



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
JANUARY 13, 2026, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
JANUARY 13, 2026, 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 December 9, 2025.

Attachment: [HZC Minutes Dec 9 2025.pdf](#)

Attachment: [HZC Minutes Packet Dec 9 2025.pdf](#)

III. Unfinished Business

A. 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: [4400 Howell Place Letter to Planning.pdf](#)

Attachment: [Letter to Board.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](#)

IV. New Business

A. The application for a Certificate of Appropriateness, #A25-85, of the Hayes family, 4308 Sunnybrook Drive, for a demolition of a single family residence. REQUESTED POSTPONEMENT TO FEBRUARY 10, 2026.

Attachment: [121 HZC-Certificate-of-Appropriateness-2024.pdf](#)

Attachment: [Interior Photos.pdf](#)

Attachment: [STAFF REPORT 4308 Sunnybrook Dr.pdf](#)
Attachment: [POSTPONEMENT REQUEST.pdf](#)
Attachment: [POSTPONEMENT REQUEST 2.pdf](#)
Attachment: [PRIDE COMMENTS.pdf](#)
Attachment: [BURKHALTER COMMENTS.pdf](#)
Attachment: [ANDERSON COMMENTS.pdf](#)

B.The application for a Certificate of Appropriateness, #A25-100, of the Phillips family, 501 Westview Avenue, for a demolition of a single family residence.

Attachment: [APPLICATION.pdf](#)
Attachment: [136 Phillips Boundary--Topographic-Survey-1.pdf](#)
Attachment: [136 501-Westview-HZC-document.pdf](#)
Attachment: [136 501-WESTVIEW-INSPIRATION-IMAGES.pdf](#)
Attachment: [136 SITE-PLAN.pdf](#)
Attachment: [STAFF REPORT 501 Westview Ave.pdf](#)
Attachment: [Greenberg Comments.pdf](#)
Attachment: [Vaughn Comments.pdf](#)
Attachment: [136 2026-01-12---The-Structure-Co.---Letter-for-501-Westview-Ave.pdf](#)

C.The application for a Certificate of Appropriateness, #A25-106, of the Leri family, 4412 Chickering Lane, for a demolition of a single family residence. REQUESTED POSTPONEMENT TO FEBRUARY 10, 2026.

Attachment: [APPLICATION.pdf](#)
Attachment: [142 2025.12.19---DEMO Site-Plan.pdf](#)
Attachment: [Demolition Presentation Revised.pdf](#)
Attachment: [STAFF REPORT 4412 Chickering Ln.pdf](#)

D.The application for a Certificate of Appropriateness, #A25-103, of the Pass family, 610 Westview Avenue, for an addition to a single family residence.

Attachment: [APPLICATION.pdf](#)
Attachment: [139 pass-historic-610-westview.pdf](#)
Attachment: [STAFF REPORT 610 Westview Ave.pdf](#)

E.The application for a Certificate of Appropriateness, #A25-105, of the Miller family, 809 Lynwood Boulevard, for an addition to a single family residence.

Attachment: [APPLICATION.pdf](#)
Attachment: [141 809-Lynwood-Blvd---Boundary-and-Topo-Survey.pdf](#)
Attachment: [141 809-Lynwood-Boulevard-Existing-Photos.pdf](#)
Attachment: [141 809-Lynwood-Boulevard-Neighbors-Photos.pdf](#)
Attachment: [141 809-Lynwood-Historic 12.18.25.pdf](#)
Attachment: [STAFF REPORT 809 Lynwood Blvd ADD..pdf](#)
Attachment: [809 Lynwood Historic Submission 01.11.26.pdf](#)

V.Other Public Comment

VI.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, February 10, 2026 at Belle Meade City Hall.



**MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
DECEMBER 9, 2025, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Chairman Bunny Blackburn called the meeting to order at 3:00 p.m.

Board Members Present

Chairman Bunny Blackburn
Vice-Chairman Charlie Rankin
Rene Poe
Mark Harrison
Keith Meacham

Board Members Not Present

Ray Hayles
Sarah Bartholomew

City Staff Present

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

Approval of Minutes

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

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

New Business

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.

Steve Durden, Durden Architecture, reviewed the plans as submitted for the addition to the home at 405 Belle Meade Boulevard.

Questions from the board were answered by Durden.

Gavin Duke, Duke Design Group, provided additional information on the project.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Rankin Second: Harrison

A board discussion ensued, which included additional questions asked of Durden which he addressed.

Vote: Poe, Rankin, Harrison, Meacham Aye; Blackburn No

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

Van Pond, Van Pond Architect PLLC, representing the owners and potential new owner of 204 Lynwood Boulevard briefed the board on the property and was followed by Devinder Sandhu, Engineer Sandhu Consultants, who reviewed the structural issues with the house. Pond returned to the podium noted that there were letters from neighbors in support of the demolition.

Public Comment Opened

No Public Comment

Public Comment Closed

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

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 until January 13, 2026.

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.

Michael Katsaitis, Architect MK Studio, reviewed the issues with the home as submitted with the demolition application.

Public Comment Opened

Margaret Lovett, 604 Lynwood Boulevard, spoke in favor of the demolition.

Public Comment Closed

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

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

Charlie Rankin recused himself from the dais at 3:42 p.m.

Charlie Rankin, Architect Rankin DesignWorks, reviewed the plans for the addition as submitted.

Public Comment Opened

No Public Comment

Public Comment Closed

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

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

Charlie Rankin, Architect Rankin DesignWorks, reviewed the plans for the new home as submitted with the application.

Following the presentation Rankin answered questions as asked by the board.

Public Comment Opened

No Public Comment

Public Comment Closed

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

Mark Harrison recused himself from the dais at 4:02 p.m.

Charlie Rankin rejoined the board at 4:02 p.m.

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.

Tom Hopper, Current president of Belle Meade Country Club, reviewed the plans for the addition as submitted.

Following the presentation Hooper answered questions from the board.

Public Comment Opened

No public Comment

Public Comment Closed

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

Mark Harrison rejoined the board at 4:05 p.m.

Charlie Rankin recused himself from the dais at 4:05 p.m

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

Chairman Bunny Blackburn motioned to postpone the application and was seconded by Mark Harrison.

Chairman Blackburn stated that the presentation was complicated, the board had previously denied a request for a demolition permit to a previous owner. The property was sold and the home torn down without permission and the board was in discussion with the city attorney the legal course of action and the board was not ready to review a new home when there is a stop work order on the property.

Vote: All aye

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.

Charlie Rankin, Architect Rankin DesignWorks, representing Hayden Avery, reviewed the plans for the addition to the home as submitted.

Following the presentation Rankin answered questions from the board.

Public Comment Opened

No Public Comment

Planning Director Mary Samaniego stated there were four letters in favor of the project. *(They are attached to the Minutes Packet for December 9, 2025)*

Public Comment Closed

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

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

Planning Director Mary Samaniego reviewed the request for the extension, stating that the original request had been granted in December of 2023 and the residents had asked for the extension as they are still trying to sell the home.

Samaniego answered questions from the board.

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

Other Public Comment - None

The meeting adjourned at 4:22 p.m.

Chairman Bunny Blackburn

City Recorder Rusty Terry



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



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

Call to Order

Chairman Bunny Blackburn called the meeting to order at 3:00 p.m.

Board Members Present

Chairman Bunny Blackburn
Vice-Chairman Charlie Rankin
Rene Poe
Mark Harrison
Keith Meacham

Board Members Not Present

Ray Hayles
Sarah Bartholomew

City Staff Present

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

Approval of Minutes

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

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

New Business

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.

Steve Durden, Durden Architecture, reviewed the plans as submitted for the addition to the home at 405 Belle Meade Boulevard.

Questions from the board were answered by Durden.

Gavin Duke, Duke Design Group, provided additional information on the project.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Rankin Second: Harrison

A board discussion ensued, which included additional questions asked of Durden which he addressed.

Vote: Poe, Rankin, Harrison, Meacham Aye; Blackburn No

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

Van Pond, Van Pond Architect PLLC, representing the owners and potential new owner of 204 Lynwood Boulevard briefed the board on the property and was followed by Devinder Sandhu, Engineer Sandhu Consultants, who reviewed the structural issues with the house. Pond returned to the podium noted that there were letters from neighbors in support of the demolition.

Public Comment Opened

No Public Comment

Public Comment Closed

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

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 until January 13, 2026.

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.

Michael Katsaitis, Architect MK Studio, reviewed the issues with the home as submitted with the demolition application.

Public Comment Opened

Margaret Lovett, 604 Lynwood Boulevard, spoke in favor of the demolition.

Public Comment Closed

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

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

Charlie Rankin recused himself from the dais at 3:42 p.m.

Charlie Rankin, Architect Rankin DesignWorks, reviewed the plans for the addition as submitted.

Public Comment Opened

No Public Comment

Public Comment Closed

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

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

Charlie Rankin, Architect Rankin DesignWorks, reviewed the plans for the new home as submitted with the application.

Following the presentation Rankin answered questions as asked by the board.

Public Comment Opened

No Public Comment

Public Comment Closed

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

Mark Harrison recused himself from the dais at 4:02 p.m.

Charlie Rankin rejoined the board at 4:02 p.m.

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.

Tom Hopper, Current president of Belle Meade Country Club, reviewed the plans for the addition as submitted.

Following the presentation Hooper answered questions from the board.

Public Comment Opened

No public Comment

Public Comment Closed

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

Mark Harrison rejoined the board at 4:05 p.m.

Charlie Rankin recused himself from the dais at 4:05 p.m

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

Chairman Bunny Blackburn motioned to postpone the application and was seconded by Mark Harrison.

Chairman Blackburn stated that the presentation was complicated, the board had previously denied a request for a demolition permit to a previous owner. The property was sold and the home torn down without permission and the board was in discussion with the city attorney the legal course of action and the board was not ready to review a new home when there is a stop work order on the property.

Vote: All aye

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.

Charlie Rankin, Architect Rankin DesignWorks, representing Hayden Avery, reviewed the plans for the addition to the home as submitted.

Following the presentation Rankin answered questions from the board.

Public Comment Opened

No Public Comment

Planning Director Mary Samaniego stated there were four letters in favor of the project. *(They are attached to the Minutes Packet for December 9, 2025)*

Public Comment Closed

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

Attachment: [BRASWELL COMMENTS.pdf](#)

Attachment: [PATTERSON LETTER.pdf](#)

Attachment: [SALTZMAN COMMENTS.pdf](#)

Attachment: [STUART COMMENTS.pdf](#)

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

Planning Director Mary Samaniego reviewed the request for the extension, stating that the original request had been granted in December of 2023 and the residents had asked for the extension as they are still trying to sell the home.

Samaniego answered questions from the board.

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

Other Public Comment - None

The meeting adjourned at 4:22 p.m.

Chairman Bunny Blackburn

City Recorder Rusty Terry

[^ Back to Minutes ^](#)

General Attachment: BRASWELL COMMENTS.pdf

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

[^ Back to Minutes ^](#)

General Attachment: PATTERSON LETTER.pdf

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@cityofbellemead.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

[^ Back to Minutes ^](#)

General Attachment: SALTZMAN COMMENTS.pdf

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

[^ Back to Minutes ^](#)

General Attachment: STUART COMMENTS.pdf

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

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 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, but 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

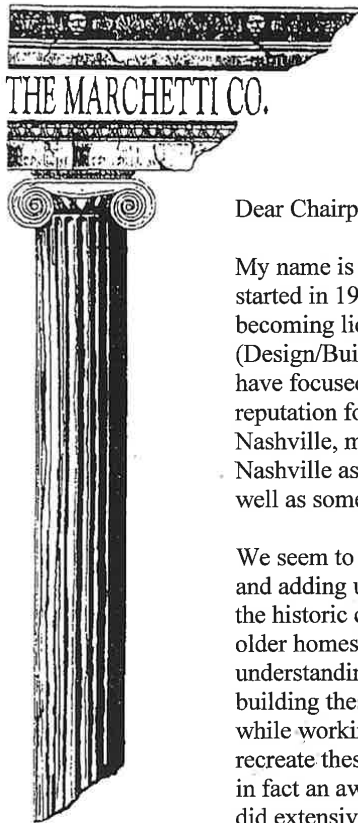
the existing stone and mortar could cause the tops of the wall to crumble, I decided to take off the remaining framed sections of the front wall so that we could install rebar and pour a concrete cap to stabilize the top of the wall so that we could anchor our framing into it. (attachments labeled 3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



Dear Chairperson Blackburn and fellow HZC Members, Mary and Matthew,

My name is Michael Marchetti and owner of The Marchetti Company which I started in 1991 after practicing architecture with another firm for 5 years and becoming licensed. We started as a licensed construction and architectural (Design/Build) firm and have continued as such for these nearly 35 years. We have focused on most all residential design and construction and have developed a reputation for higher quality and mostly historical design throughout all of Nashville, mainly in the Green Hills, Belle Meade, Oak Hill, Forest Hills and East Nashville as well as a number of projects in Sewanee and other parts of TN as well as some projects in other states.

We seem to have developed a reputation for taking older homes and renovating and adding up and out to make more livable for today's lifestyles while keeping the historic character and charm of such. I truly enjoy designing and building on older homes and think I have become known as someone who has a good understanding and appreciation for the details and craftsmanship that went into building these homes. I have always made every effort to emulate design details while working around the limits of today's materials and craftsmen that could recreate these items. I have a great working relationship with Metro Historic and in fact an award was presented by them for a Craftsman Bungalow for which we did extensive renovations and additions on a historic house on West End Ave. We're currently building a new Tudor Revival home in East Nashville for which the chairmen noted what a beautiful home it is and how sensitive I was to the surrounding neighborhood and historic character. Some months ago, I presented a home before you guys for an addition and renovation to the Entrekina home on Bellevue Dr W, to which I recall one of the board members noting what a beautiful addition and renovation I had proposed and which was quickly approved. I only tell you these things to make you aware how much I love and am very sensitive to maintaining our historic homes wherever located and do all we can to preserve.

109 Kenner Ave., Ste 101

Nashville, TN 37205

615.327.9168

In all the years I've worked on these older homes, I've only come across one home that in hindsight we probably should have demoed and started from scratch. This was a house on Lynnwood Blvd for which we did a total renovation and addition by adding a second floor some 25 years ago and then did additional work for new clients who purchased the home about five years ago. Similar to 4400 Howell Place, the home was in much worse shape structurally than initially thought and was only discovered as we got further into demo and framing. But one big difference here was that we were keeping most every exterior AND interior walls and thus load bearing walls and mainly adding a wing on one side and a few other smaller additions and then adding a second story. Therefore, we

were able to add piers and beams to transfer and carry the added loads adequately. Again, this was nowhere near the case with 4400 Howell as there were no load bearing wall locations to remain and very few exterior walls.

I have attached the letter my project manager and nephew Patrick Marchetti wrote and sent as part of our recent package submittal for the last Commission meeting. I think he explains the process we went through to get to where we are today over an expanse of right at 4 months. (Please note a typical foundation this size, had we started from scratch, would have taken less than half this time). I think it's very obvious we had no intention of ever demoing the entire framed structure, but it was only after these four months of removing piece by piece of framing sections here and there so we could adequately build the foundation and other framing members to Codes and accepted structural practices, that we removed all framing members.

