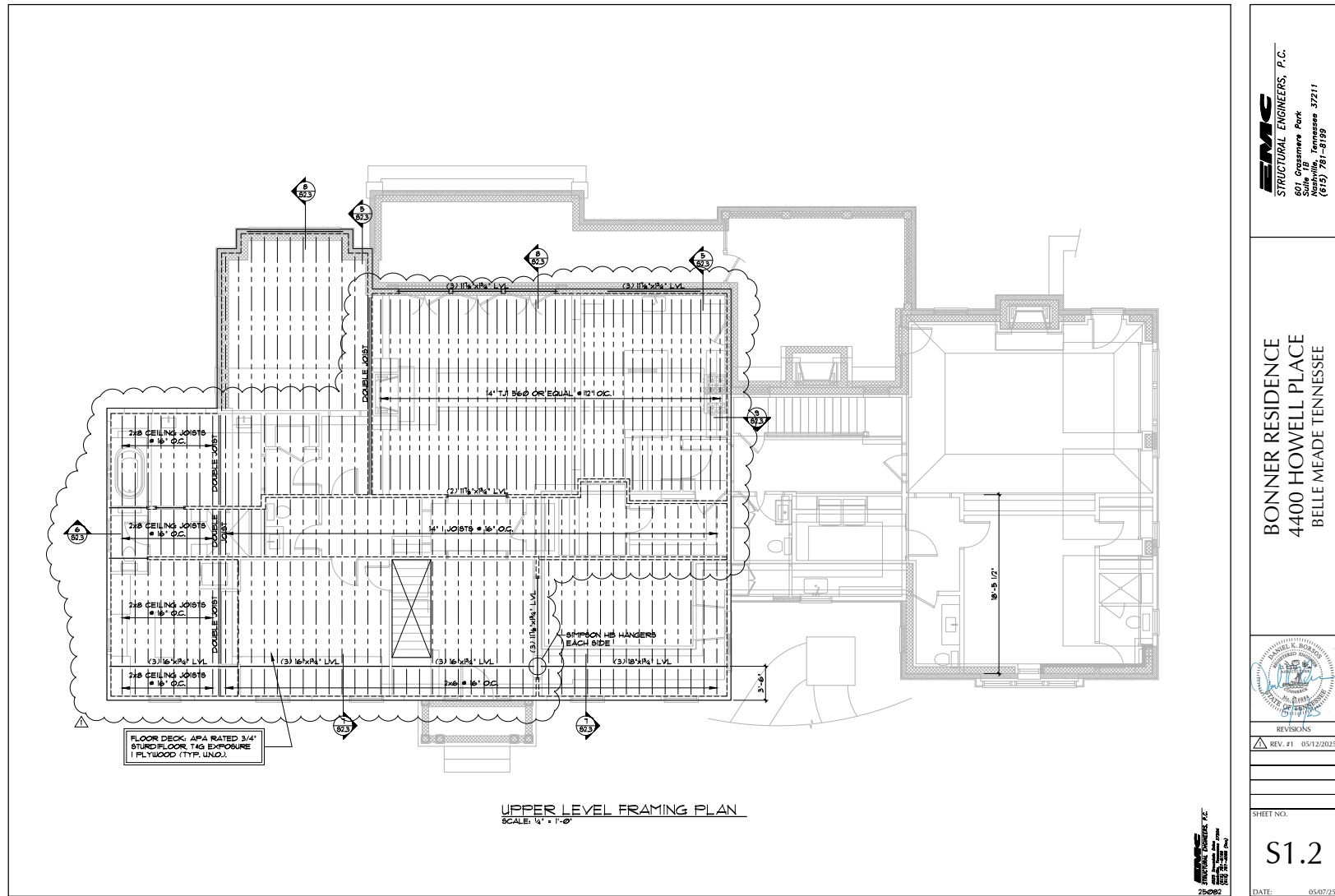


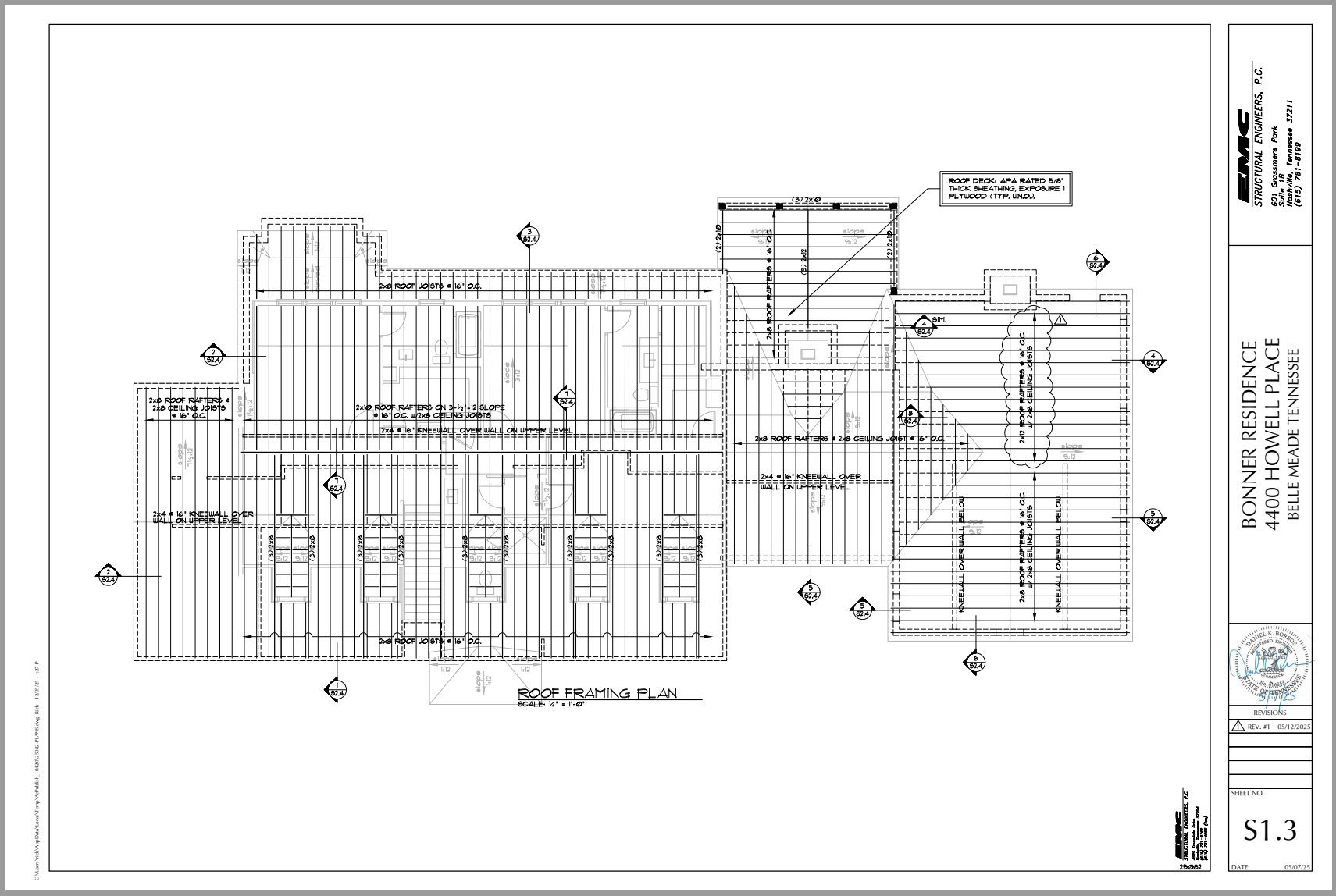
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1	REV. #1	05/12/2025

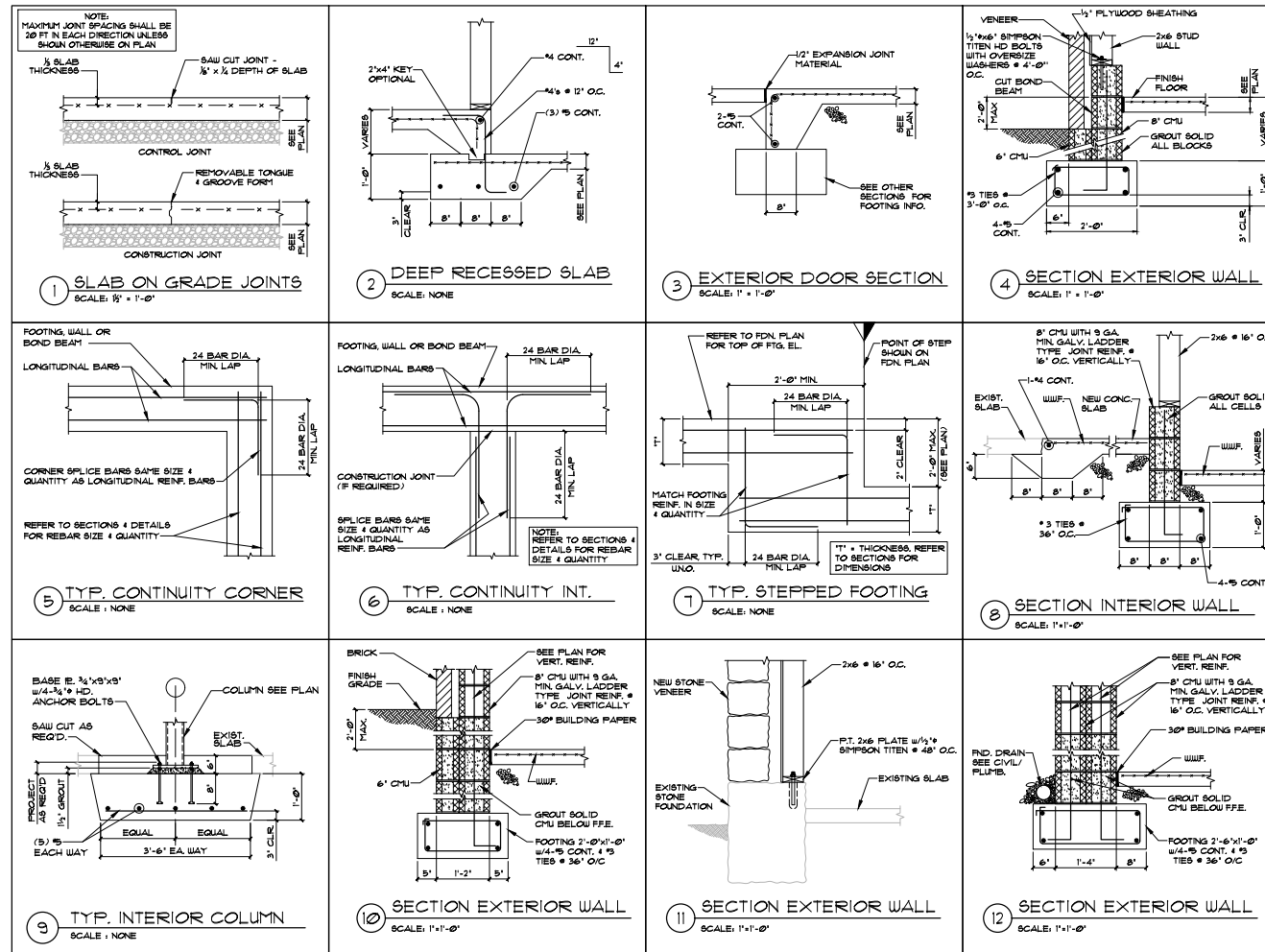
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S1.1