You'll see in his detailed breakdown of each step along the way that at every turn, there was another scenario that showed itself and for which we would call our structural engineer and on a couple occasions, Mary and Charlie, to determine how best and safely to proceed, so that we could keep the few framing members as noted in Charlie's demo and framing plans. I know there was no way any of us could have determined the extent of the poor structural members that were sagging severely, rotted from water intrusion (with portions of wood framing under grade) and stone foundation walls that were badly cracked and settling. We kept the two side walls and front wall up until finally Dan Borsos, our structural engineer, after studying the foundation walls these portions were bearing on, said the best way to repair and make this wall structurally sound would be to remove the remaining framing, place a concrete cap with rebar on top of stone wall and then epoxy some of the cracks in sides of foundation walls.

It's right at this very point that we royally screwed up!! I tell all subs and suppliers when they make mistakes, which in this building business we are afforded many opportunities, do not make excuses and blame others and avoid fixing and waste everyone's time. Things happen and we all make mistakes. Apologize and then do all you can to make things right and correct the mistake. And when we screw up, we try to do the same thing with clients. We're honest and tell them what happened and how best we can fix. Granted this is a bit different situation. We screwed up and I want to apologize vehemently. It was not our subs or the Bonners or Charlie or Mary or anyone but The Marchetti Co and for that we are truly sorry. I honestly cannot say the end result would have varied much and I know you guys greatly disagree with that. I failed to make it clear we have to abide strictly by the approved plans 8/16/24 and written directions in approved submittals by Charlie from the Historic Commission dated 9/24/25. As is typical and in this case, poor communication and assumptions on my and Patrick's part and the framers for that matter, lead to this unfortunate situation. Again we are very sorry!

However, I want you guys to know that our intent is to build exactly what was designed by Charlie and was approved by you guys, other than the obvious which was the maintaining of some sections of siding and stud walls, some floor joists and the 2 x 4 roof rafters, all of

which, in accordance with the approved plans, would have been encased by the new construction and shielded from view by any third party.

I also want to note the overwhelming support of most all the neighbors in regard to allowing us to move forward and build this home as approved and that staff has recommended approval. I've been to many BZA and some Historic Meetings where that is not always the case as you guys well know. I will often tell clients, when they're a tad worried and/or frustrated with all the restrictions with zoning or historic or storm water, etc...that they should be thankful that these regulations are in place since their neighbors could potentially build something for which they would not be happy if not for these guidelines. I tell them we need to simply start from the beginning and make sure we know and understand all the limitations and design around as best we can.

But lastly, allow me to take a minute and make an observation as to what we are actually losing from an historical perspective and as is prescribed in your and most historical regulations. This original house was a Craftsman Bungalow and as Charlie noted in his submittal, perhaps not exactly a true or good representation of the style, although clearly that style. As you know and saw from the pics and as-built drawings the front elevation had a given rhythm to the window and door configuration. There was a small double casement window on far left, followed by two sets of pairs of double hung windows, a front door with a small covered porch (which does not appear to have been original) and then another pair of double hung windows and then another odd pair of casement windows. And as you guys are aware, there was a single double casement dormer opening to a roughly 7' high attic space and a chimney offset to the right of dormer. Open tails, as was typical of Craftsman homes, ran across the entire front facade and fly rafters supported by 4x4 corbels. Most of exterior was covered with roughly 7" lapped and tapered siding, all of which was quite rough in texture due to almost 100 years of painting, peeling, scraping and painting again and I assume many, many times.

What Charlie presented and the Historic Commission approved, and which frankly is quite handsome and beautifully detailed, was in my opinion, having been involved in many renovations and gone before Historic Boards, not necessarily holding to standard practices for historic preservation. Changing from one style to a totally different style, again from my experience, is not typically accepted or part of any Historic preservation norms and is not noted as an accepted practice in most Historic Districts, in The Secretary of the Interior's Standards for Rehabilitation or in your guidelines for the Certificate of Appropriateness.

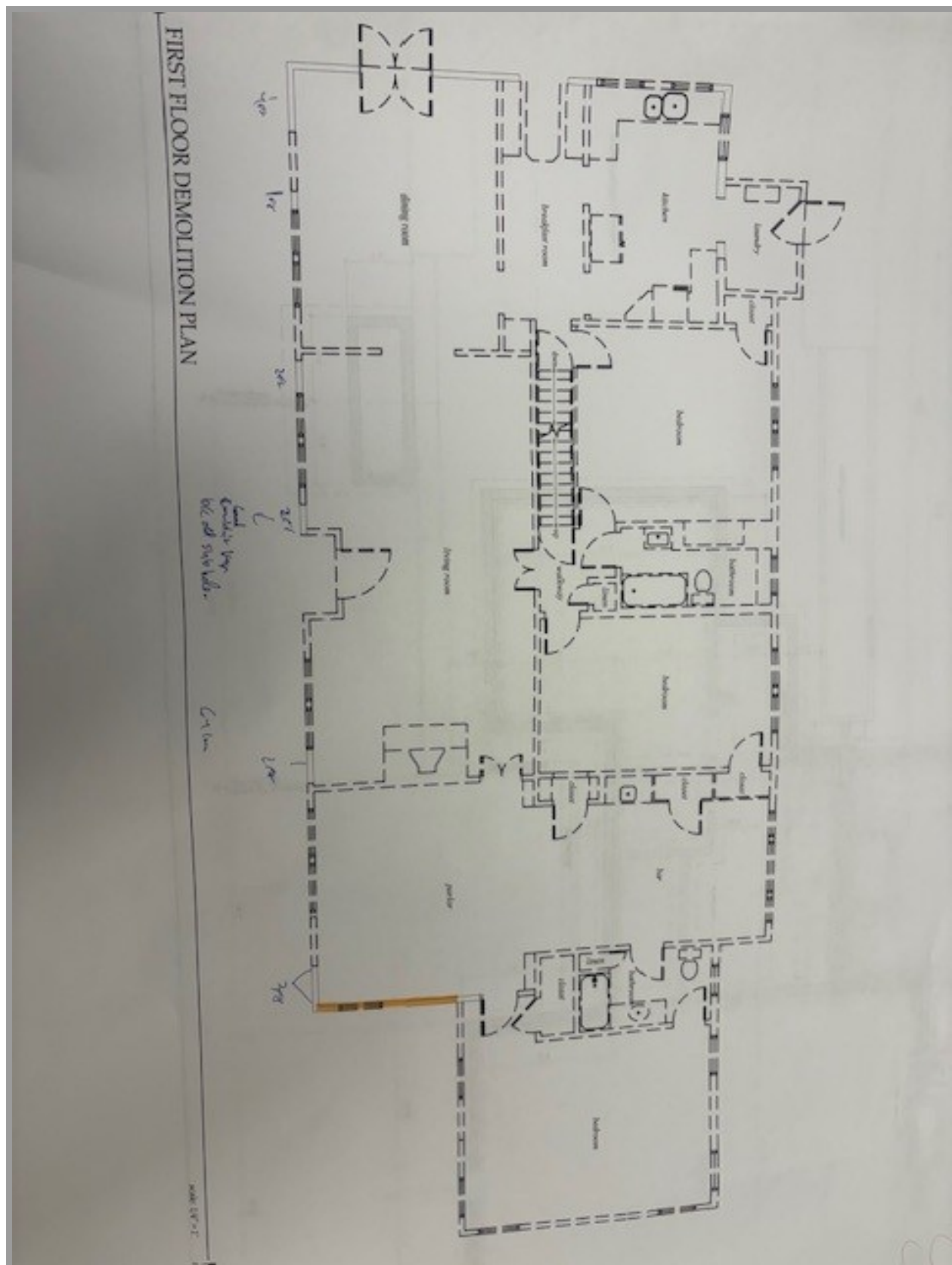
Under the approved plans, there truly was nothing to be left of the exposed rafter tails, the pairs of double hung windows, the use of casement vs double hung windows, the rhythm established on the front elevation and the overall scale of the house from a one story to a story and a half. Essentially all that would be similar to the current/former house is the footprint of the main front section of the house, the stone foundation (which we are keeping and reinforcing) and the height of the gutter and/or rafter bearing height, all of which we will no doubt keep and adhere to. Nothing else of this existing Craftsman home was approved to remain other than a few old wall stud sections of between 3'-4' on front

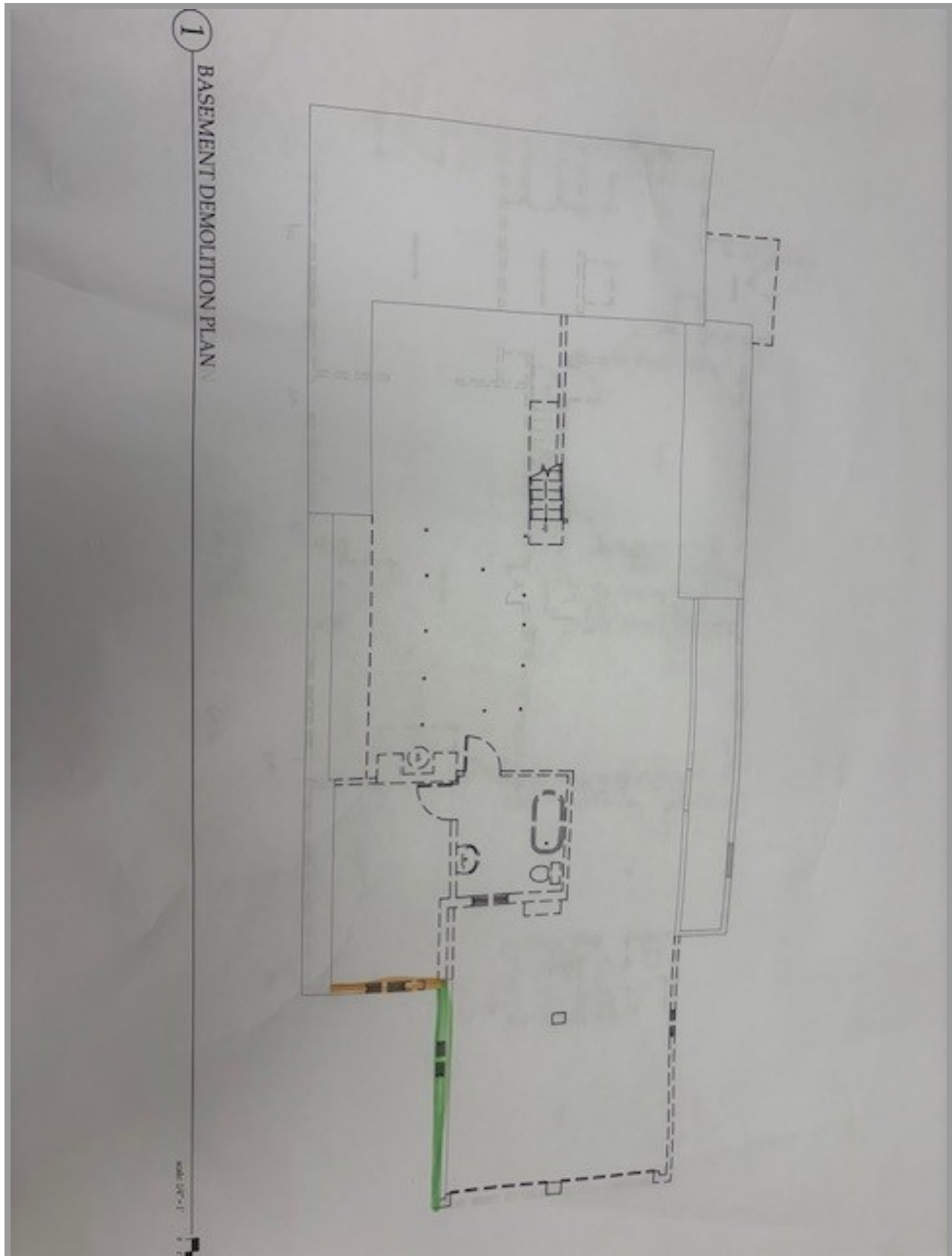
and some of the side walls, the sagging and mostly rotted 2x4 rafters and some sagging and undersized floor joists, ALL of which per the approved plans were to be covered up and never again seen. Point is, if we in fact did not remove the small sections of front and side walls that were to have remained, along with the rafters and few floor joists as noted in Charlie's CoA, NONE of the original house would have been exposed once we completed this approved Colonial Revival home.

In summary, I will again apologize for our mistake as unintentional as it was. I promise I have lost much sleep over this, mainly from the heartache and frustration we have caused these wonderful homeowners. They did not deserve this and again it's all our fault. We have every intention, and welcome Mary and Matthew to come to the site every day if they wish, to assure we're building this just as Charlie designed. I've told Charlie I want to make certain we build this to his every detail, although the plans provided are detailed such that this will be easy to accomplish. The current framing has been exposed and although rated for exposure for a couple months, the sooner we can move forward and get this dried in, the better for obvious reasons.

Thank you for your time and attention,

Mike Marchetti
The Marchetti Company
615.394.5184















4400 Howell Place



4400 Howell Place



4400 Howell Place



4400 Howell Place



4400 Howell Place

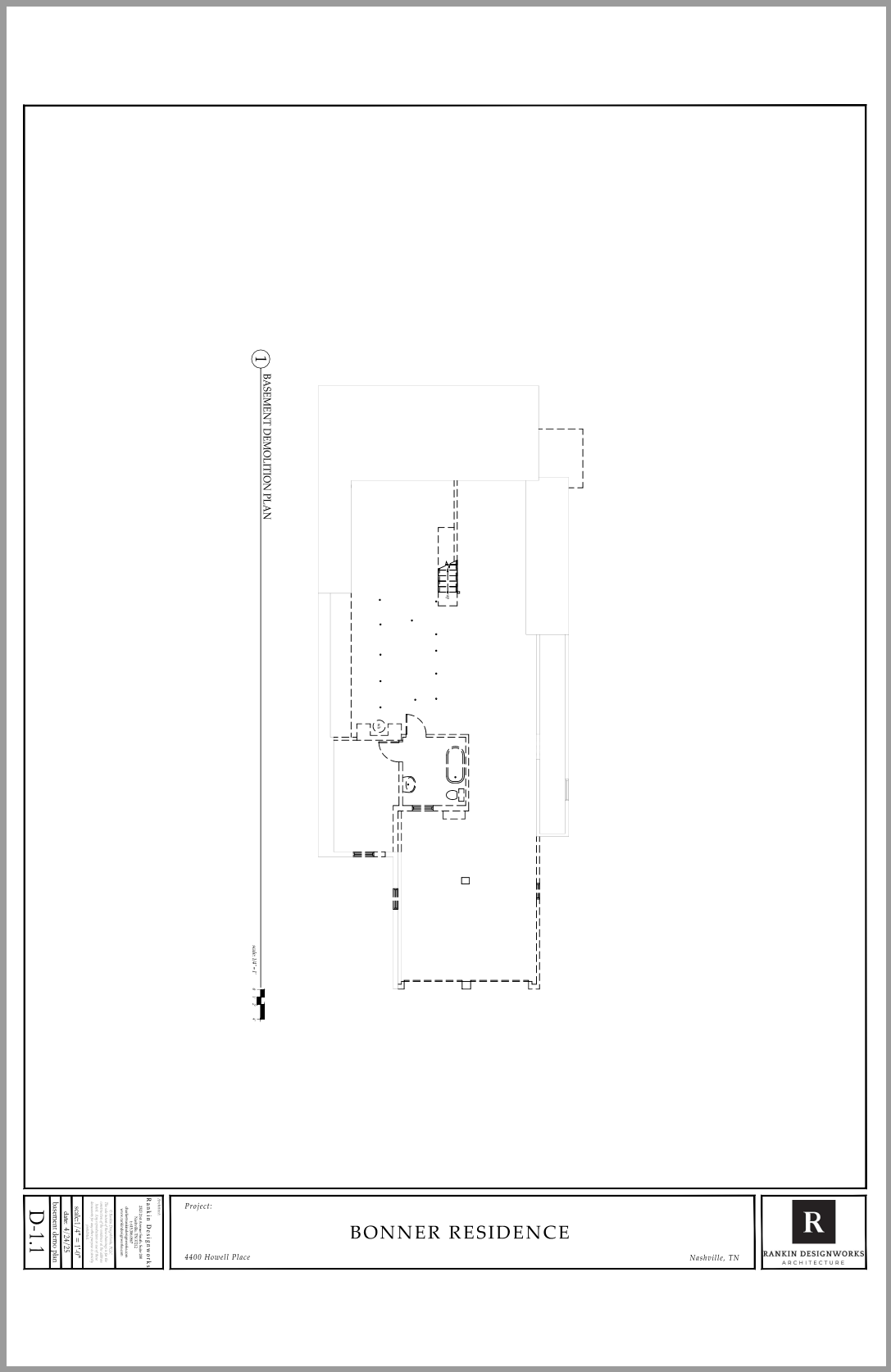


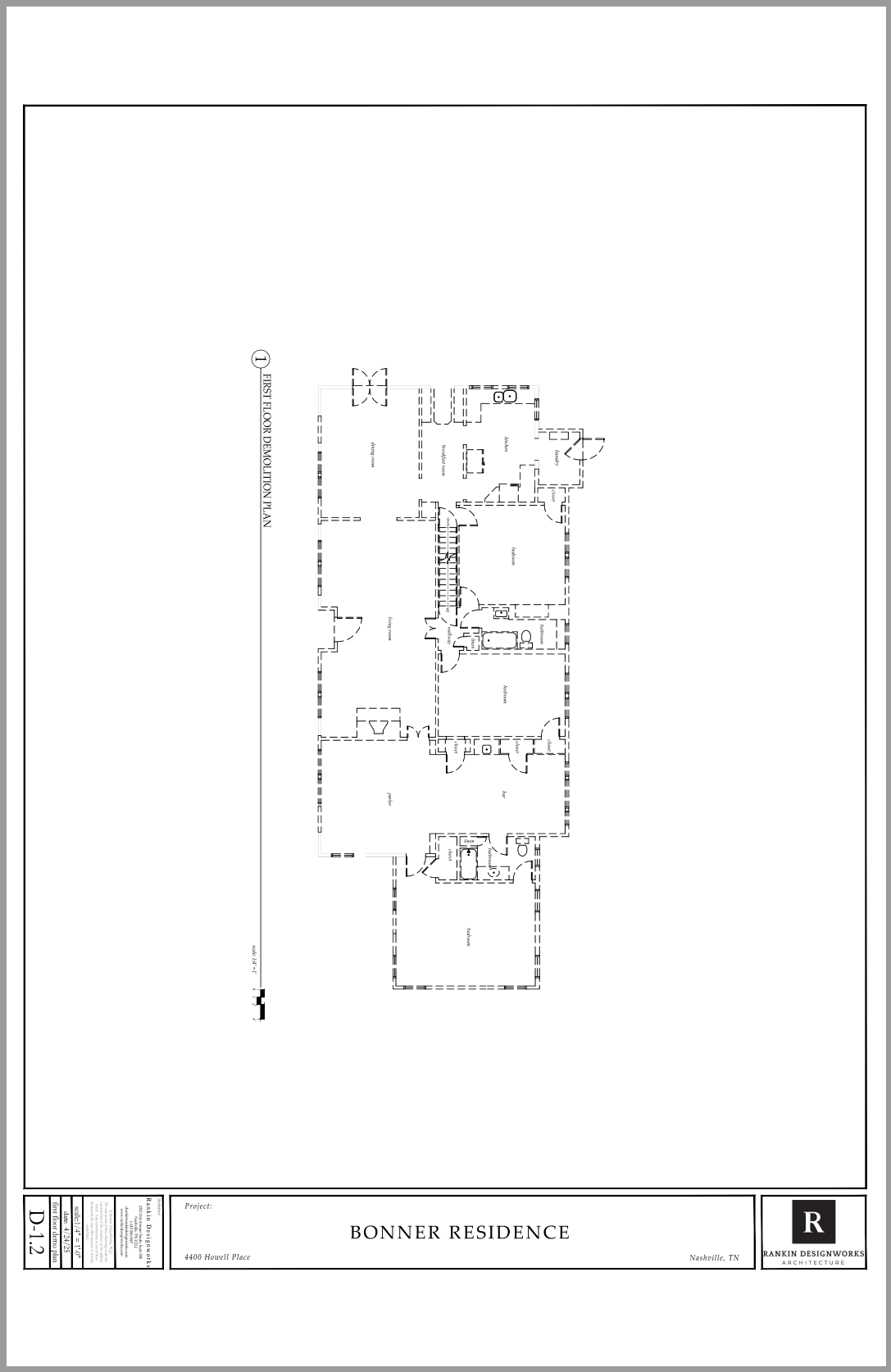
4400 Howell Place



4400 Howell Place







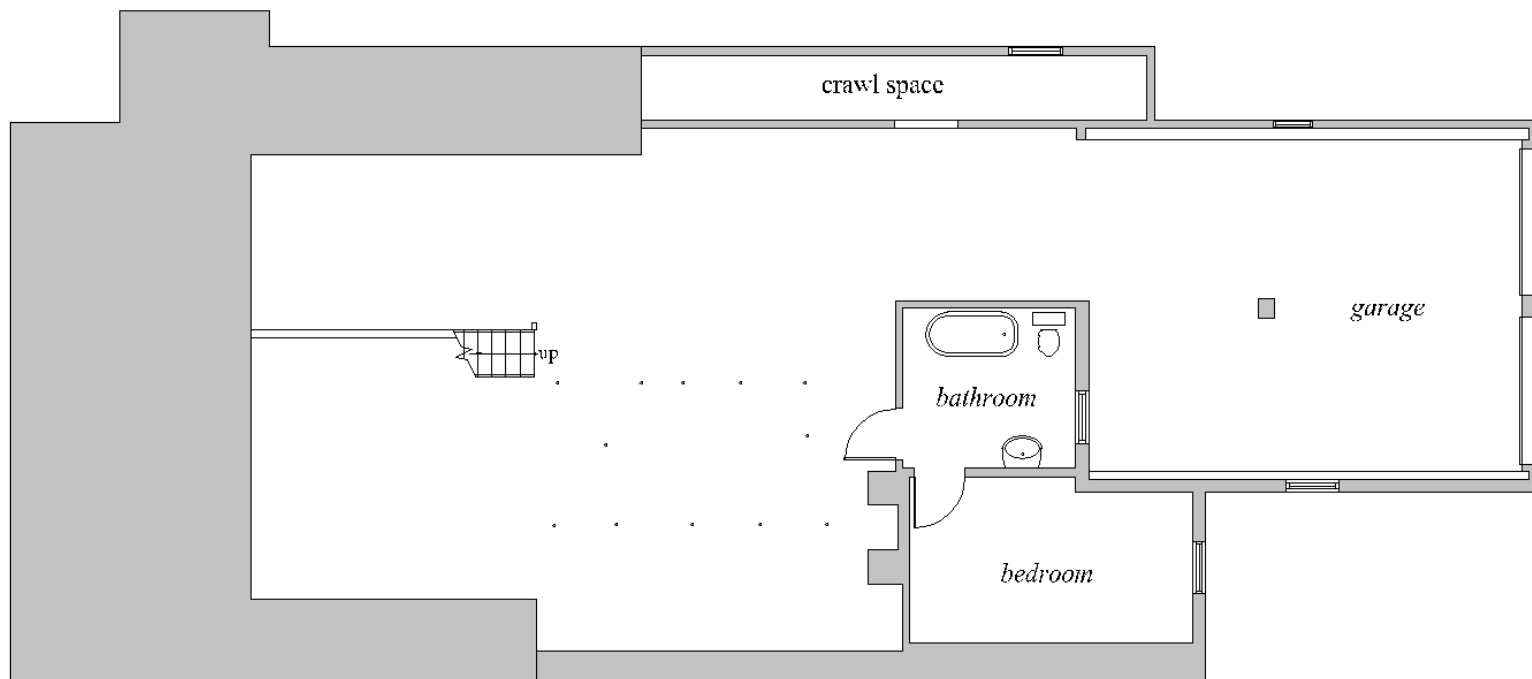
Existing Conditions - Exterior



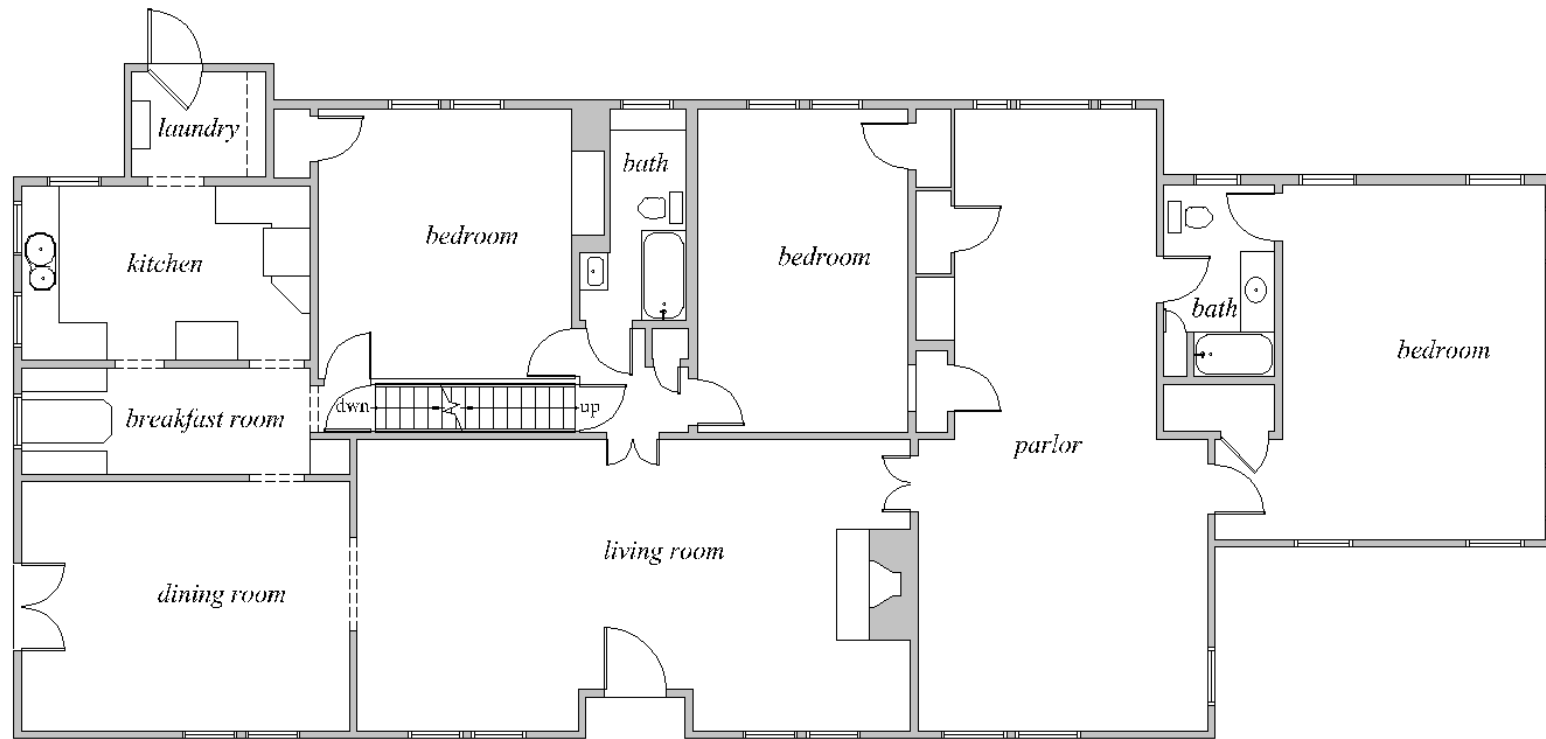
Existing Conditions - Exterior



Existing Conditions – Basement Plan



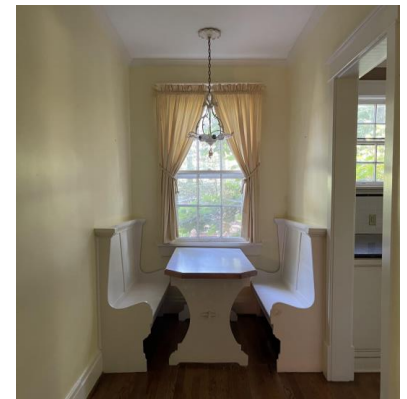
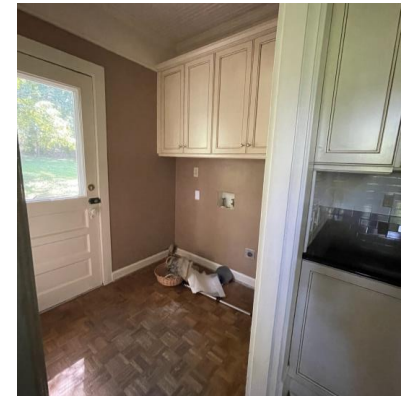
Existing Conditions – First Floor Plan



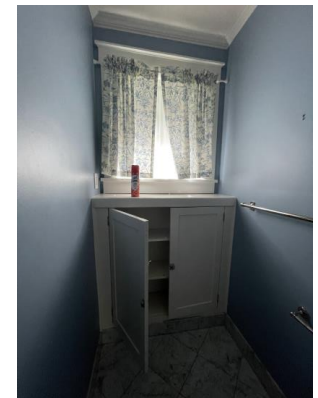
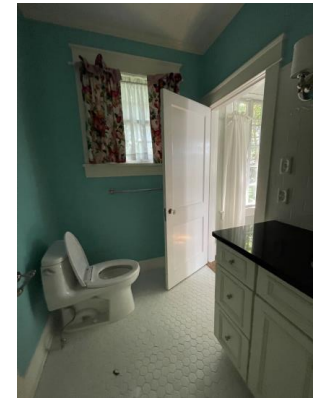
Existing Conditions – Living, Parlor, & Dining