DATE: 05/07/25







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BONNER RESIDENCE
4400 HOWELL PLACE
BELLE MEADE TENNESSEE

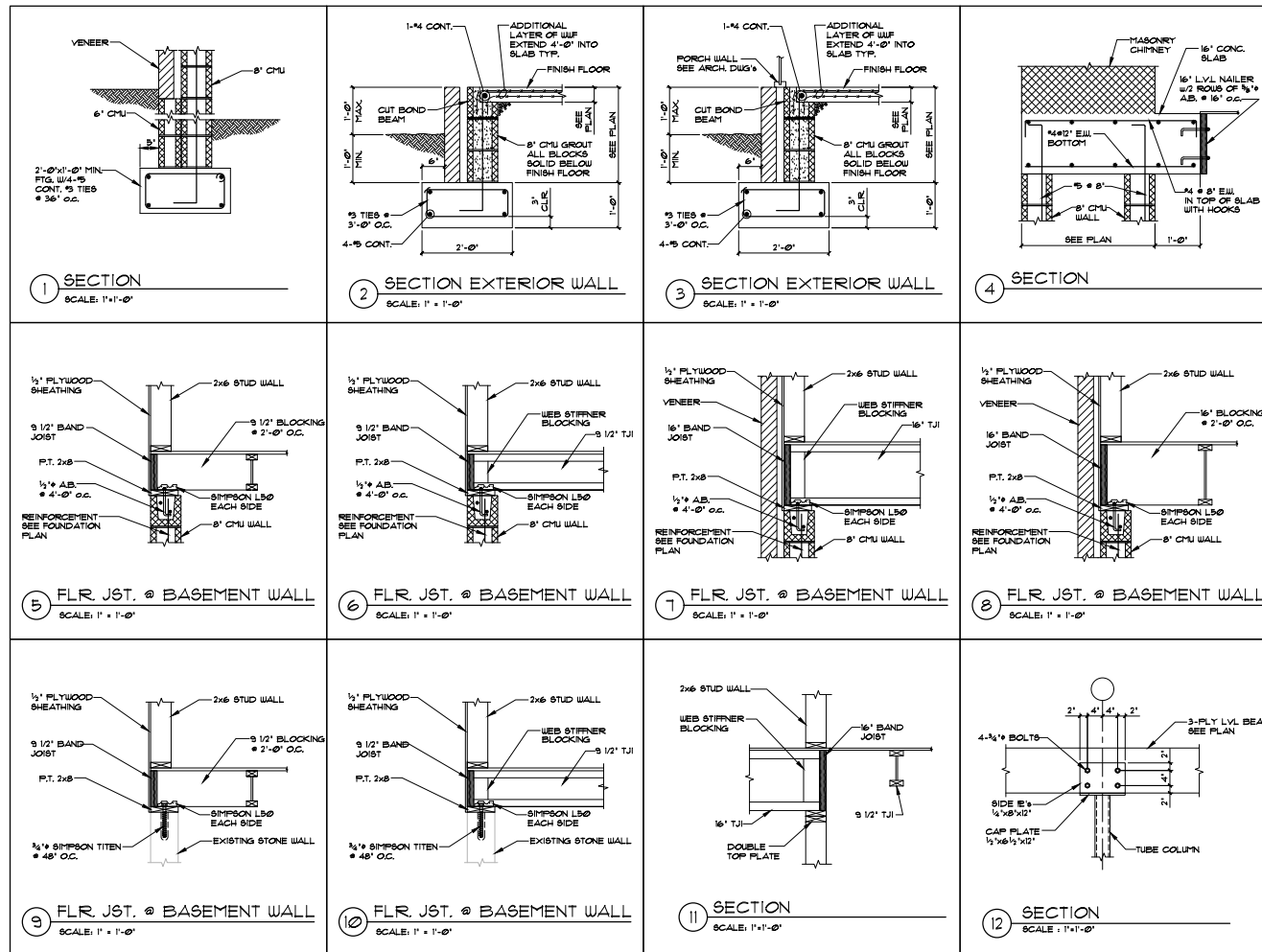


REVISIONS
REV. #1 05/12/2015

SHEET NO.

S2.1

DATE: 05/07/25



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Nashville, Tennessee 37211
(615) 781-8199

BONNER RESIDENCE
4400 HOWELL PLACE
BELLE MEADE TENNESSEE



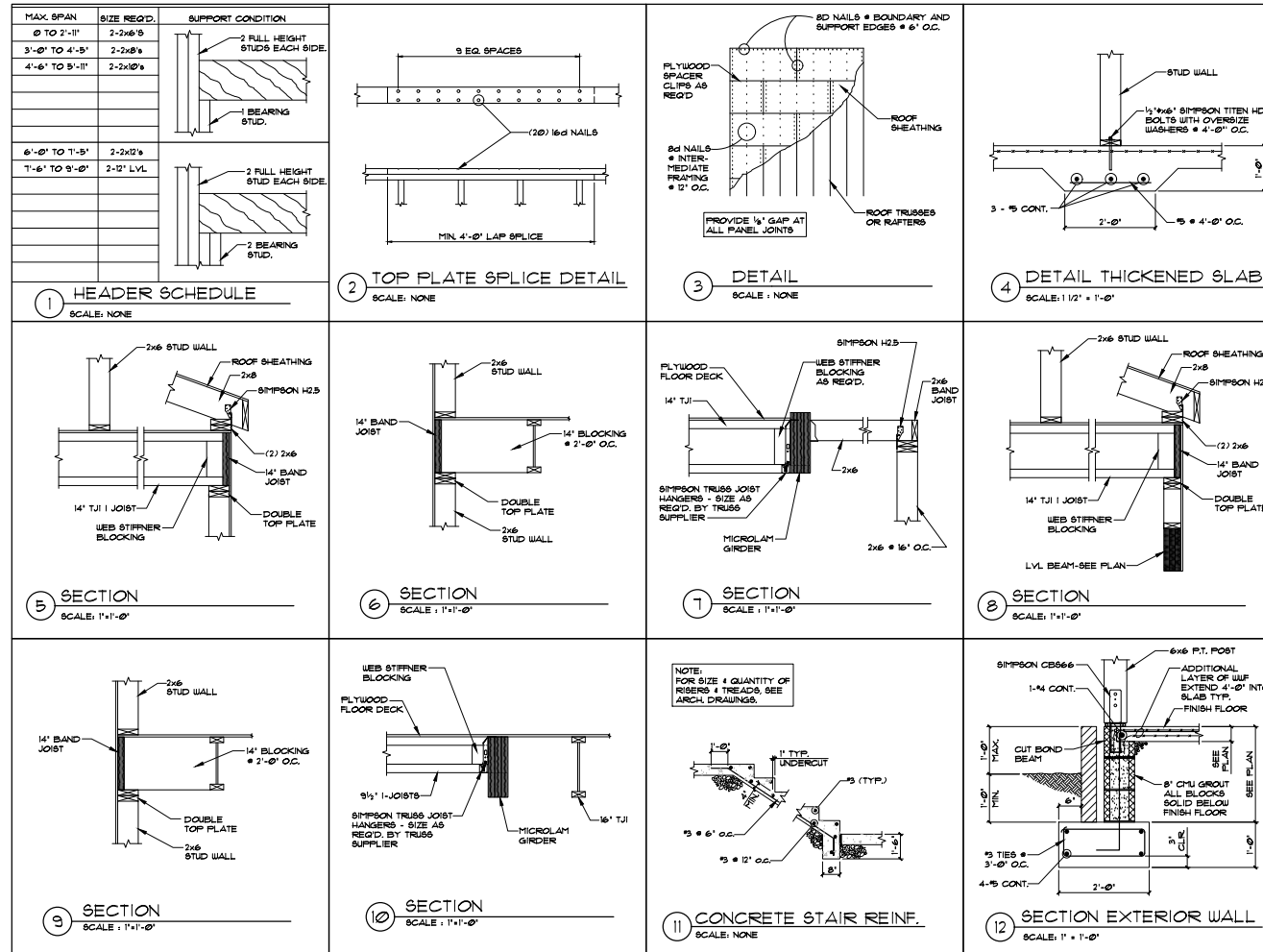
REVISIONS
REV. #1 05/12/2013

SHEET NO.

S2.2

DATE: 05/07/25

STRUCTURAL ENGINEER, P.C.
Michael S. Bonner, P.E.
Tennessee State Seal
No. 31725
05/12/2013



EMC
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801 Gossamer Park
Nashville, Tennessee 37211
(615) 761-9199

BONNER RESIDENCE
4400 HOWELL PLACE
BELLE MEADE TENNESSEE



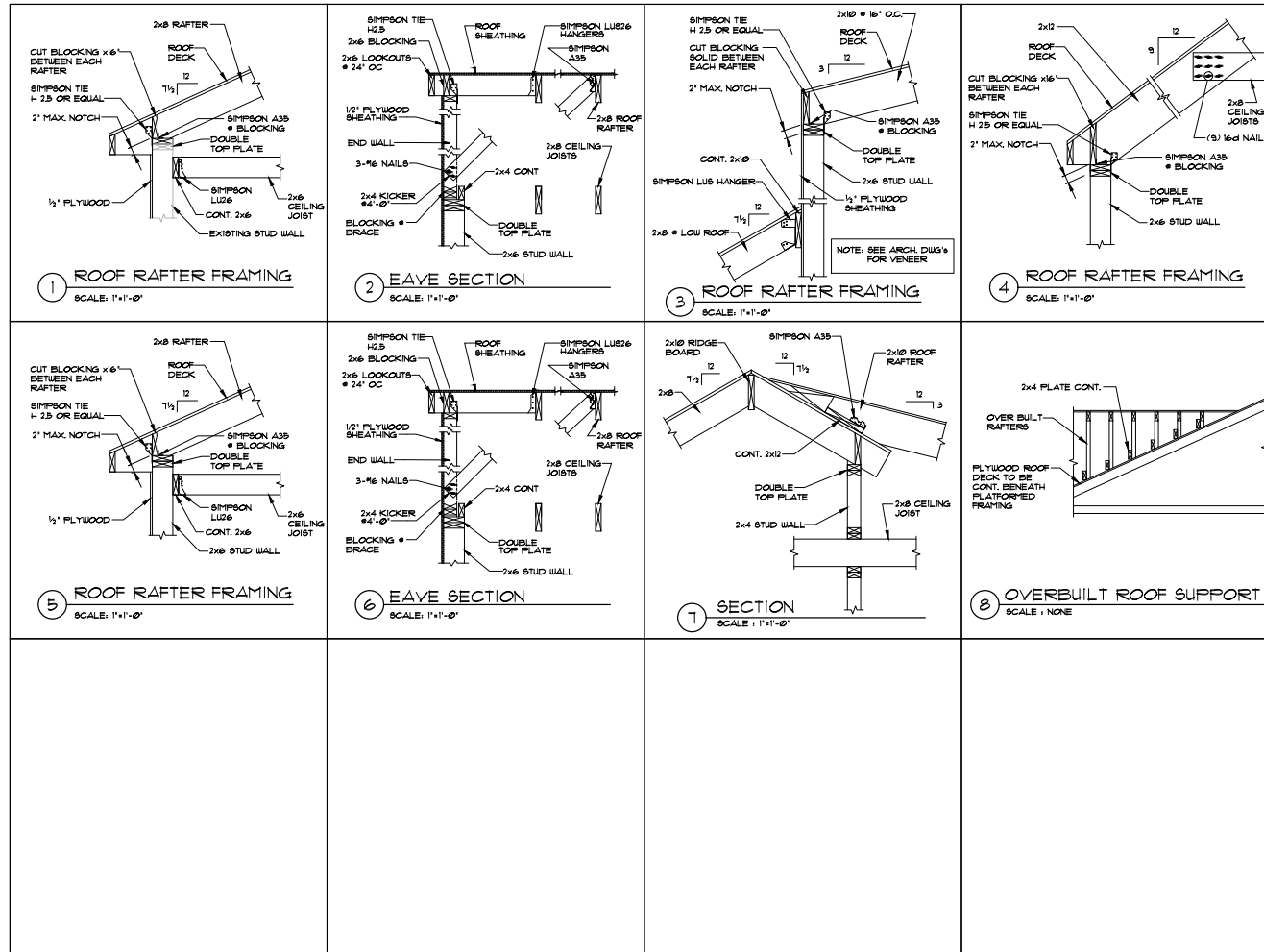
REVISIONS
REV. #1 05/12/2023

SHEET NO.