Existing Conditions – Kitchen & Laundry



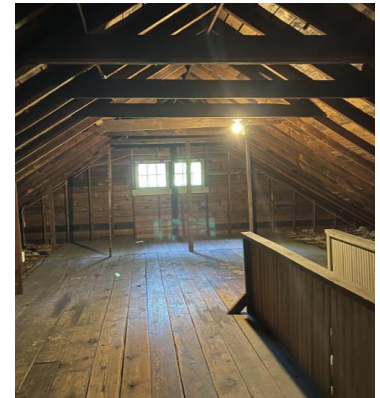
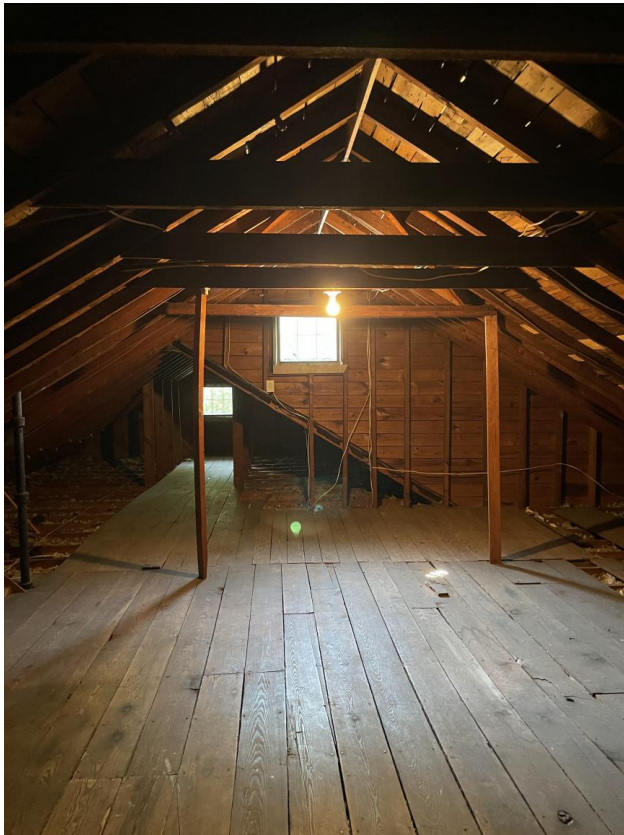
Existing Conditions – Bedrooms & Bathrooms



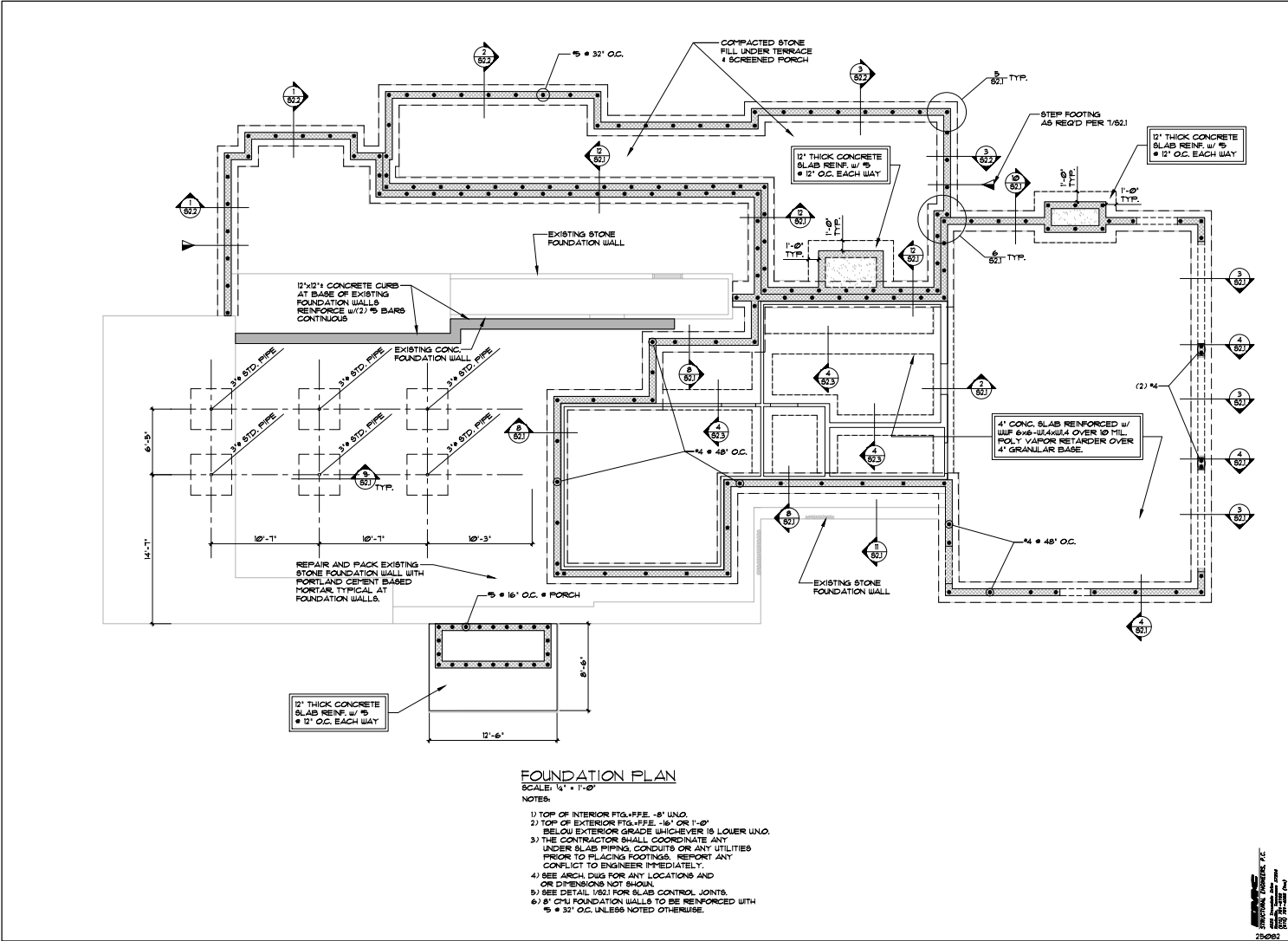
Existing Conditions - Basement



Existing Conditions - Attic



[illegible]



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

BONNER RESIDENCE
4400 HOWELL PLACE
BELLE MEADE TENNESSEE



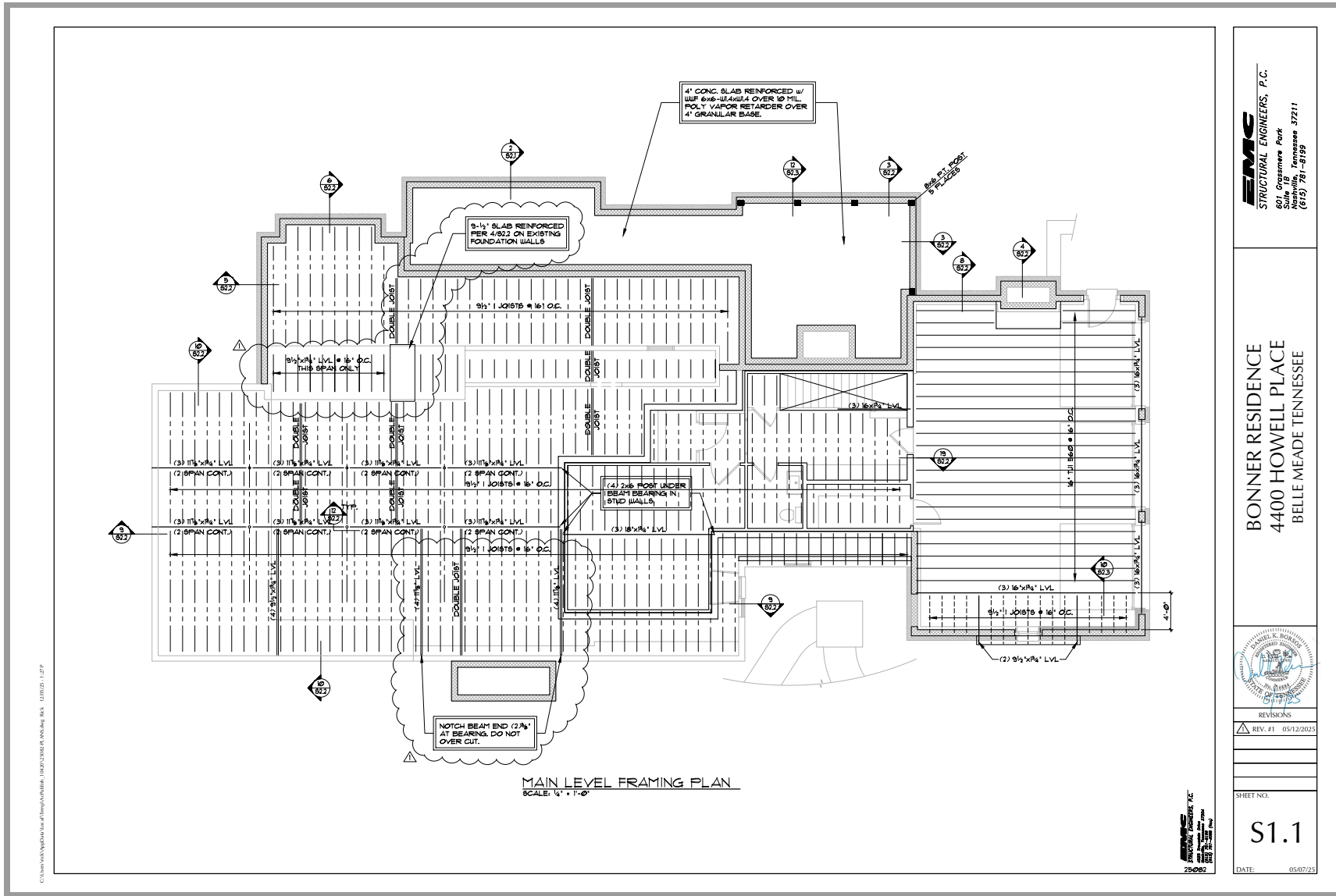
REVISIONS
REV. #1 05/12/2015

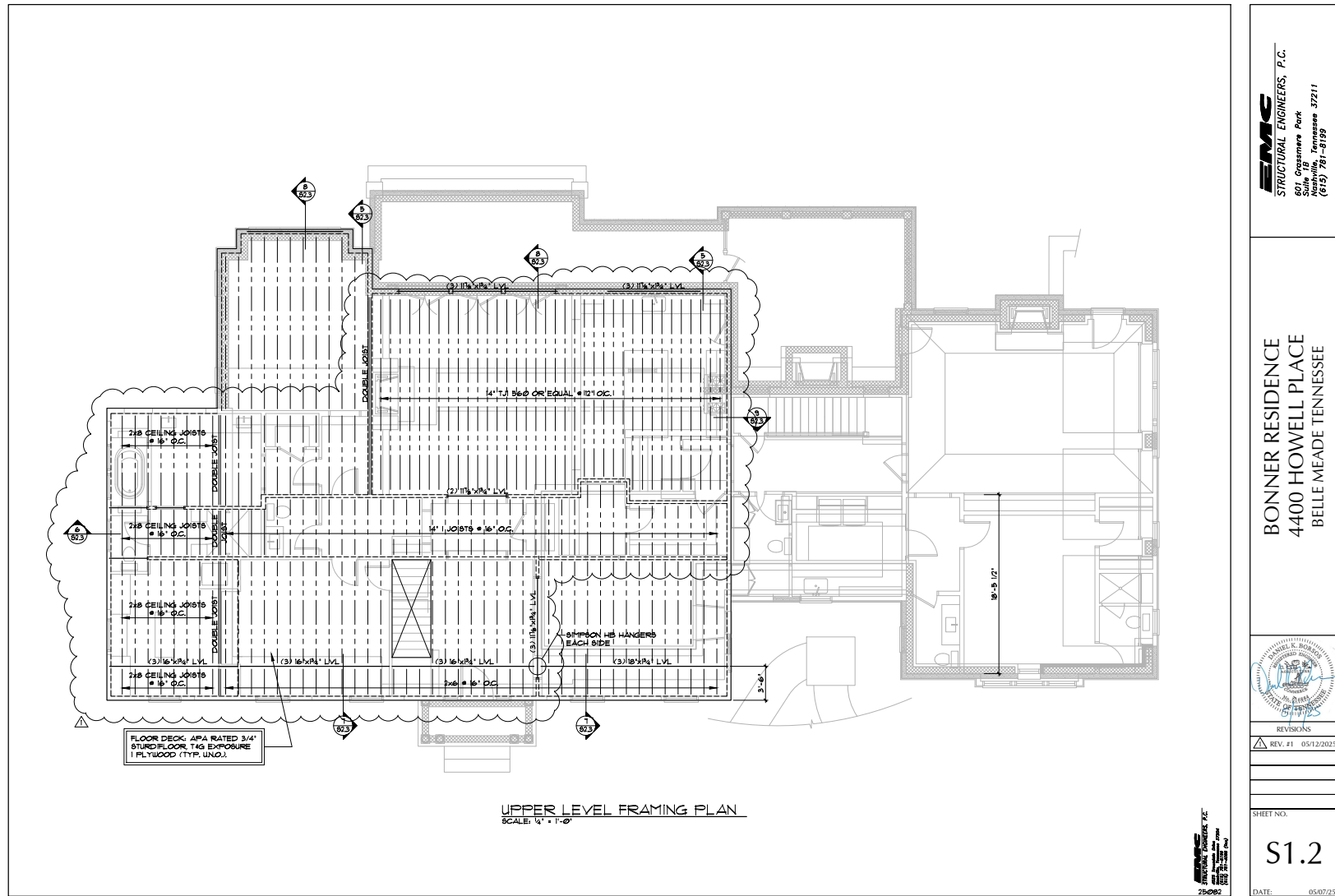
SHEET NO.

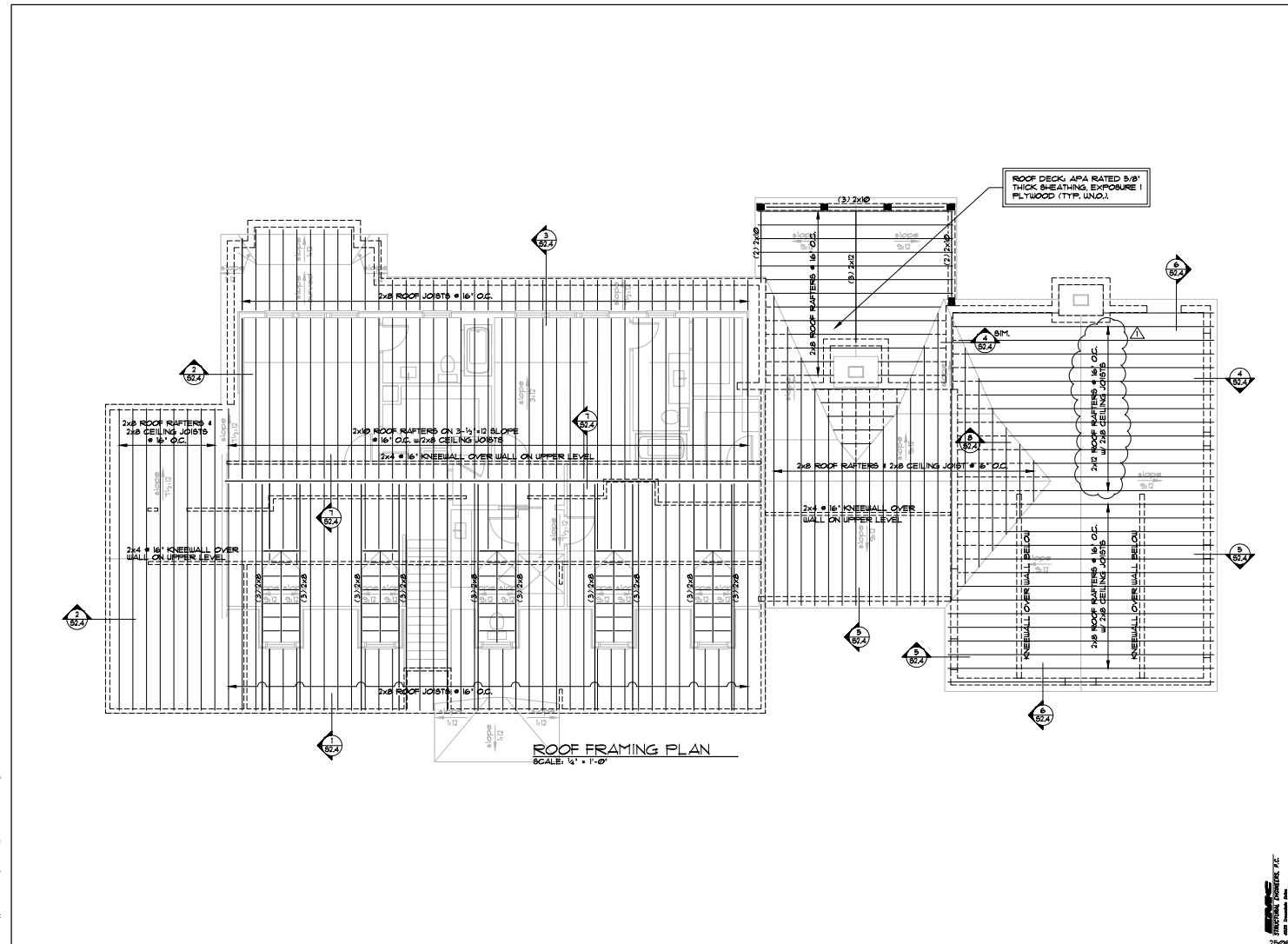
S1.0

DATE: 05/07/25

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







EMC
STRUCTURAL ENGINEERS, P.C.
601 Grossmire Park
Suite 1B
Nashville, Tennessee 37211
(615) 781-8199

BONNER RESIDENCE
4400 HOWELL PLACE
BELLE MEADE TENNESSEE

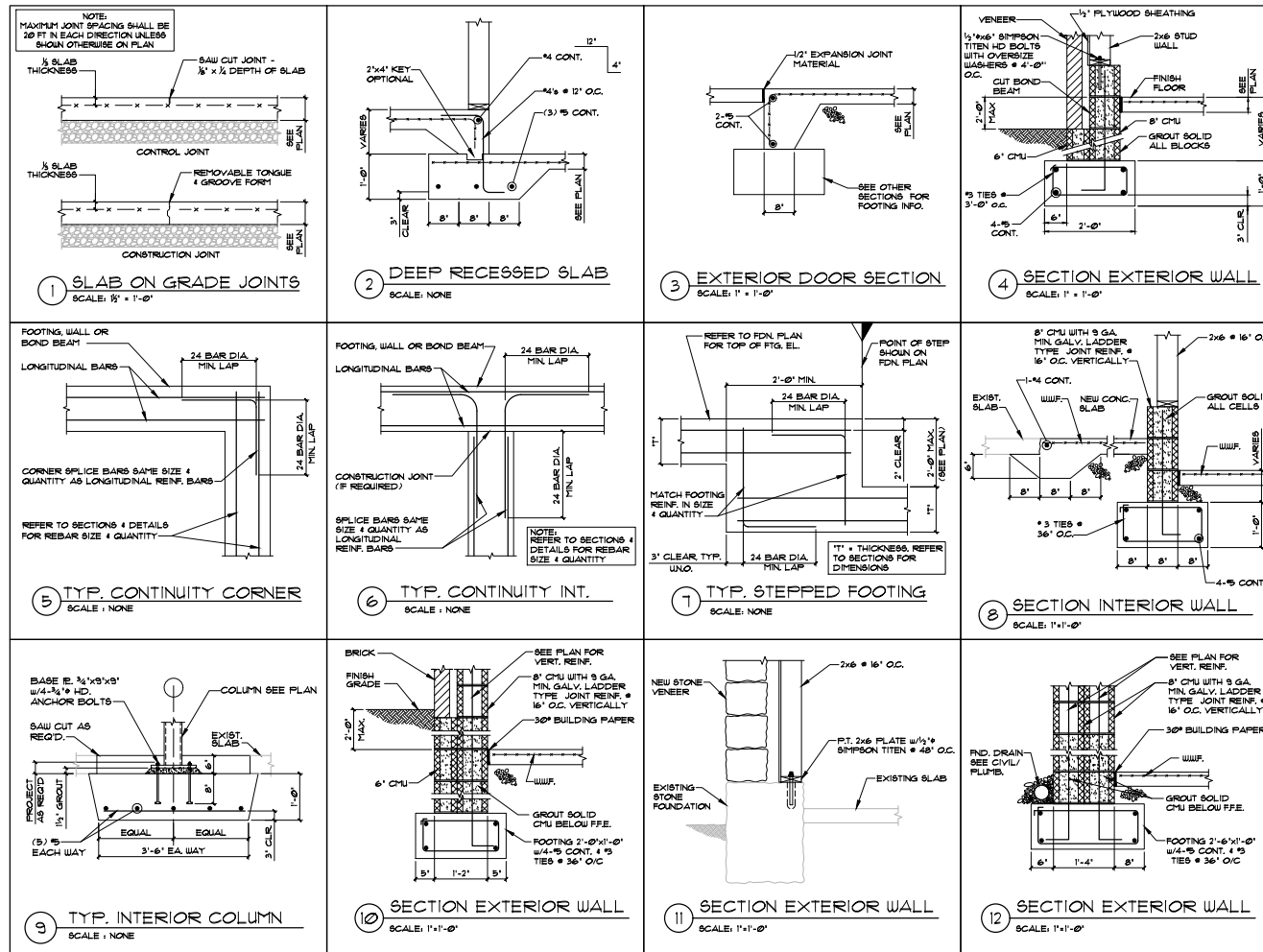


REVISIONS	
1	REV. #1 05/12/2025

SHEET NO.

S1.3

DATE: 05/07/25



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

BONNER RESIDENCE
4400 HOWELL PLACE
BELLE MEADE TENNESSEE

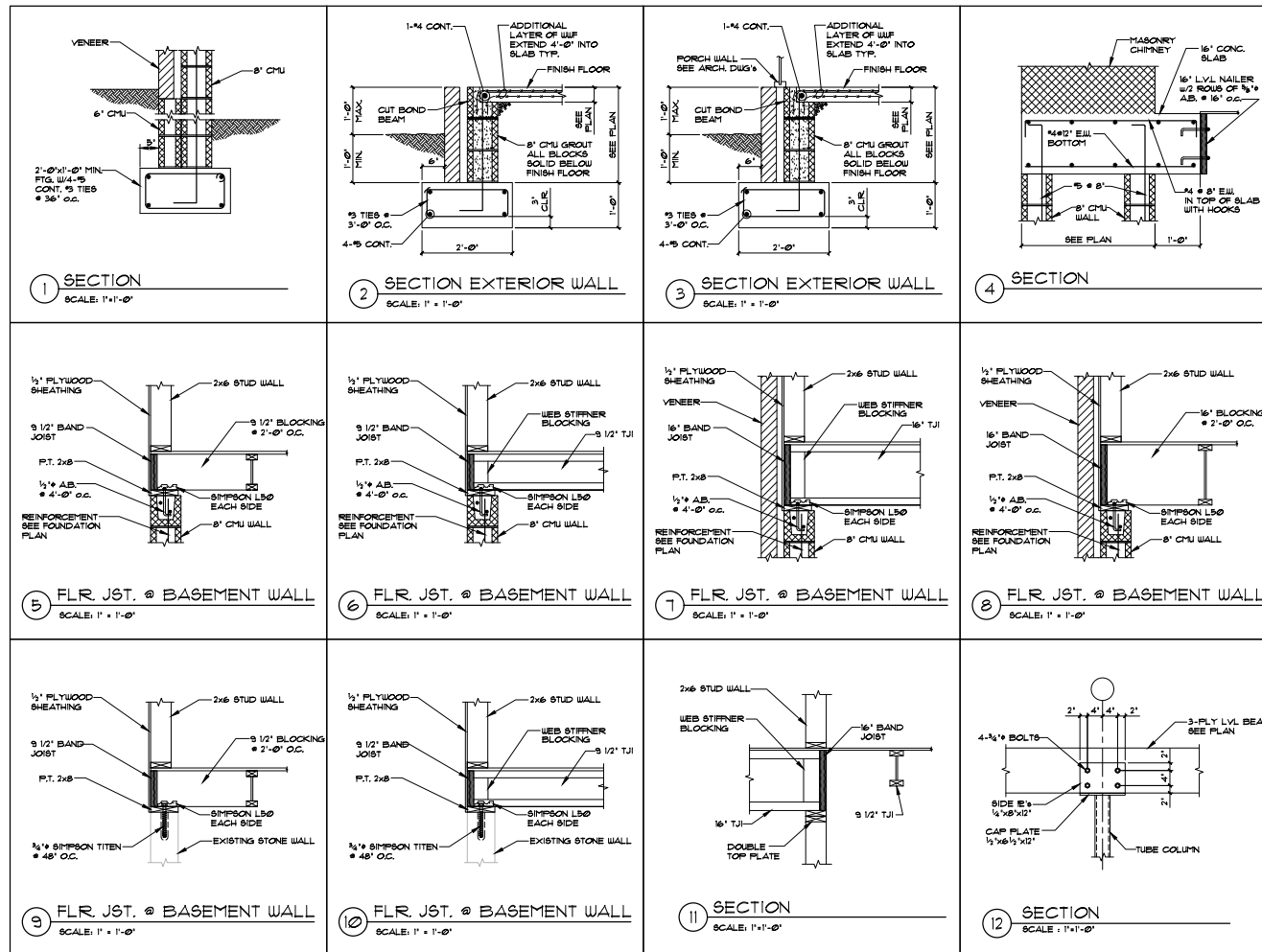


REVISIONS
REV. #1 05/12/2015

SHEET NO.

S2.1

DATE: 05/07/25



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

BONNER RESIDENCE
4400 HOWELL PLACE
BELLE MEADE TENNESSEE



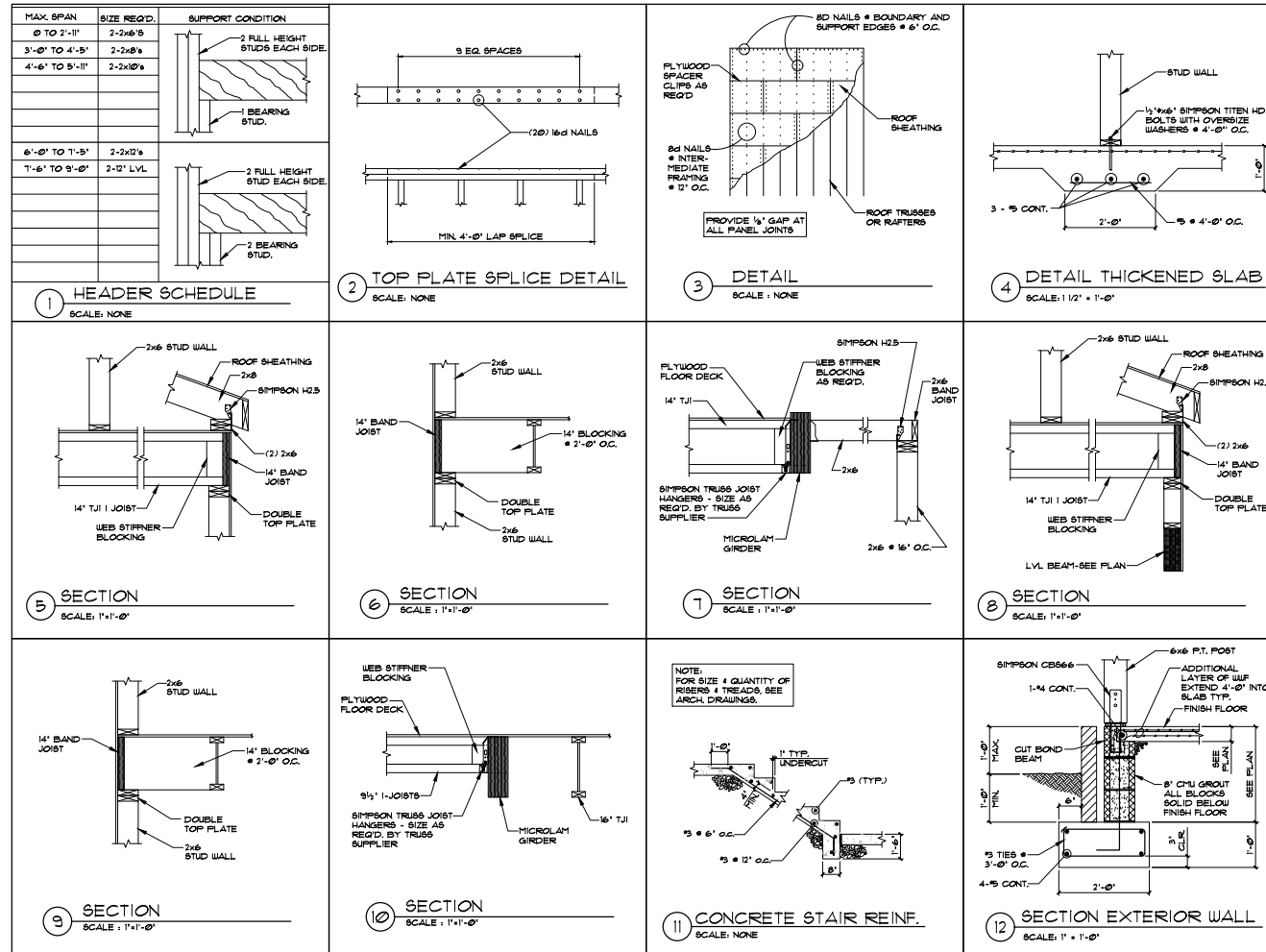
REVISIONS
REV. #1 05/12/2015

SHEET NO.