S2.3

DATE: 05/07/25

STRUCTURAL ENGINEER, P.C.
Matthew E. Bonner
P.E. No. 34725
Tennessee
25082



S:\MVG\25082-4400_Bonner Residence\Drawings\ACAD\DWG\25082-4400-Howell-Residence.dwg 130525 1:27P

EMC
STRUCTURAL ENGINEERS, P.C.
601 Gossamer Park
Nashville, Tennessee 37211
(615) 761-8199

BONNER RESIDENCE
4400 HOWELL PLACE
BELLE MEADE TENNESSEE



REVISIONS
REV. #1 05/12/2025

SHEET NO.

S2.4

DATE: 05/07/25

EMC
STRUCTURAL ENGINEERS, P.C.
601 Gossamer Park
Nashville, Tennessee 37211
(615) 761-8199

The Bonner Residence

4400 Howell Place
Belle Meade, TN

Submittal Review Set
21 November 2025

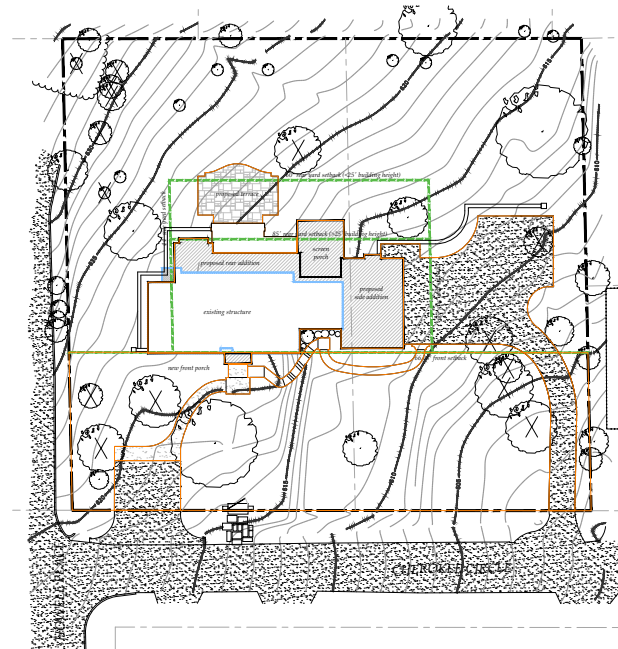
CONTRACTOR:

The Marchetti Company
109 Kenner Avenue, Suite L-101
Nashville Tennessee 37205

Phone: 615.327.9168
Fax: 615.327.9150

DRAWING LIST

COV	COVER SHEET / SITE PLAN
DI.1	BASEMENT FLOOR DEMOLITION PLAN
DI.2	FIRST FLOOR DEMOLITION PLAN
AI.1	FOUNDATION PLAN
AI.2	BASEMENT FLOOR PLAN
AI.3	FIRST FLOOR PLAN
AI.4	SECOND FLOOR PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A3.1	SECTIONS



Diagrammatic Site Plan

NOTE: SITE PLAN IS FOR DESIGN INTENT ONLY.
CONTRACTOR TO VERIFY HOUSE PLACEMENT, FLOOR
ELEVATIONS, ETC. PRIOR TO STARTING WORK.

1

CONTRACTOR:
The Marchetti Company
109 Kenner Avenue Suite L-101
Nashville Tennessee 37205
Phone: 615.327.9168
Fax: 615.327.9150

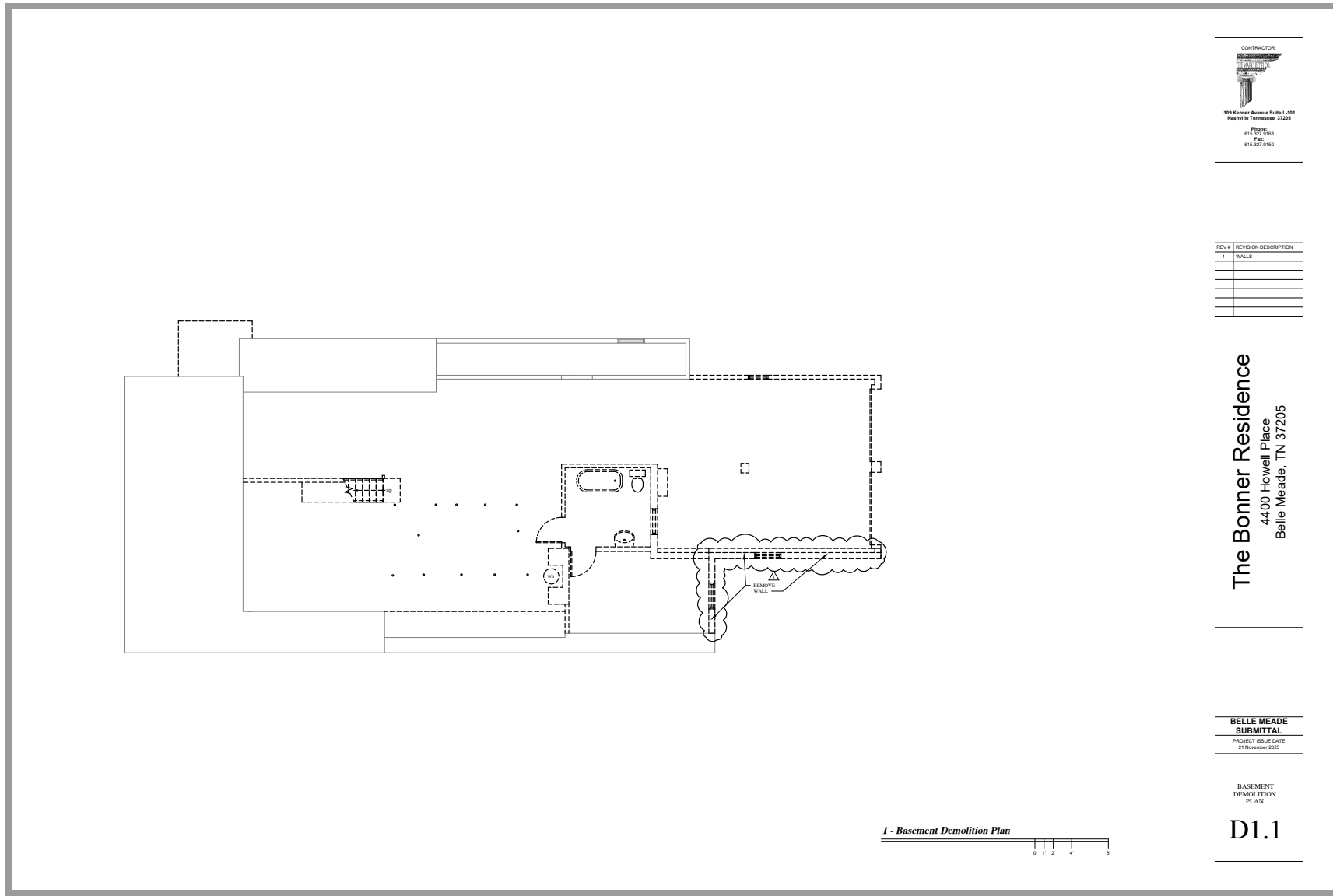
REV #	REVISION DESCRIPTION
1	WALLS

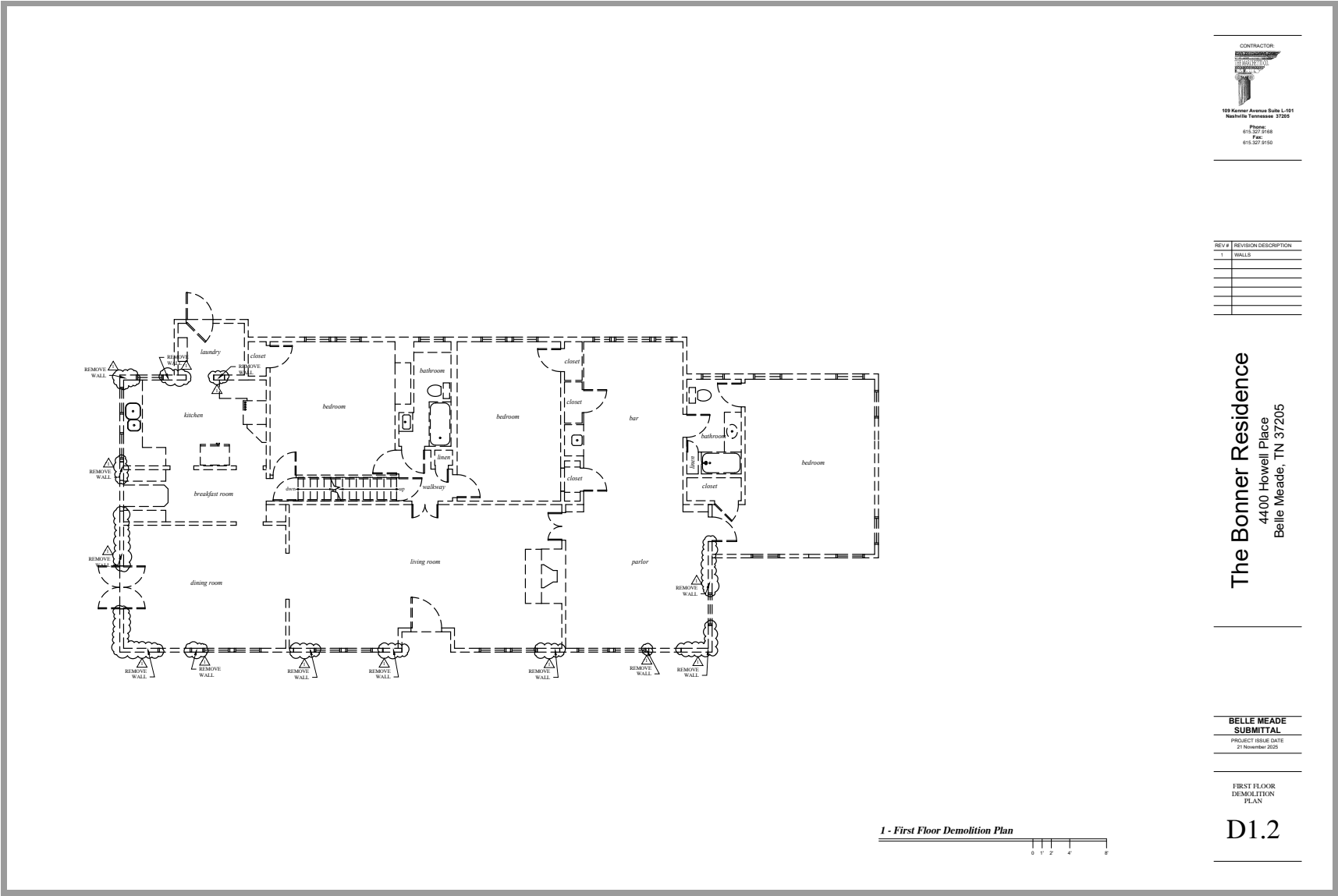
The Bonner Residence
4400 Howell Place
Belle Meade, TN 37205

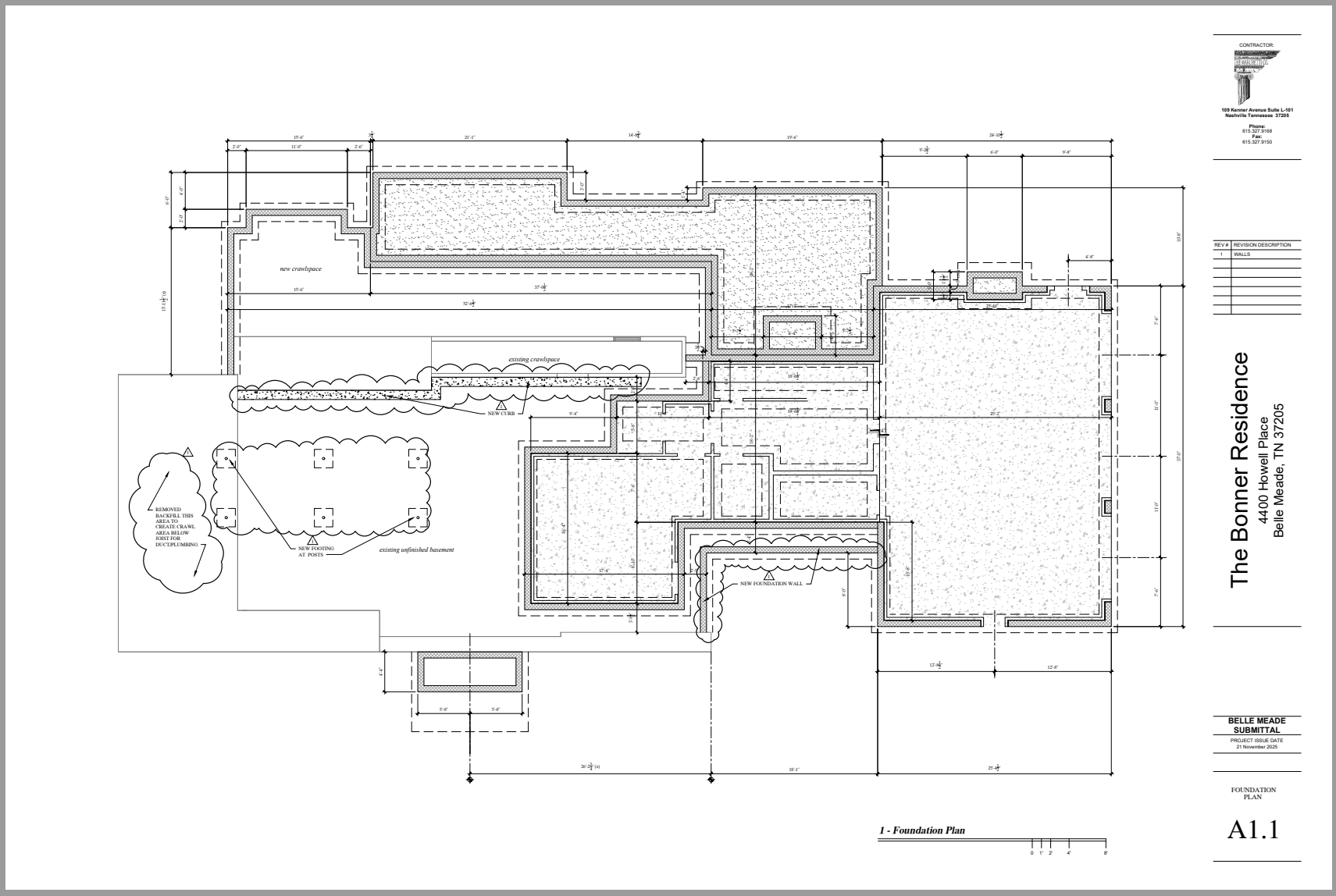
BELLE MEADE
SUBMITTAL
PROJECT ISSUE DATE:
21 November 2025