S2.2

DATE: 05/07/25

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



EMC
STRUCTURAL ENGINEERS, P.C.
801 Gossamer Park
Nashville, Tennessee 37211
(615) 761-9199

BONNER RESIDENCE
4400 HOWELL PLACE
BELLE MEADE TENNESSEE



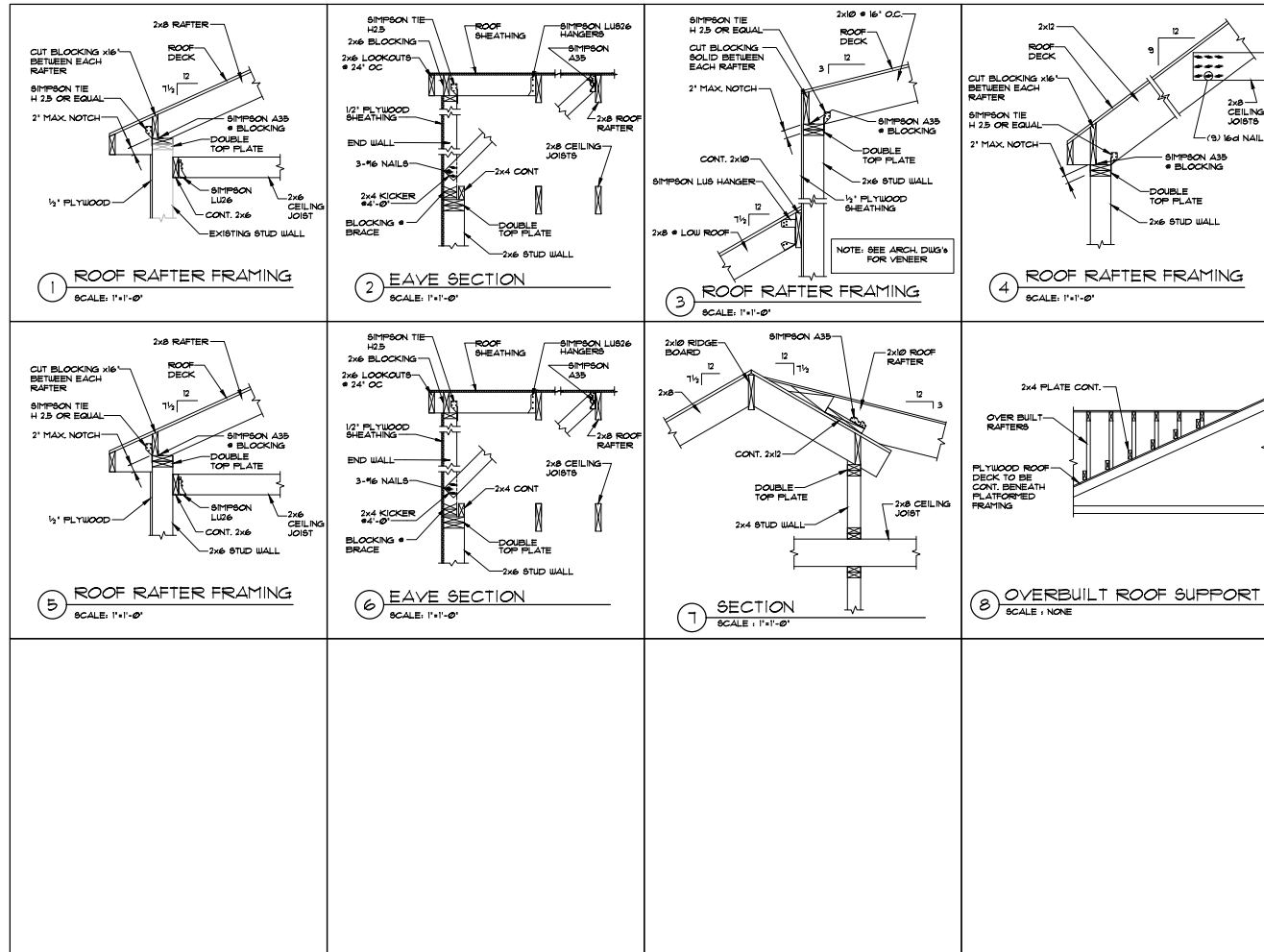
REVISIONS
REV. #1 05/12/2013

SHEET NO.

S2.3

DATE: 05/07/25

EMC
STRUCTURAL ENGINEERS, P.C.
801 Gossamer Park
Nashville, Tennessee 37211
(615) 761-9199



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

EMC
STRUCTURAL ENGINEERS, P.C.
601 Gossamer Park
Nashville, Tennessee 37211
(615) 761-9199

BONNER RESIDENCE
4400 HOWELL PLACE
BELLE MEADE TENNESSEE



REVISIONS
REV. #1 05/12/2015

SHEET NO.
S2.4
DATE: 05/07/25

EMC
STRUCTURAL ENGINEERS, P.C.
601 Gossamer Park
Nashville, Tennessee 37211
(615) 761-9199

The Bonner Residence

4400 Howell Place
Belle Meade, TN

Submittal Review Set
21 November 2025

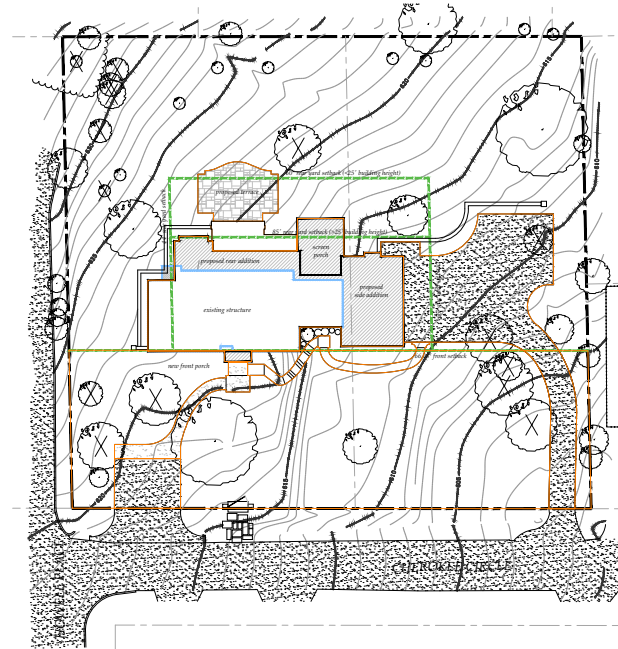
CONTRACTOR:

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.

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

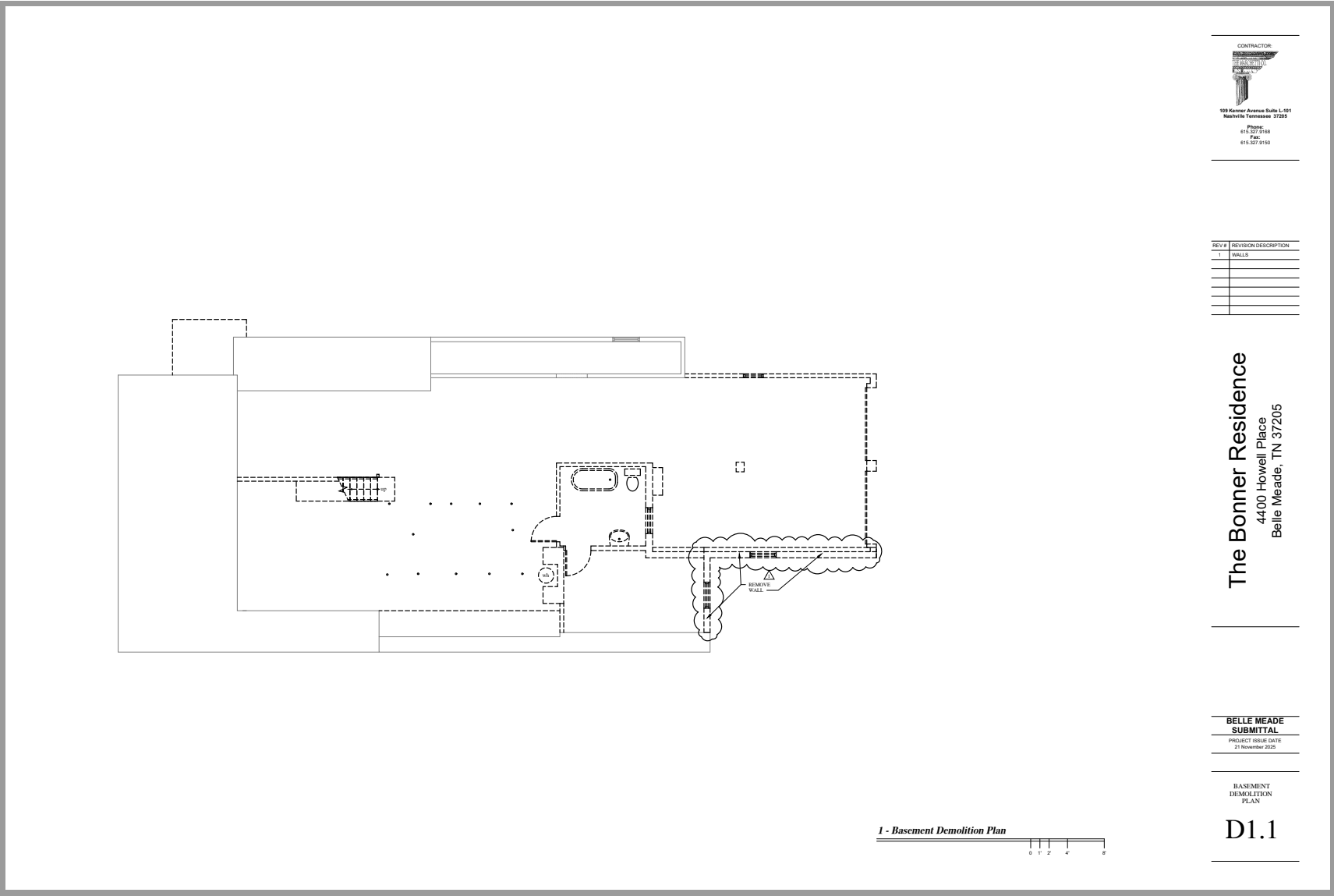
REV #	REVISION DESCRIPTION
1	WALLS

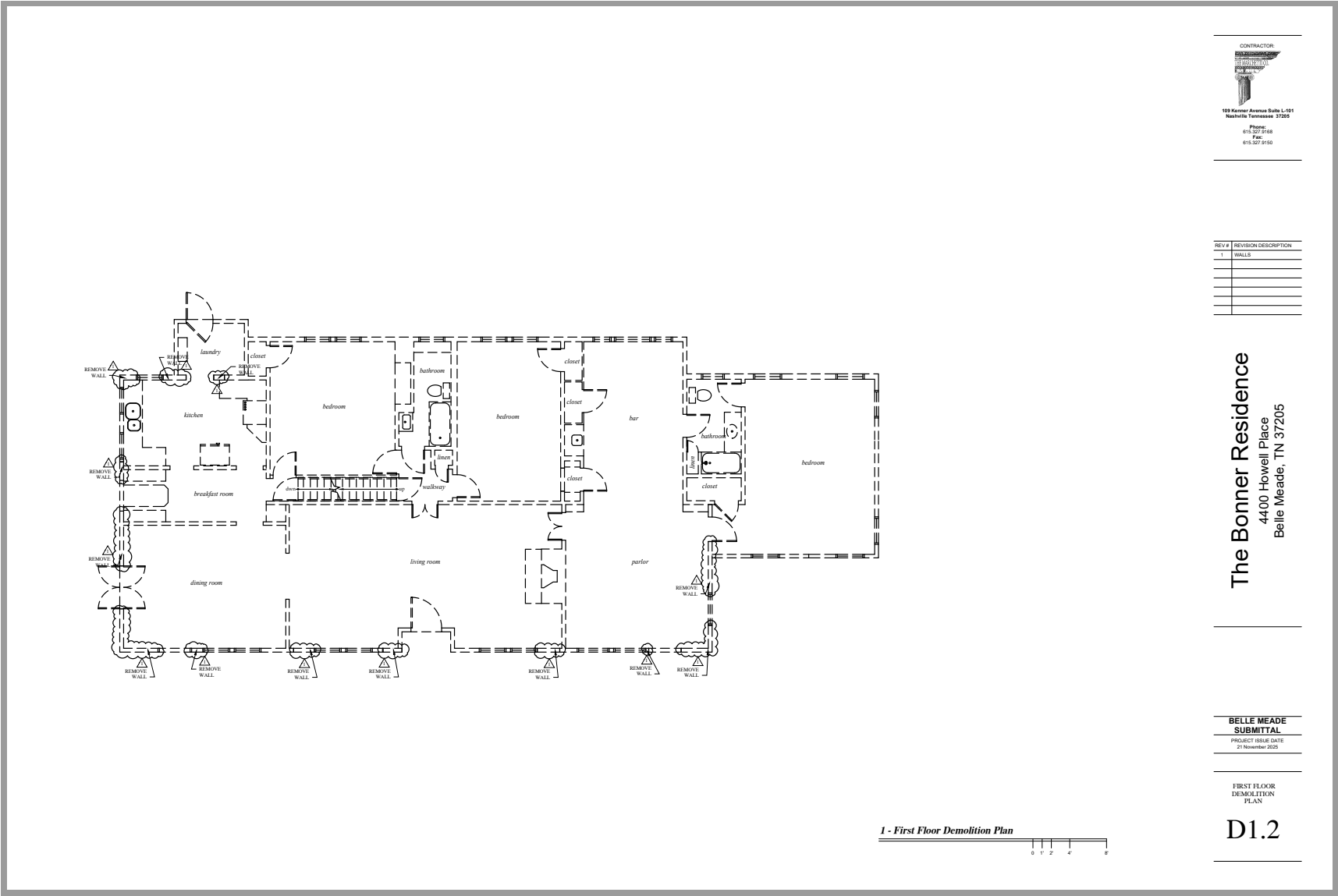
The Bonner Residence
4400 Howell Place
Belle Meade, TN 37205

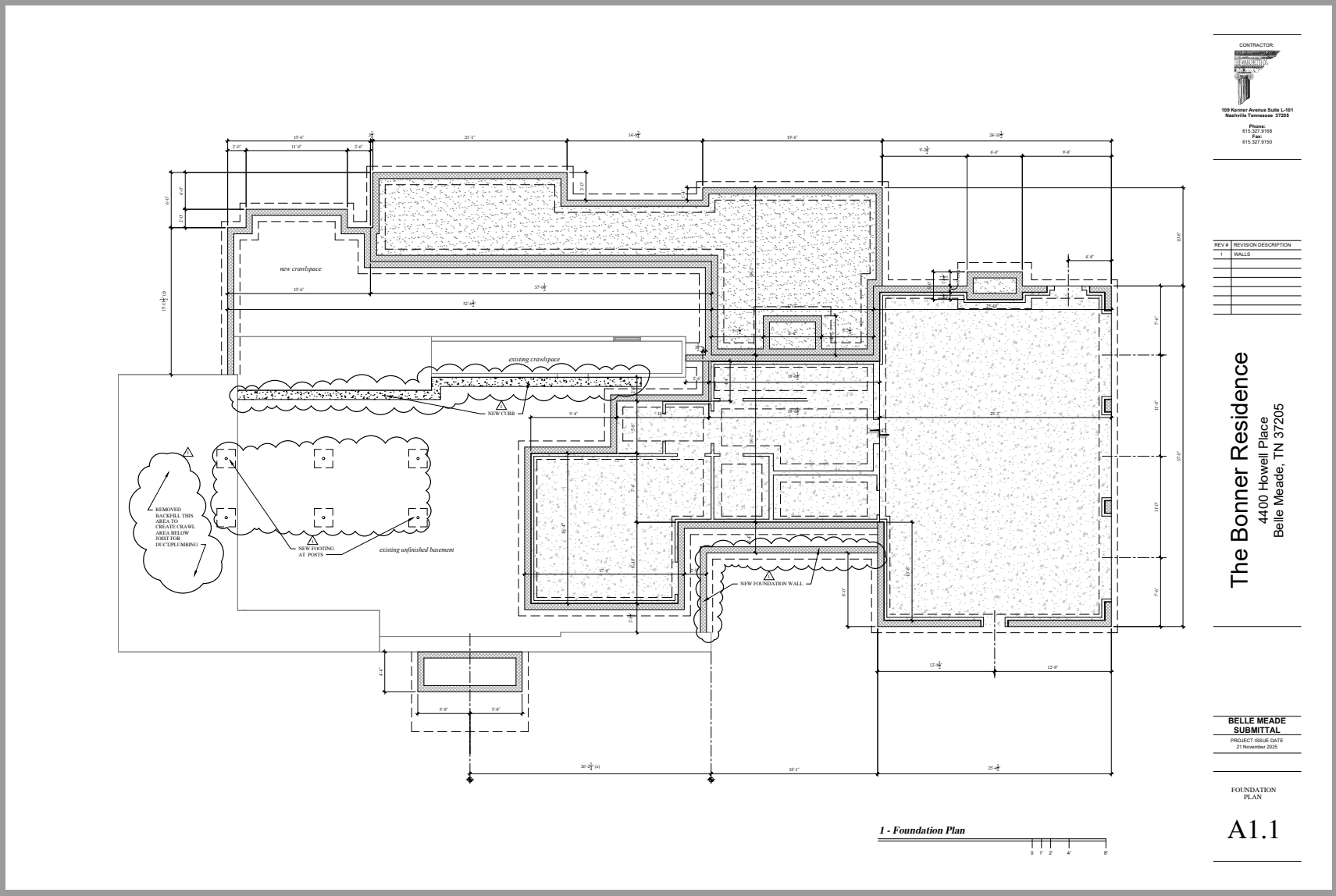
BELLE MEADE
SUBMITTAL
PROJECT ISSUE DATE:
21 November 2025