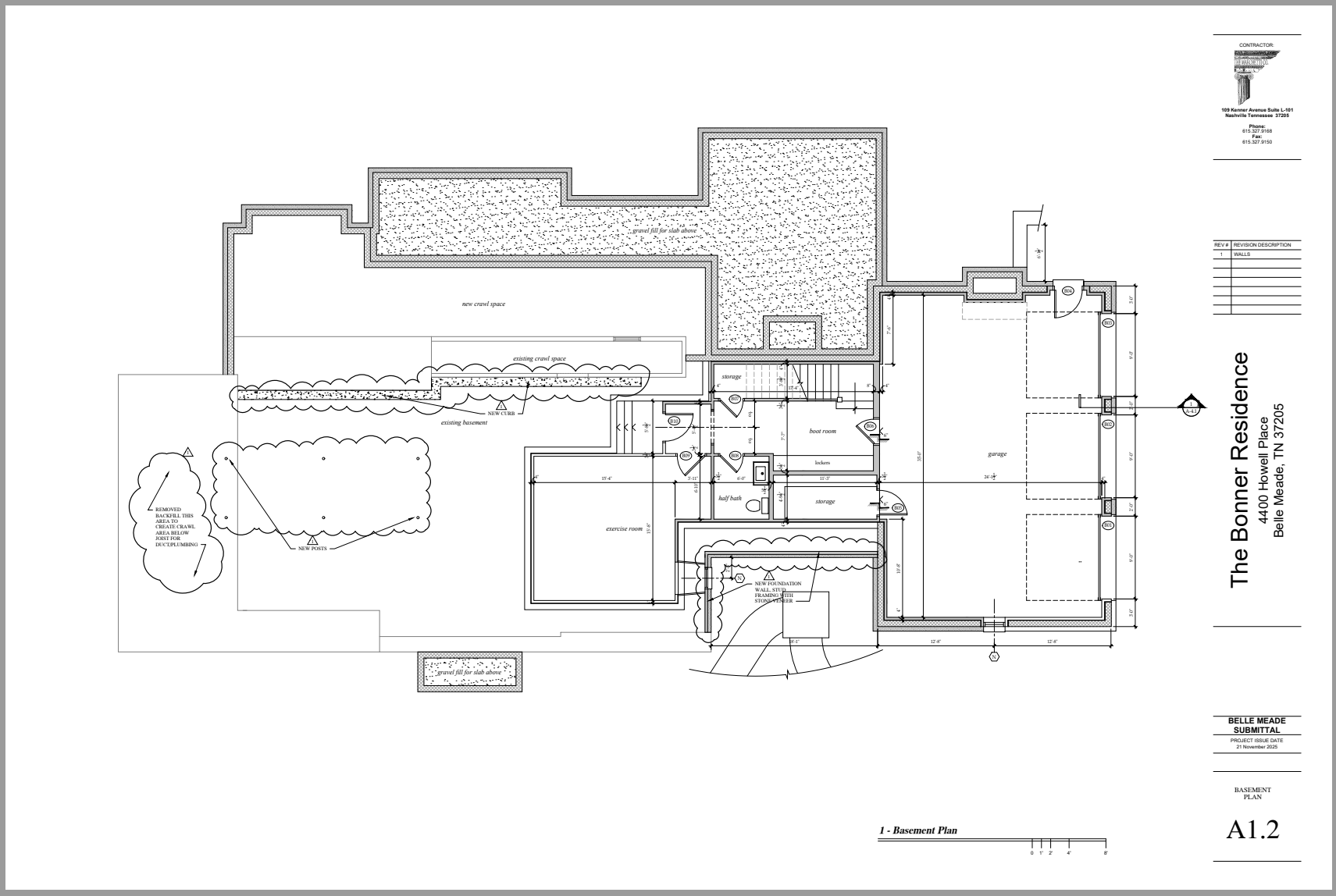
COVER SHEET/
SITE PLAN

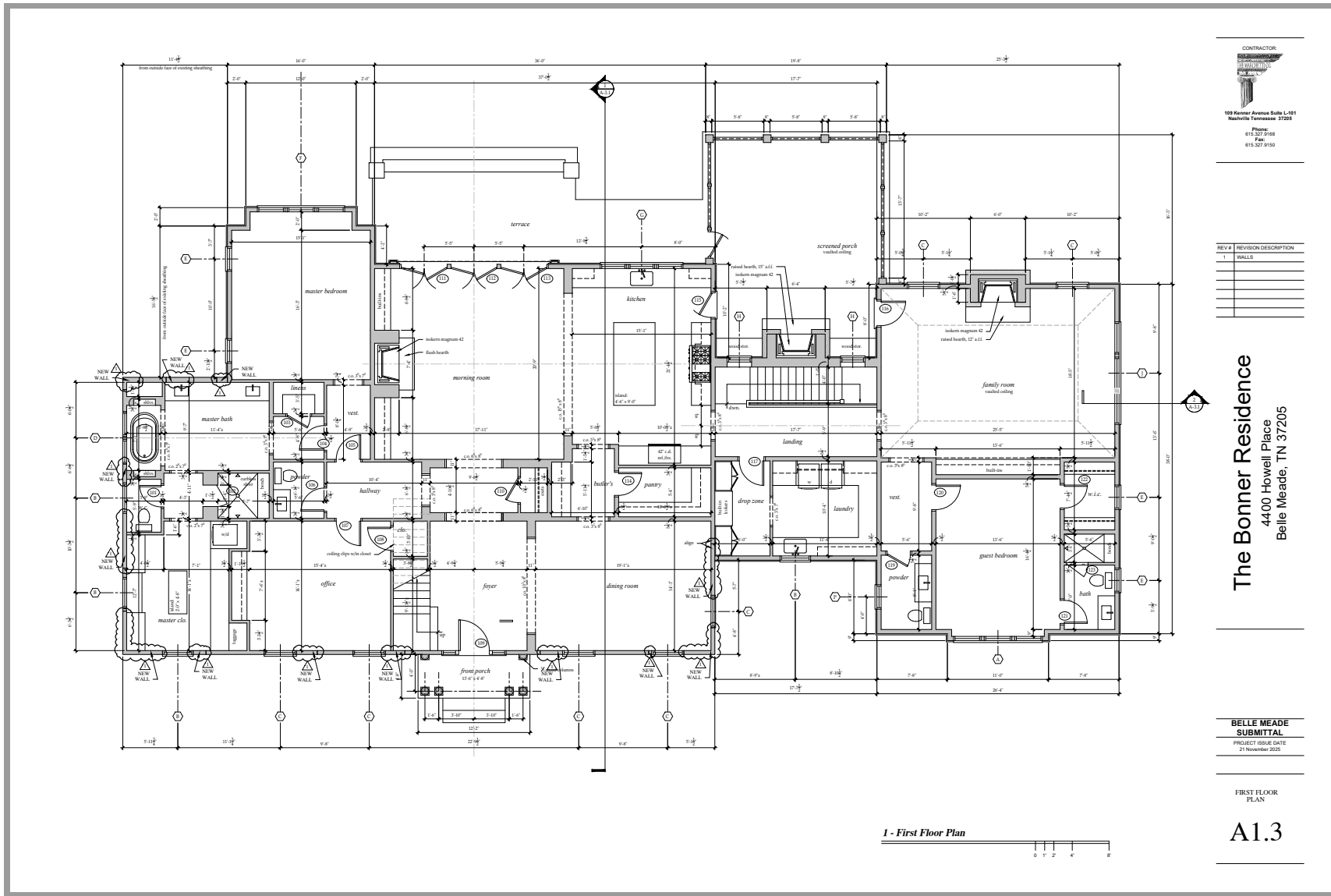
COV

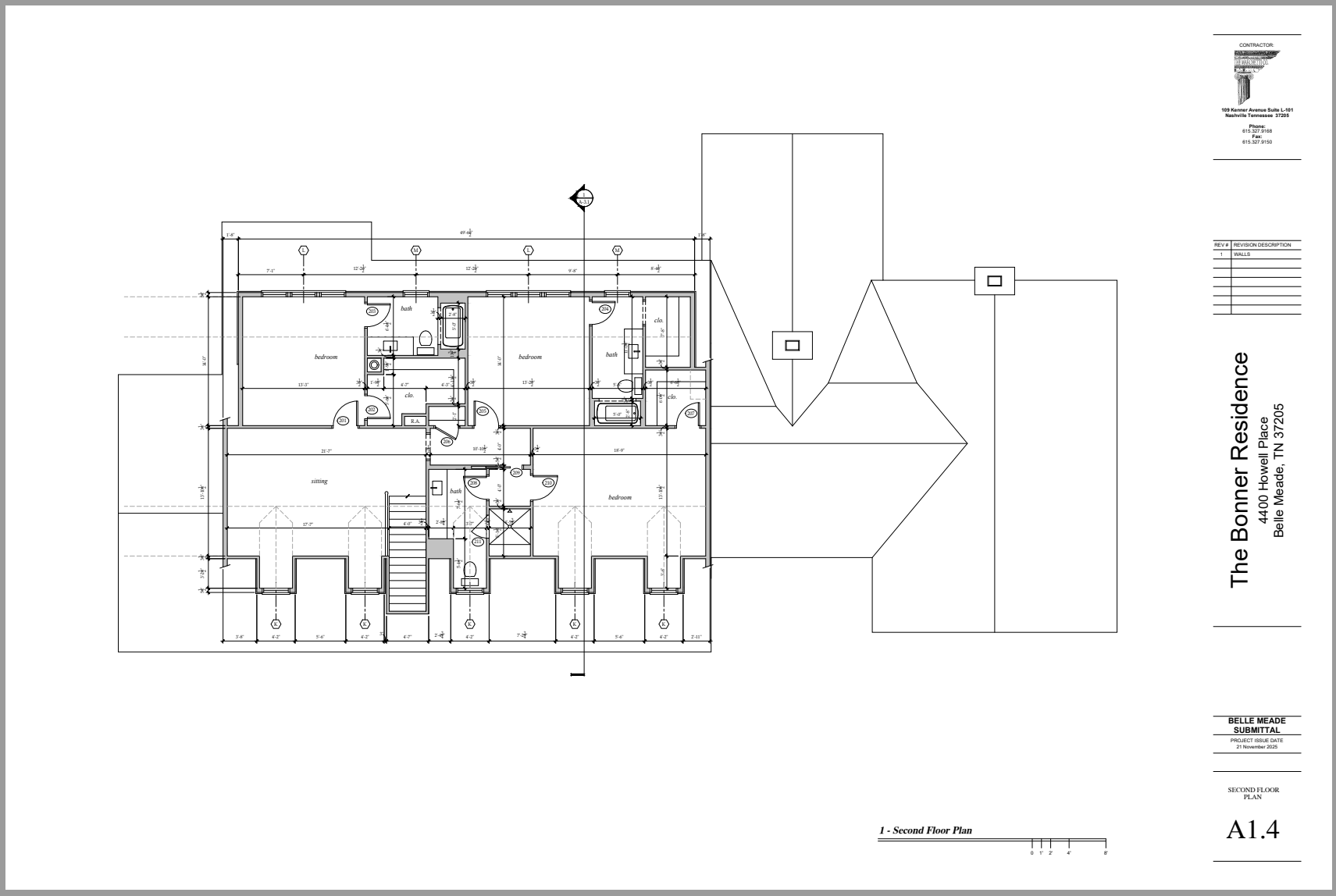






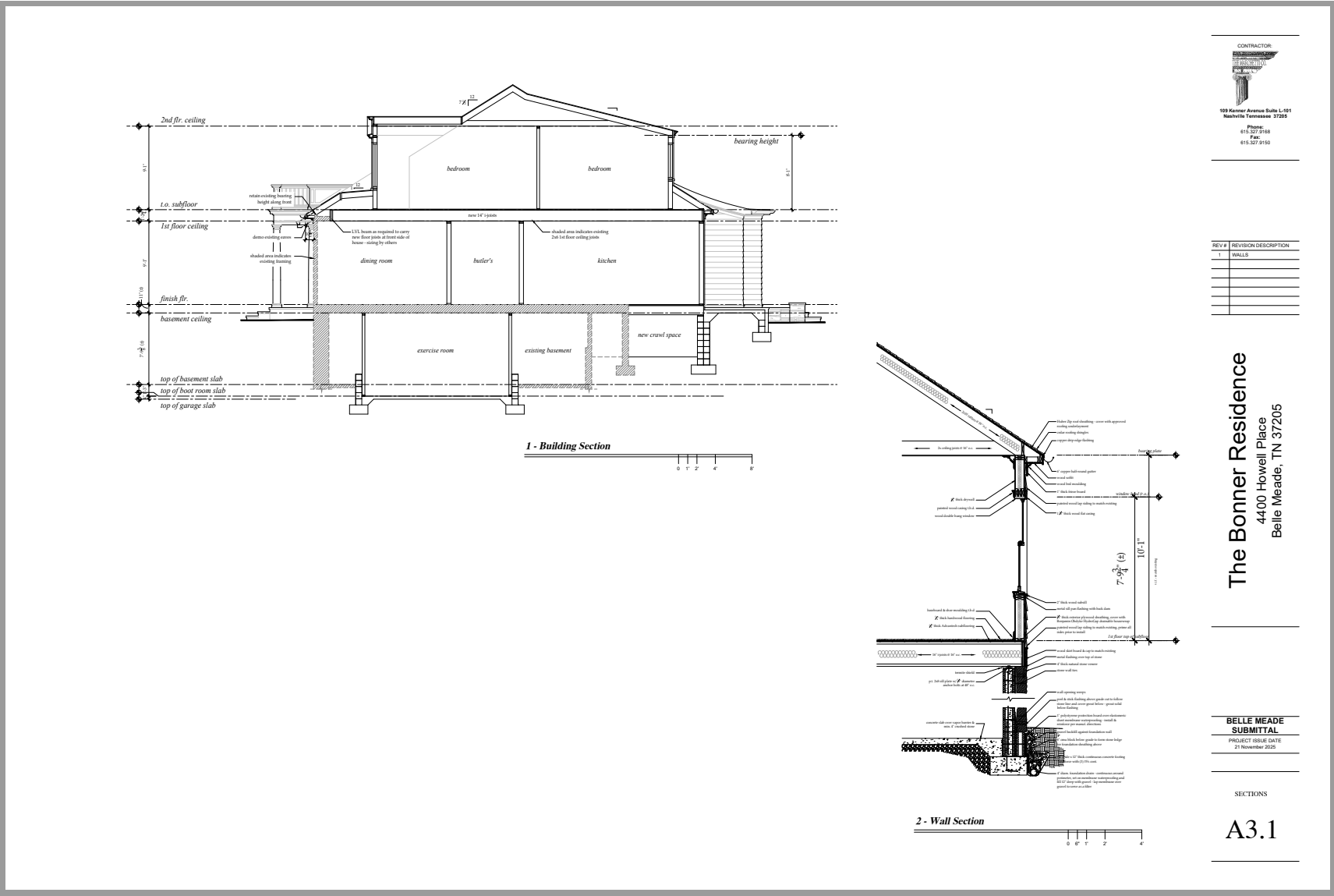












Staff Report

Agenda No.: III.H.
Case No.: 25-95
Staff: Mary Samaniego, Planning Director
Applicant: 4400 Howell Place Trust
Request: Certificate of Appropriateness for new construction.
Location: 4400 Howell Place

Summary:

The applicants/owners are requesting Certificate of Appropriateness approval for new construction as a result of construction activity. The existing residence was denied for demolition (HZC2024-21) by the Historic Zoning Commission in July 2024. Subsequently, the Historic Zoning Commission approved a permit for a remodel and addition in October 2024. The property owners were issued a permit and construction began. During construction, the original features of the residence were removed and demolished due to condition according to the builders without staff or HZC notification or approval. The City of Belle Meade has issued a stop work order in order for this project to return the HZC for further review and consideration per City Code Section 14-207 (8). Upon approval of this new construction application by HZC, the building permit is required to be revised to include the additional scope of work to adequately complete the project. The proposed architectural style is Colonial Revival with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 1.01 acres (43,999 square feet - SF) and is rectangular with frontage on Cherokee Circle.
2. The proposed architectural style is Colonial Revival.
3. The footprint proposed for the residence is approximately 4,475 square feet (5,279 square feet allowed) and the total gross floor area is 6,139 square feet (8,624 square feet allowed).
4. The site plan indicates a driveway leading from Cherokee Circle to a three-bay attached garage on the south side of the residence. There is a separate two-space parking pad at intersection of Howell Place and Cherokee Court. The total area of driveways and parking areas is 3,432 square feet and the maximum allowed is 5,279 square feet.
5. The submitted site plan indicates compliance with all standards of the Zoning Ordinance for maximum footprint, floor area, and elevation change.

6. There are no accessory structures in the rear yard of the property.
7. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
8. Materials list:

Window Manufacturer:

Window Material:

Frame Material:

Windowsills:

Brick, Painted/Natural:

Brick/Stone Thickness:

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:

Exterior Doors:

Eaves/Cornice:

Gutters:

Gutter Dimensions:

Staff Recommendations and Findings of Fact:

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

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

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

1. Most city dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited;
2. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) shall reflect the proposed architectural style as well as be compatible with surrounding historic buildings. Window openings should be representative of the window patterns of the proposed architectural style. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, exhibit an interior bar, exterior bar, as well as a spacer between glass panes, and true divided light and historical windows are acceptable; and
3. Building and site design shall respect the existing topography, the character defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of new primary dwellings:

Materials In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone or synthetic stone. Only wrapping an interior flue chase that penetrates the roof would be allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.

Front Doors: No front door shall be of aluminum or vinyl.

Front Porch: No front steps visible from the street shall be finished concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.

Deck Material: No deck shall be constructed of vinyl clad materials.

Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

Gutters: No gutter shall have less than a six-inch (6") opening. Downspouts shall be a minimum of three by four inches (3"x4") in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern "type") may not be constructed. When chimneys are above the roofline, the materials may have a nominal thickness between 2" – 4". Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the *proposed plans*.

Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

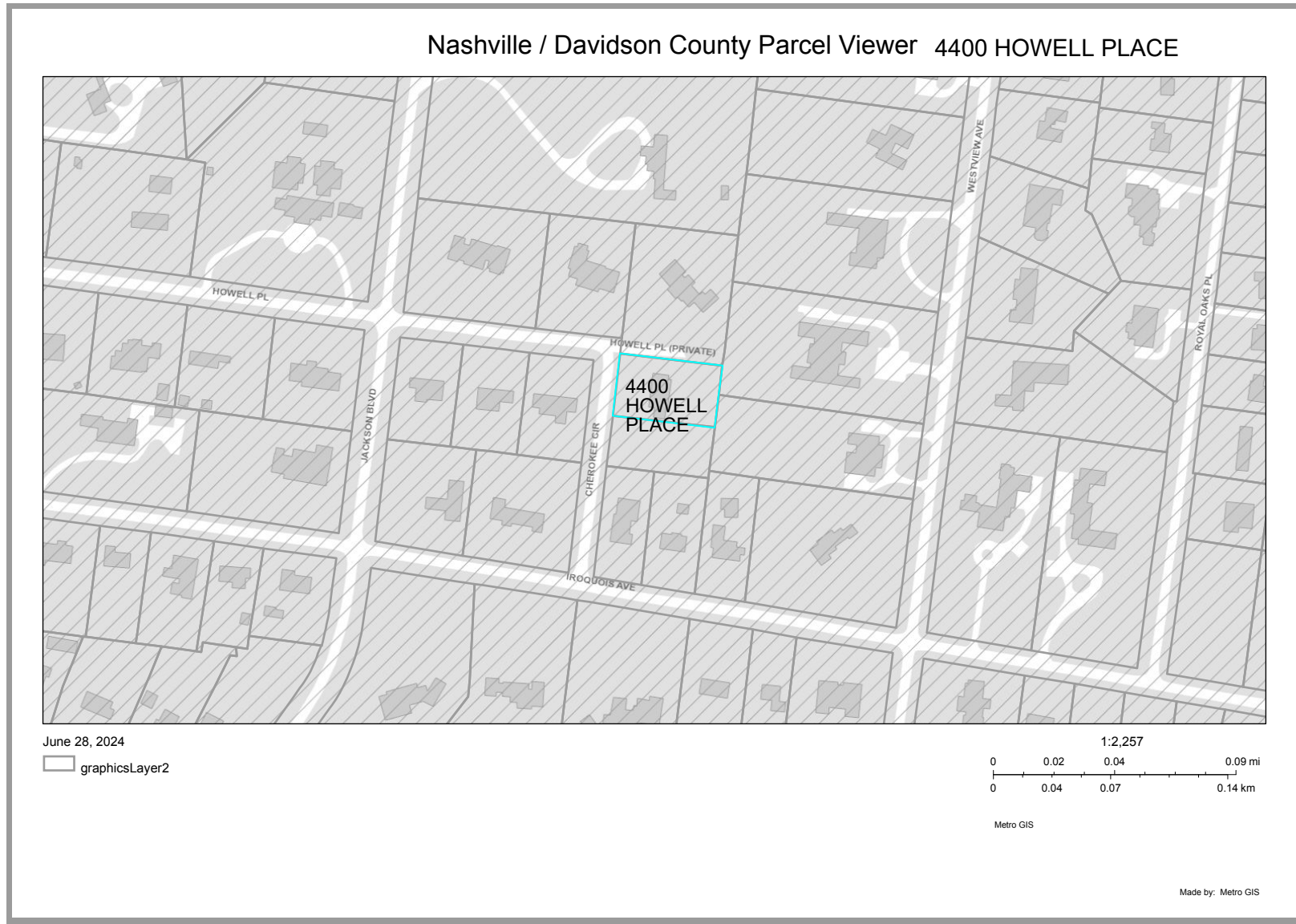
Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.

Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door.

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

Attachment:

1. Location Map



James M. Hundley
4407 Howell Place
Nashville, TN 37205

December 3, 2025

Letter of Support for New Residence at 4400 Howell Place

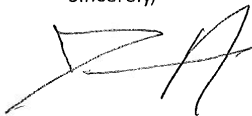
Dear Mary,

I am writing as a Howell Place neighbor living two doors down from 4400 Howell Place. The Bonner's have shared their construction plans and offered to answer any questions and/or address any concerns. I have neither.

I fully support the Bonner family's application with the city to construct a new home at 4400 Howell Place and have zero objections. I have reviewed their plans and find it to be an attractive home that I believe will complement our nice little pocket of Belle Meade.

Please feel free to contact me if you have any questions. Thank you for your consideration and service to the city.

Sincerely,

A handwritten signature in black ink, appearing to be 'JAH' or similar, written over a horizontal line.

James Hundley

From: mimi@mimidecamp.com
To: [Mary Samaniego](#)
Cc: [Bill DeCamp](#)
Subject: Support for 4400 Howell Place.
Date: Wednesday, December 3, 2025 10:18:22 AM

[You don't often get email from mimi@mimidecamp.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To the City of Belle Meade Zoning and Historic Preservation Commission.

Dear Members of the Commission.

We are writing as residents of 4408 Iroquois Avenue to express our strong support of Molly and Ben Bonner's new home construction project at 4400 Howell Place. It has come to our attention that the original home , though charming on the exterior , has been proven to be structurally unsound and the foundation is compromised. As you have heard from the Bonners , they have made every effort to renovate instead of tear it down and have spent months looking into solutions but have discovered that it is not possible to build a safe and sound home with those conditions.

We have full confidence that the Bonners , together with the Marchetti Company, have every intention of building a beautiful home that is very much in keeping with our neighborhood while also honoring Belle Meade's character. We have seen their house plans and we strongly support their desire to continue with their construction.

Respectfully,
Bill and Mimi DeCamp
4408 Iroquois Avenue

From: [Sue Ishee](#)
To: [Mary Samaniego](#)
Subject: 4400 Howell Place
Date: Tuesday, December 2, 2025 10:39:41 AM

[You don't often get email from sue.ishee@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Mary, my husband, Jerry, and I live at 4402 Howell Place. We are next door to the home being built at 4400 Howell Place.

We are writing to support the plans submitted by Molly and Ben Bonner. We are looking forward to having them as neighbors.

Please contact me if you need further information.

Take care, Sue and Jerry Ishee
615-812-7039 cell

From: [Jennifer Lankford](#)
To: [Mary Samaniego](#)
Cc: [Lankford, Brenton](#)
Subject: Letter in Support of New Residence at 4400 Howell Place
Date: Thursday, December 4, 2025 12:12:10 PM

You don't often get email from jennifermilamlankford@gmail.com. [Learn why this is important](#)

Ms. Samaniego,

I'm a neighbor residing at 4406 Iroquois Avenue, directly in front of 4400 Howell Place. The Bonners reached out to my husband and me to discuss their home construction, offering to answer any questions or address any concerns. Similar to several of our neighbors, we have none and fully support the Bonners' application to construct their planned home.

The design of the home is lovely and will fit well with the character of our neighborhood. We appreciate their reaching out and look forward to welcoming them as neighbors.

Please feel free to contact me if you have any questions. Thank you so much for your assistance.

Sincerely,
Jennifer Lankford

From: [Christine Weller](#)
To: [Mary Samaniego](#)
Cc: [Jeff Weller](#)
Subject: 4400 Howell Place
Date: Tuesday, December 9, 2025 8:11:59 AM

You don't often get email from christineheller@gmail.com. [Learn why this is important](#)

Dear Mary

As nearby neighbors, we want to express our full support for the continued progress of the Bonner family's building project at 4400 Howell Place. While a historic element was removed in error, we understand they plan to rebuild it as it originally stood, which is completely agreeable to us. We appreciate their care and good intentions throughout the process.

We look forward to welcoming them as new neighbors on our street and are happy to support their efforts moving forward.

Warm regards,

Christine and Jeff Weller



CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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

PROPERTY OWNER or APPLICANT

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

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

PROPERTY DESCRIPTION & LOCATION

ADDRESS: _____

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

PROPERTY OF CONSERVATION (1940-2000) _____ YES

PROPERTY LESS THAN 50 YEARS _____ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

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

DEFINED ARCHITECTURAL STYLE: _____

DESCRIBE PROPOSED WORK: _____

PROJECT CALCULATIONS

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

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

- ☐ Description of Property Condition and Proposal
- ☐ 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.)
- 2
- Regular Meeting - PACKET - (Page 334 of 364) General Attachment: 132_HZC-CoA-212-Deer-Park-Dr.pdf (Page 2 of 5)

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

➤ **New Construction and Additions:**
New Construction Material List Description

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

Property of Significance

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

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

Yes No

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

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

Property Worthy of Conservation

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

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

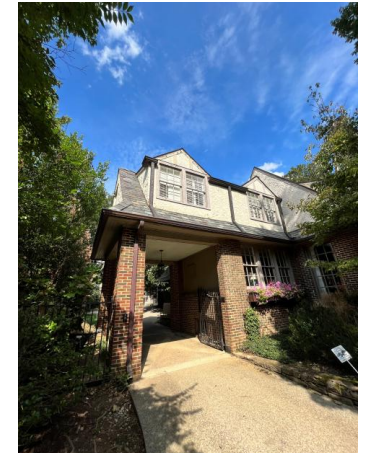
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner’s requirements while preserving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

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

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

Applicant/Property Owner Signature: _____ Date: _____

Photos of Existing Property
212 Deer Park Drive



Photos of Existing Property
212 Deer Park Drive



Photos of Existing Property
212 Deer Park Drive



Photos of Neighboring Houses
212 Deer Park Drive



206 Deer Park Drive



208 Deer Park Drive



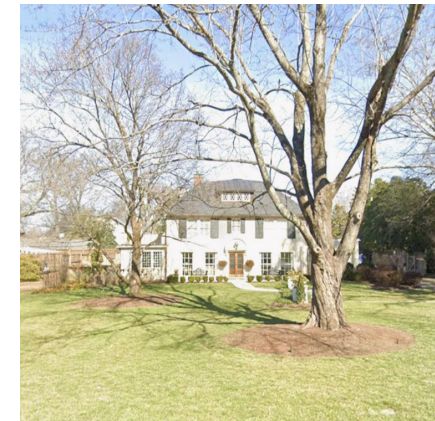
210 Deer Park Drive



214 Deer Park Drive



216 Deer Park Drive



218 Deer Park Drive

Inspiration Images
212 Deer Park Drive



Example of Tudor styling



Shaded White
No. 201 [+ Add Sample](#)

Stucco Color



Drop Cloth
No. 283 [+ Add Sample](#)

Wood Trim Color



Pigeon
No. 25 [+ Add Sample](#)

Front Door Color



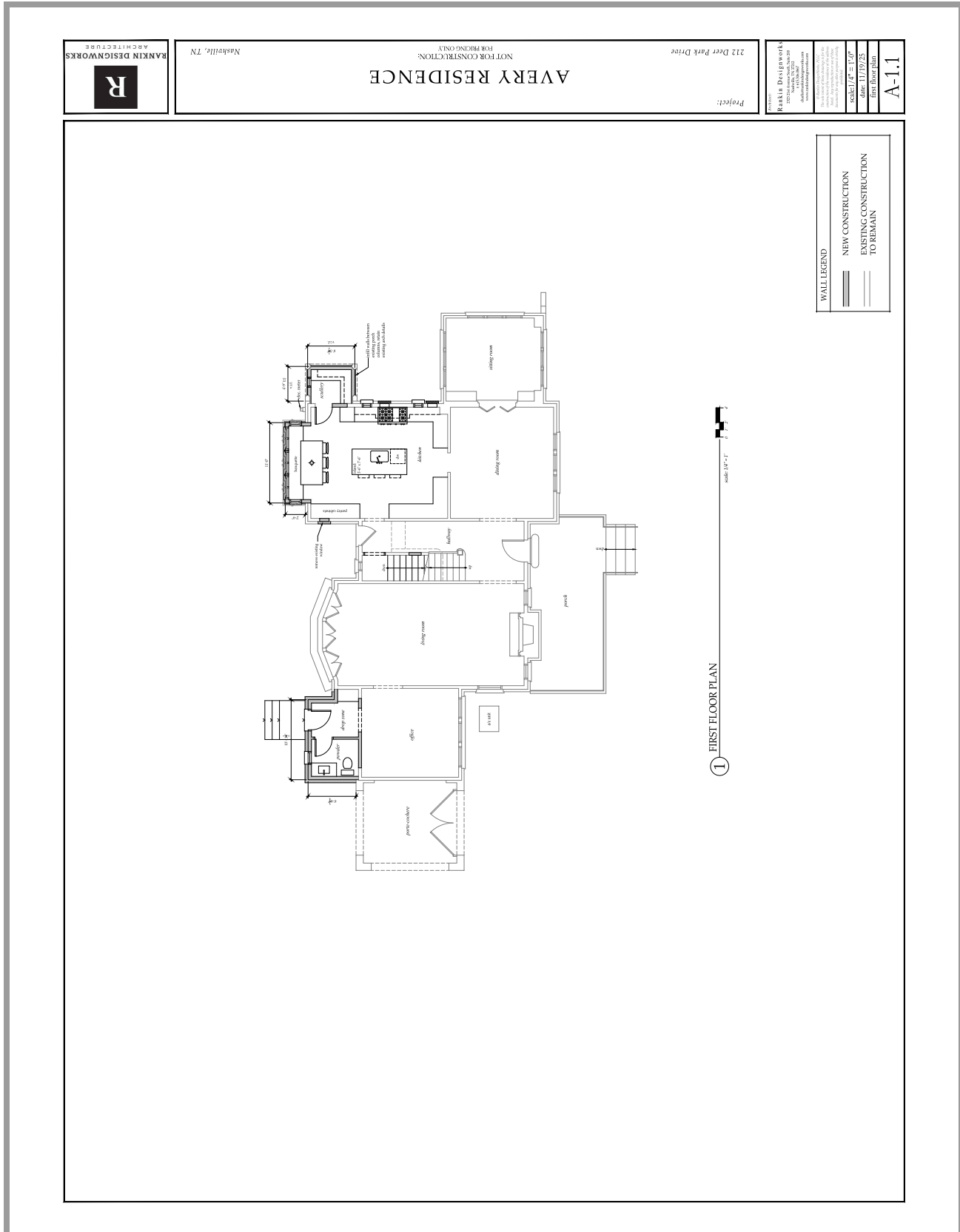
Color Palette Inspiration

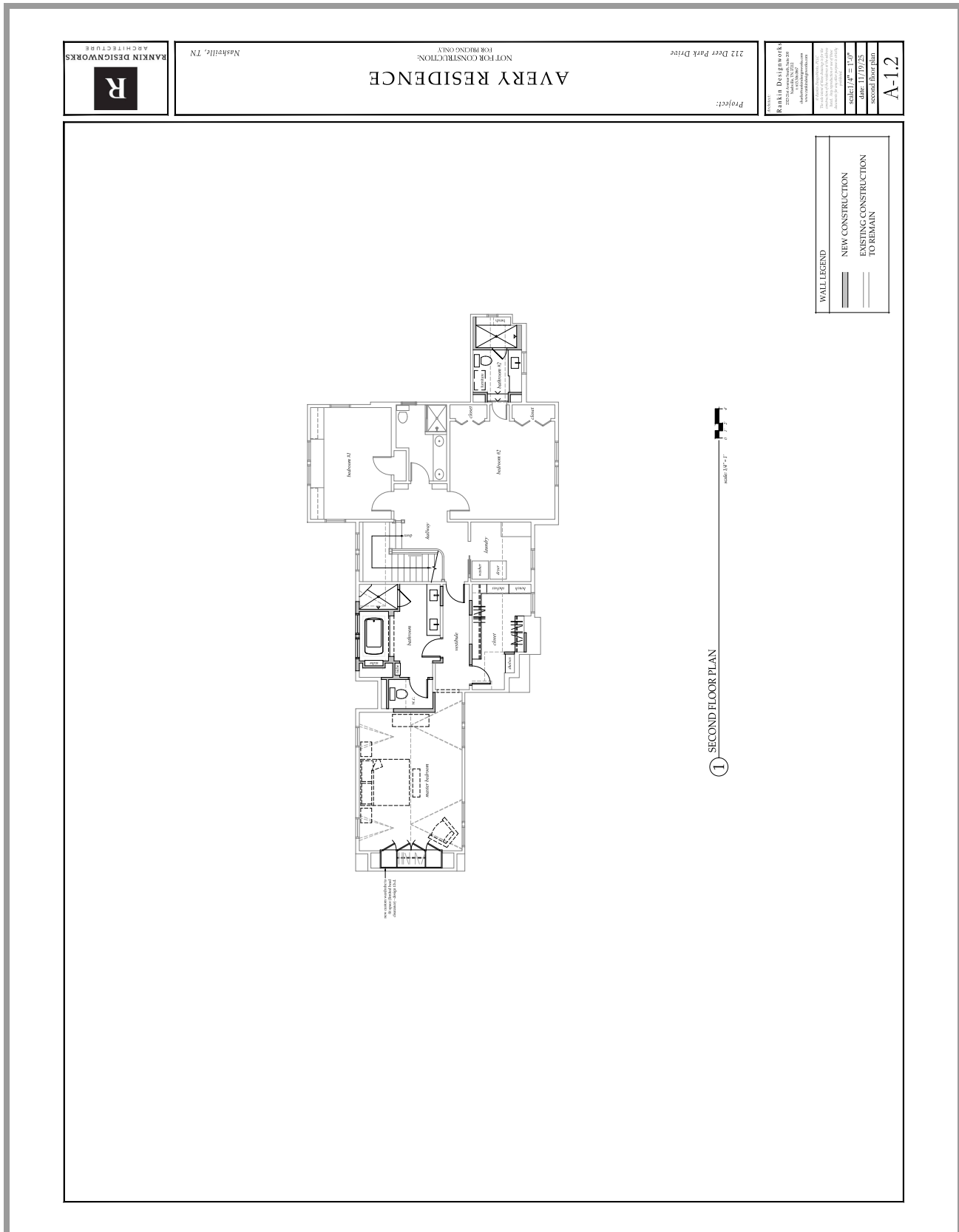


Examples of Brick Limewash









RANKIN DESIGNWORKS
ARCHITECTURE

R

Nashville, TN

212 Deer Park Drive

Project:

AVERY RESIDENCE

NOT FOR CONSTRUCTION
FOR BIDDING ONLY

Project: 212 Deer Park Drive

Architect: Rankin Designworks

Architect's License: 2022-00000000000000000000

Architect's Seal: [Seal]

Architect's Title: [Title]

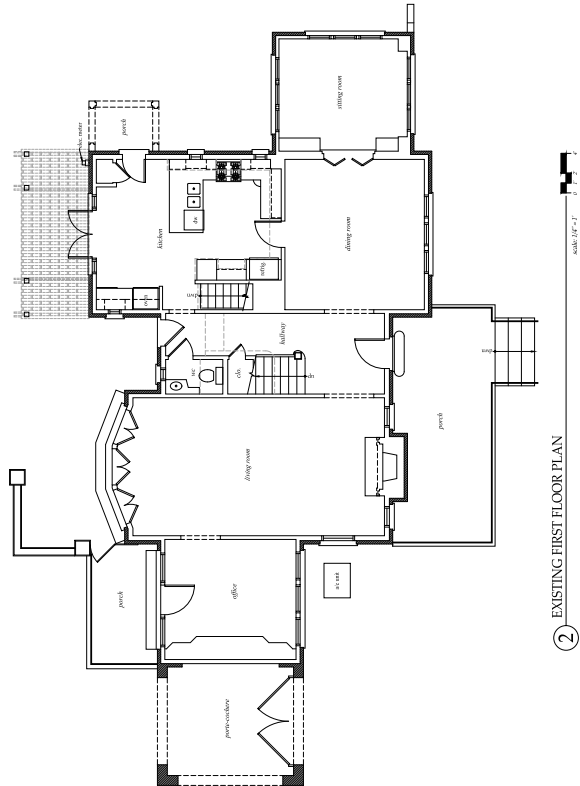
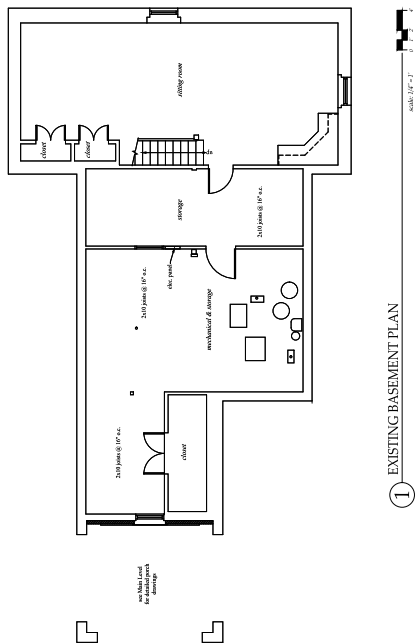
Architect's Firm: Rankin Designworks

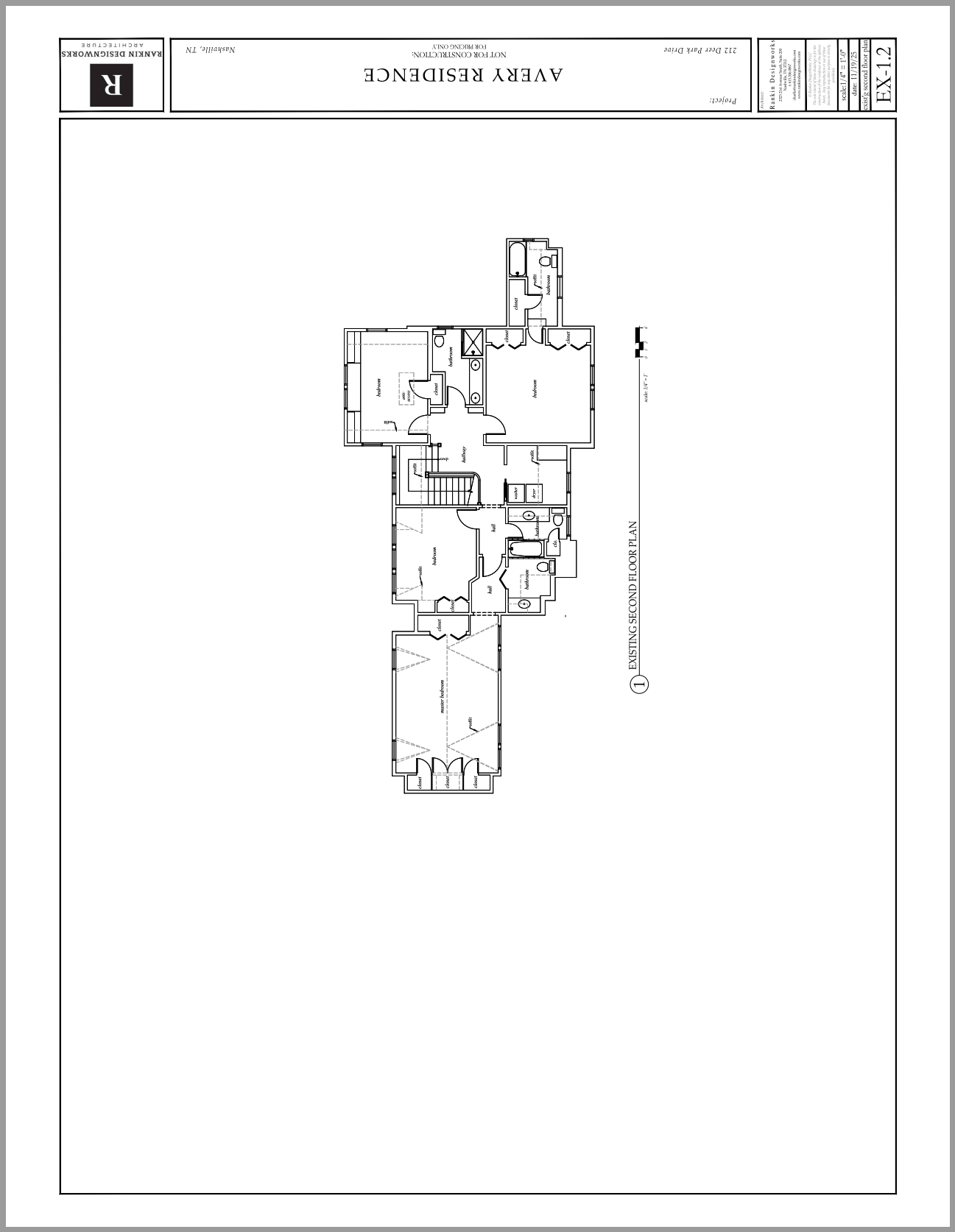
1 REAR ELEVATION

scale: 1/8" = 1'-0"

2 LEFT SIDE ELEVATION

scale: 1/8" = 1'-0"





Staff Report

Agenda No.: III.I.