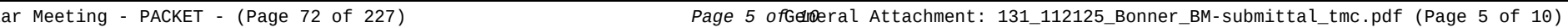
COVER SHEET/
SITE PLAN

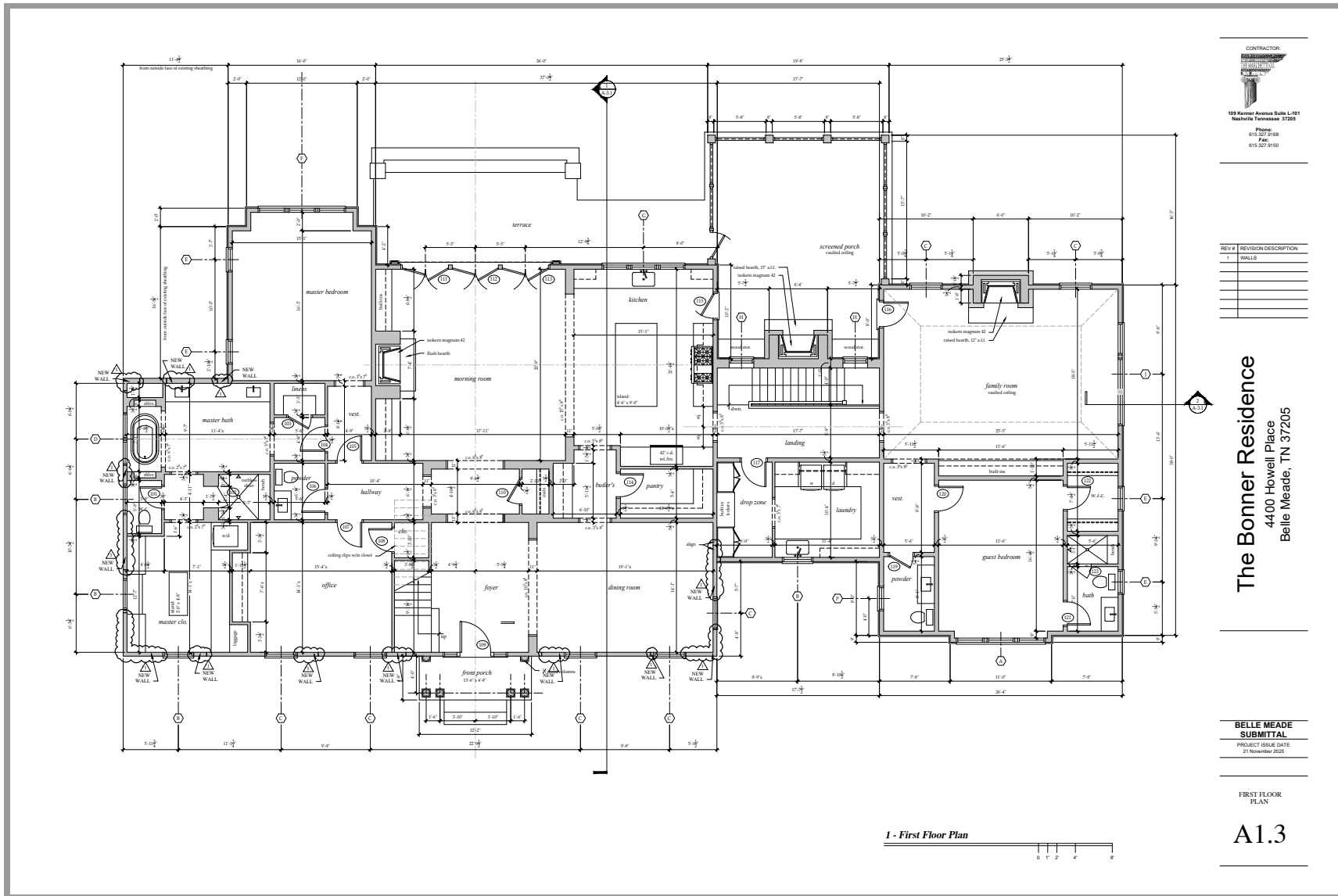
COV

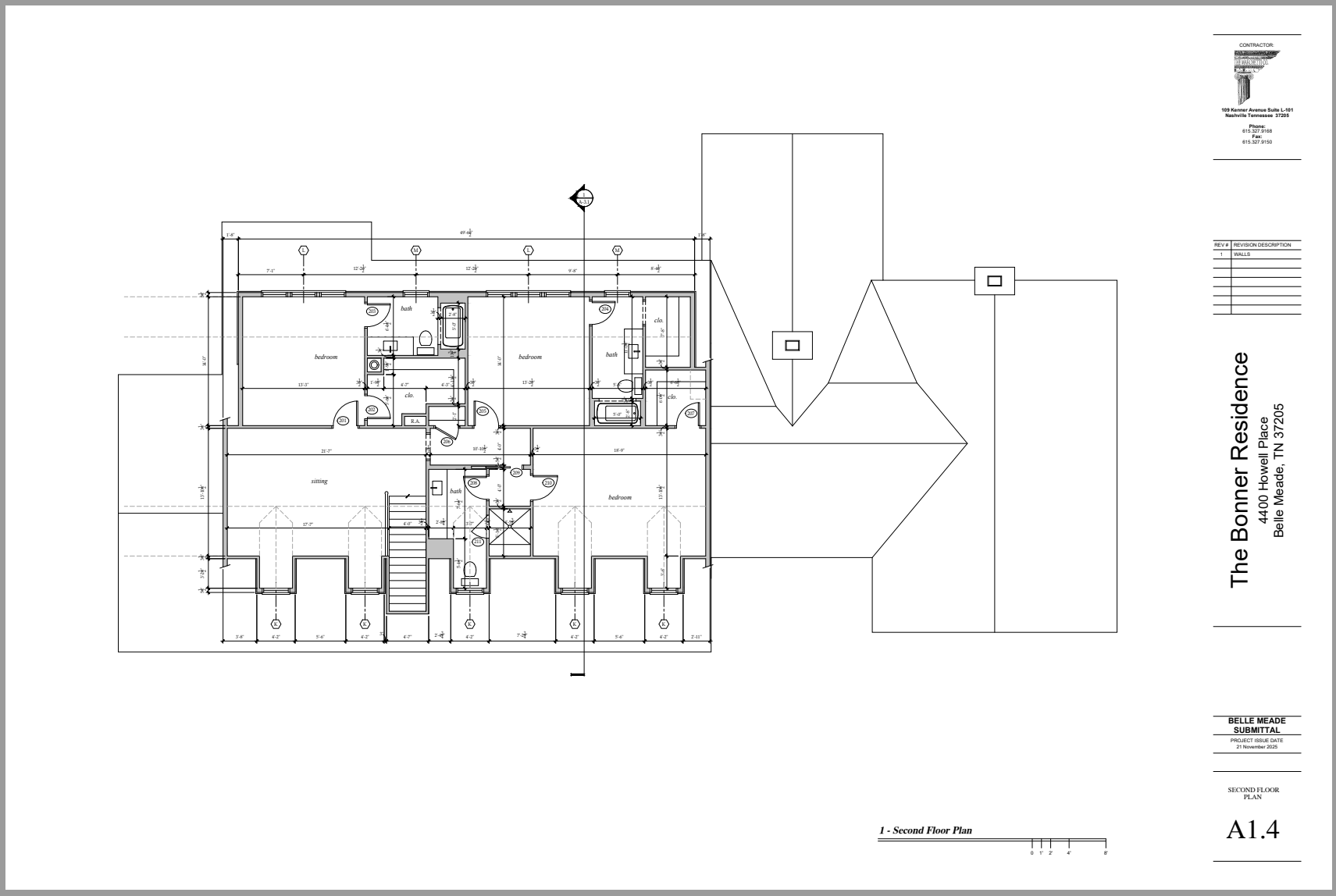






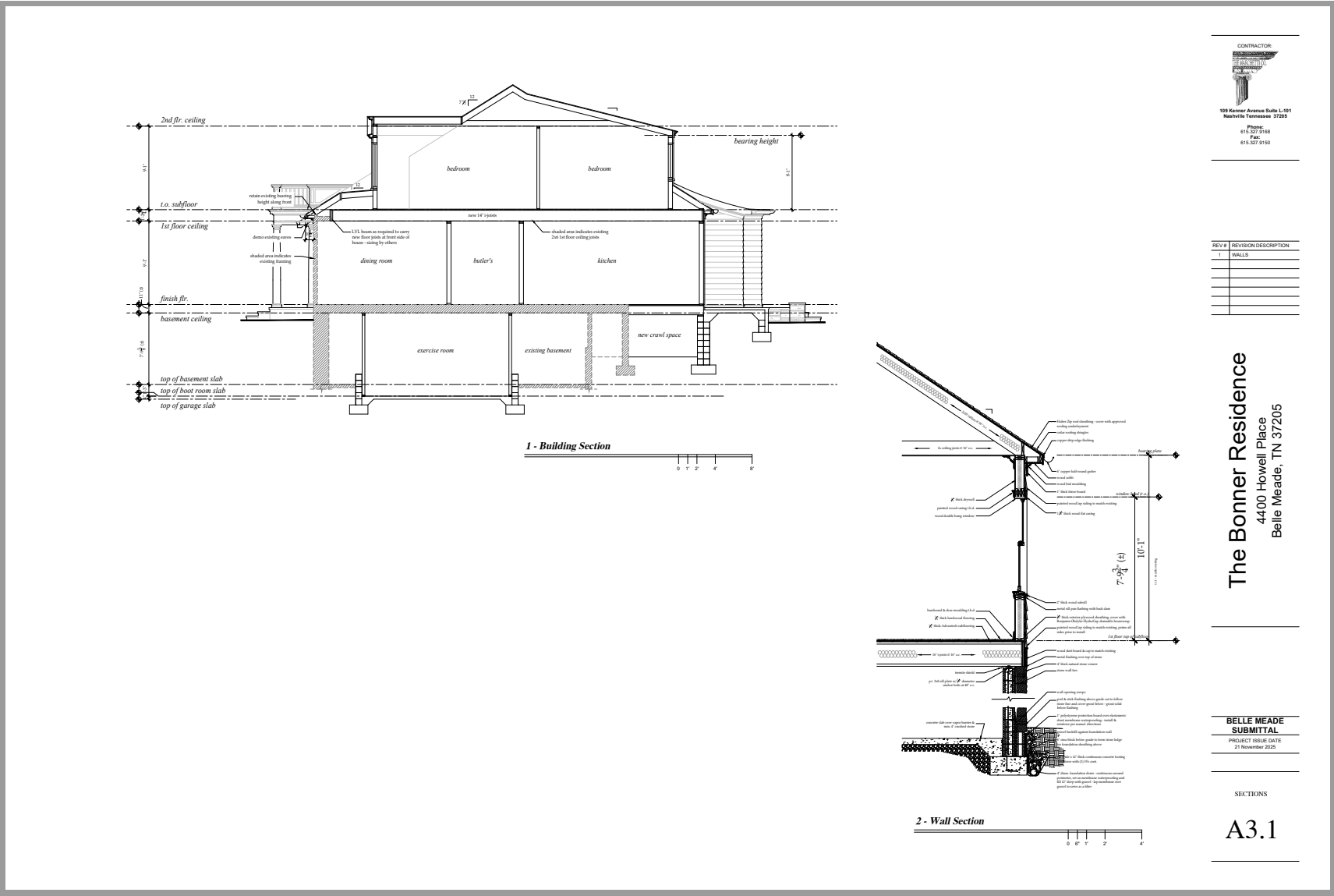












Staff Report

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.

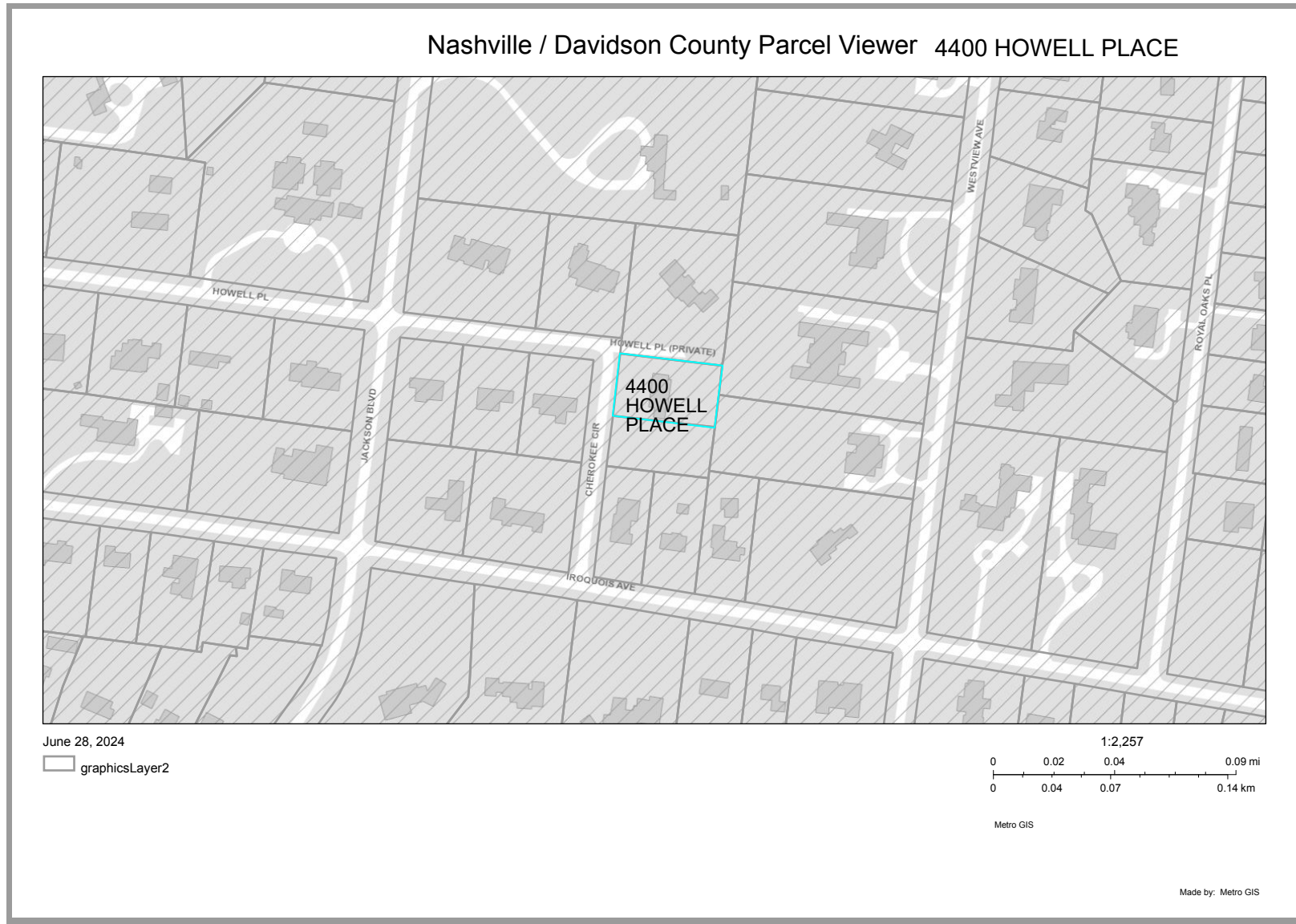
Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.