Case No.: A25-96

Staff: Mary Samaniego, Planning Director

Applicant: The Avery family

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

Location: 212 Deer Park Drive

Summary:

The applicant/owner is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, proposed work includes repairing stucco, adding additional Tudor half-timber detailing, repairing/replacing windows, replacing the front door, and repainting the house. Proposed additions include a new drop-zone addition on the back left corner and scullery/kitchen expansion on the back right corner of the house. The designated architectural style is Tudor with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 0.48 acres (20,866 square feet) and is a rectangular lot with frontage on Deer Park Drive.
2. The existing dwelling was constructed in 1925 with a porte-cochere. It is two stories and has a guest house/living quarter in the rear yard. It does not appear that any major additions have ever been completed.
3. The proposed rear addition will increase the gross floor area from 4,118 square feet to 4,249 square feet. Per the City of Belle Meade zoning ordinance, the maximum allowable is 4,695 square feet.
4. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property of significance*.
5. The dwelling has been identified in the 2021 historical survey (DV-21475) as having: gable roof with asphalt shingles; stone veneer wall covering; double-hung windows; one stone chimney; and stone foundation.
6. The residence has been owned by the four different families over the last 60 years.
7. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.

8. Staff upon research did find that the original builder/owner was the Sexton Improvement Company.
9. Materials list:

Window Manufacturer:

Marvin

Window Material:

Aluminum Clad - Wood Frame

Frame Material:

Wood

Windowsills:

Wood

Brick, Painted/Natural:

Brick - apply new limewash

Brick/Stone Thickness:

4" thick

Clapboard Material:

N/A

Clapboard Dimensions/Reveal:

N/A

Railings, Columns, Pilasters:

wood & iron

Chimney Material:

existing stone

Roofing Material:

existing slate

Exterior Doors:

wood

Eaves/Cornice:

wood

Gutters:

existing copper

Gutter Dimensions:

6" ogee

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to:

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

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

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

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

Similarly, the Belle Meade HZC Design Guidelines provide the following *criteria for the review and approval of additions*:

1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original

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

6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

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

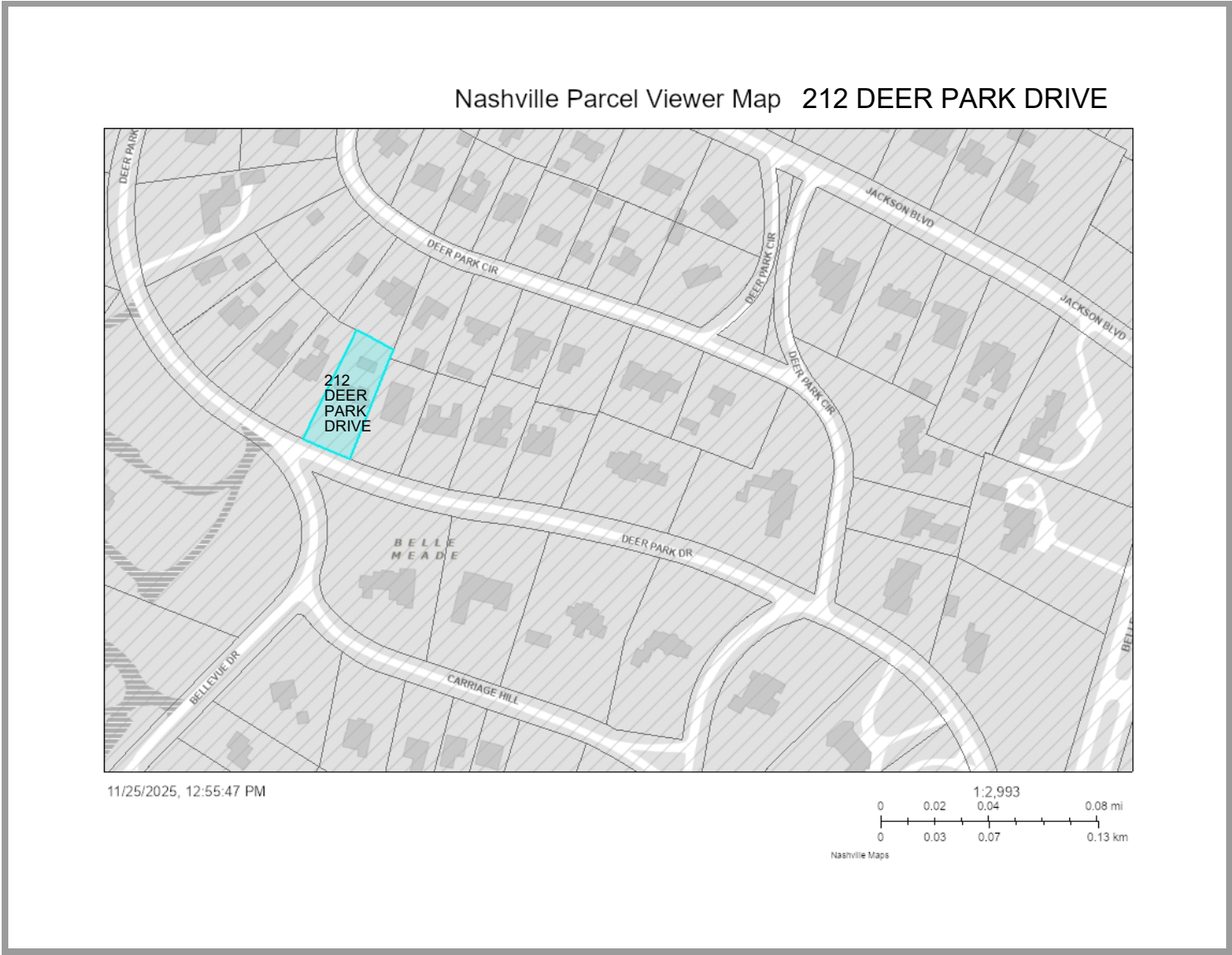
1. Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.
2. Siding: No siding 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



From: [Edgar Stuart](#)
To: [Mary Samaniego](#)
Cc: haydensmithavery@gmail.com
Subject: Hayden Avery Home: 212 Deer Park Drive
Date: Monday, December 8, 2025 8:55:47 PM

Mary Samaniego
City of Belle Meade

Dear Mary,

Hettie and I appreciate that Haynen Avery is preserving her classic Tudor home circa 1925. We are happy for Hayden to do restoration work and to make enhancements on her historic house.

Hettie and Ed Stuart
213 Deer Park Drive
Nashville, TN 37205-3348

From: [allison.braswell](#)
To: [Mary Samaniego](#)
Subject: HZC Support for the Avery Residence proposed plans.
Date: Monday, December 8, 2025 5:07:52 PM

You don't often get email from braswellak@gmail.com. [Learn why this is important](#)

I am a neighbor of Hayden Avery's and have reviewed her plans to renovate. The plans appear to be minimal and not noticeable from the street. The renovation seems very reasonable and I fully support her plans.

Thank you,
Allison Braswell
208 Deer Park Drive

From: [Elizabeth Patterson](#)
To: [Mary Samaniego](#)
Subject: Fwd: HZC Support for the Avery Residence proposed plans
Date: Monday, December 8, 2025 1:55:11 PM

You don't often get email from libpatterson@comcast.net. [Learn why this is important](#)

Begin forwarded message:

From: Elizabeth Patterson <libpatterson@comcast.net>
Subject: **HZC Support for the Avery Residence proposed plans**
Date: December 8, 2025 at 1:49:48 PM CST
To: msamaniego@cityofbellemeade.org
Cc: Haydensmithavery@gmail.com

Dear Ms. Samaniego,

Hayden Avery is our next door neighbor and sent me her plans for some small additions to her home. My husband David and I have no objections to the proposed plans. Their request seems to be minimal and reasonable and we fully support her application.

Thank you for your consideration,

Libby Patterson
210 Deer Park Drive

From: [Cam Fuller Saltzman](#)
To: [Mary Samaniego](#)
Cc: [haydensmithavery@gmail.com](#); [Jeff Saltzman](#)
Subject: HZC Support for the Avery Residence proposed plans
Date: Tuesday, December 9, 2025 12:04:27 PM

You don't often get email from [campbellfuller@gmail.com](#). [Learn why this is important](#)

Dear Mary and to whom it may concern,

We are writing in support of the renovations to the Avery Residence. As their next door neighbors, we have no objections to the Avery Residence proposed plans. Their request for approval appears to be both minimal and reasonable. We fully support their application.

Best regards,
Cam and Jeff Saltzman
214 Deer Park Drive

Deborah and Jimmy Kerrigan
111 Lynwood Boulevard
Nashville, TN 37205

11 August 2025

Belle Meade Historic Zoning Commission
c/o City of Belle Meade
4705 Harding Road
Nashville, TN 37205

Re: Request for One-Year Extension of Demolition Permit – 111 Lynwood Boulevard

Dear Members of the Historic Zoning Commission,

We are writing to respectfully request a one-year extension of the demolition permit for our property at 111 Lynwood Boulevard, which was granted on December 12, 2023, following approval of our Certificate of Appropriateness. As you know, the permit is currently set to expire in December 2025.

Due to unforeseen financial changes and broader economic uncertainties, we have not yet been able to proceed with demolition as planned. While our commitment to the project remains unchanged, these circumstances have delayed our timeline. We continue to intend to move forward with the approved plans once conditions allow and are actively working toward that goal.

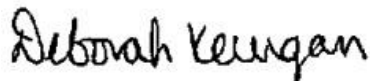
We appreciate the Commission's time, consideration, and prior support for our application. An extension of one year will allow us to preserve the approvals already granted and proceed without unnecessary duplication of the permitting process.

Thank you for your attention to this matter and for your ongoing work in preserving the architectural heritage of Belle Meade. We look forward to continuing to work collaboratively with the Commission as we advance this project.

Sincerely,



Jimmy Kerrigan



Deborah Kerrigan