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

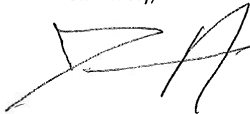
Dear Mary,

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: 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







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

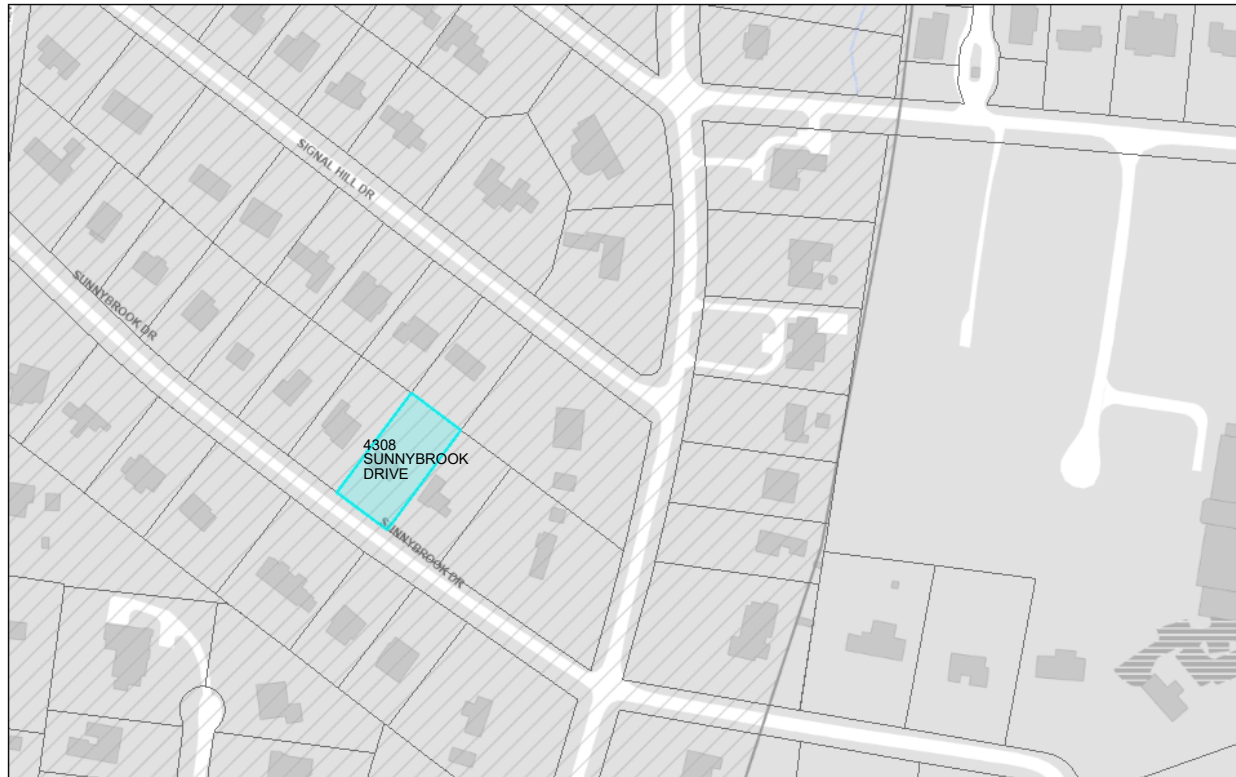
- A home may have limited ability to meet current architectural trends such as ceiling heights of eight feet or less or inability to maintain due to building style.

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

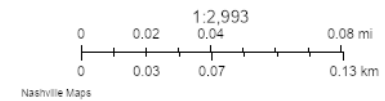
Attachment:

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@citybellemead.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@citybellemead.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

From: [Cullen Morrow](#)
To: [Mary Samaniego](#)
Cc: [paul.indwellrealty.com](#)
Subject: RE: Project Application #25-0085 Location:4308 SUNNYBROOK DR
Date: Thursday, January 8, 2026 8:50:47 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Mary,

We are not going to have a structural report complete in time.

Can you please defer us to the next BZA meeting (Feb), so we have time to get the report in the packet. I apologize for the delay in getting back to you.

Please let me know if you have any questions.

Thanks,
Cullen

From: Mary Samaniego <msamaniego@citybellemeade.org>
Sent: Monday, January 5, 2026 8:33 AM
To: Cullen Morrow <cmorrow@ingramcivil.com>
Cc: paul.indwellrealty.com <paul@indwellrealty.com>
Subject: RE: Project Application #25-0085 Location:4308 SUNNYBROOK DR

Any updates on the engineers' report?? My packet goes out Thursday....

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

To Members of the Historic Zoning Commission:

We have lived at 4306 Sunnybrook Drive for 55 years. Over the decades, we have seen neighbors come and go, but we have always tried to maintain a sense of neighborliness with activities ranging from 4th of July parades in the past to last summer's watermelon feast in our front yard to welcome our Sunnybrook Drive newcomers.

The new owner of 4308 Sunnybrook is requesting permission to demolish the house, and we are writing in opposition to that request. First of all, we cannot imagine that the house is not structurally sound. Mr. Wesley Howe, who passed away a year ago, always made sure that anything needing attention on the home got it. We remember when there was an issue with water in the basement, he hired B-Dry to solve the problem, and they did, spending several days on the project.

Sunnybrook Drive has a character that owners and builders (except for one) have tried to maintain as homes were renovated. Demolition of 4308 would leave the new owner free to build something that does not fit the character of our street, while a nice renovation would enhance our neighborhood,. We note here what has been done so well at 4401 Iroquois when that demotion request was denied.

We are attaching photos of the houses that have been renovated or built over the last decade on our street that maintained the neighborhood's character while upgrading the residence. That same spirit has guided the renovations of homes on Signal Hill, the street that parallels Sunnybrook, and we are including a photo of the one most recently renovated on that street.

Thank you for your attention to this matter, and we hope it will be resolved in a manner that agrees with our neighborhood's architecturally pleasing and congenial character.

Sincerely,

Richard and Dana Pride

From: [Dana Pride](#)
To: [Mary Samaniego](#)
Subject: Sunnybrook Demolition Appeal
Date: Thursday, January 8, 2026 10:11:54 AM
Attachments: [Zoning Commission Letter - PDF.pdf](#)

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

Greetings Mary . . I am attaching a letter regarding the demolition appeal from the new owner of 4308 Sunnybrook Drive. I am also attaching photos of houses on Sunnybrook and Signal Hill that have been renovated in keeping with the character of the street. The one photo of the white house without the driveway is the only one that was built new, and it was on a vacant lot but still in keeping with the character of the street.

Thank you for your time. -- Dana Pride



IMG_1439.jpeg









From: [Stuart Burkhalter](#)
To: [Mary Samaniego](#)
Cc: [Julie Burkhalter](#)
Subject: In re 4308 Sunnybrook Drive
Date: Thursday, January 8, 2026 8:21:44 AM

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

Hi, Mary. My name is Stuart Burkhalter. My wife, Julie, and I own the home at 4311 Sunnybrook Drive. We understand that 4308 Sunnybrook Drive is slated for demolition, and we wanted to lodge our concerns. We have owned our home since 2015 and, frankly, I think it's been pretty impressive how well our street has maintained its character despite the scraping and rebuilding that is going on around us in Belle Meade as well as, of course, throughout Nashville. (As you may know, our home was actually renovated--as opposed to being completely scraped--in the 2013 time frame, and I feel that our street has been greatly improved because of that. Also, I acknowledge that there have been two new builds on our street, including 4310, but, to be fair, one of them was on an empty lot.) Because of that, we would just like to raise our objection to 4308 being torn down. Obviously, it is difficult to preserve character during this time of constant demolition, but, if there is anything that can be done to preserve our street's character and charm, we would like to at least make an effort.

Also, I did not realize until recently how long 4312 has been sitting empty and neglected and wanted to lodge a complaint. Among other things, there are signs in the yard that are broken down and forgotten and left to rot, which is not something I would expect in Belle Meade.

Thank you and have a nice day.

Julie and Stuart Burkhalter

From: [dru.anderson](#)
To: [Mary Samaniego](#)
Subject: 4308 Sunnybrook Drive demolition
Date: Wednesday, January 7, 2026 9:36:54 AM

You don't often get email from druanderson615@gmail.com. [Learn why this is important](#)

Hi - I live at 4309 Sunnybrook Drive, across the street from a house that is proposed for demolition. I understand there is an upcoming hearing regarding this property. While I am in favor of an upgrade to this house, I am concerned about another developer coming in and knocking it down and building a large house that is not in character with the rest of the street. As you know, Sunnybrook has smaller lots than most of Belle Meade, and the older homes on the street are in proportion to the lot size. There have been two developer-built homes in the past few years which are quite large and do not match up to the integrity of the neighborhood. It is also distressing to see many large, established trees being removed to accommodate the construction.

My neighbors and I are even more troubled by the house two doors down that has been sitting vacant now for several years. It looks very neglected, the yard is not maintained, and it is an eyesore. I don't understand why the City of Belle Meade has allowed this situation to continue. I know at one time a developer planned to build on this lot, but that seems to have been put on hold. However, the current owners should still maintain the property. Can something be done here????

Thanks,

Dru Anderson
4309 Sunnybrook Drive

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

The house was designed in the 1950s and has been added on to 3 times since then. The result is a disproportioned structure on the exterior, and a choppy and disconnected plan on the interior. To make the house work for a family of 5,

Describe the proposed reuse of existing materials, if any?

None

New Construction Material List Description

Window Manufacturer:

Window Material:

Frame Material:

Windowsills:

Brick, Painted/Natural:

Brick/Stone Thickness:

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:

Exterior Doors:

Eaves/Cornice:

Gutters:

Gutter Dimensions:

Property of Significance

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

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

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

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

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

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

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

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

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

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

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

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

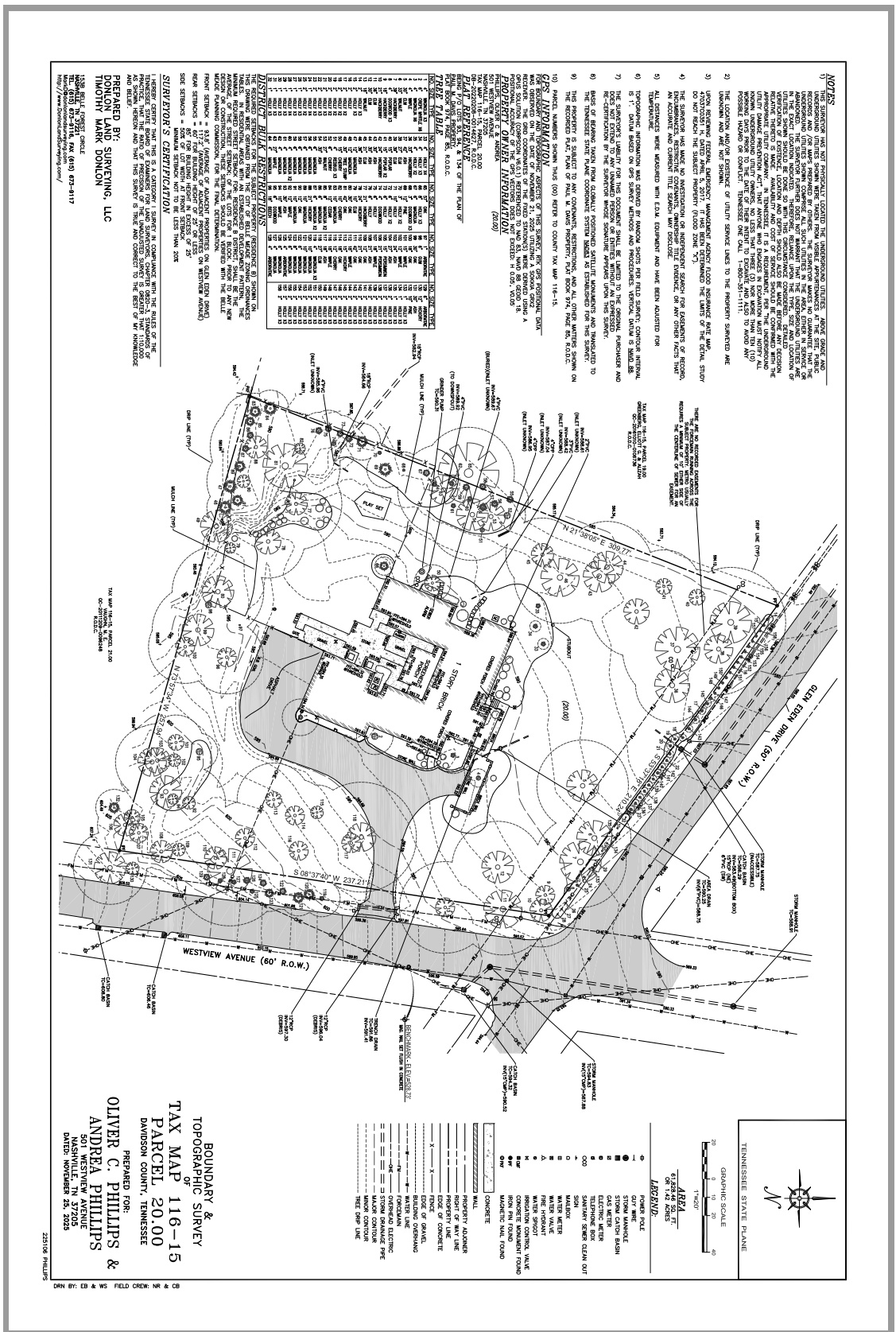
Catherine Sloan

2025-12-15

Typed Signature of Applicant or Owner

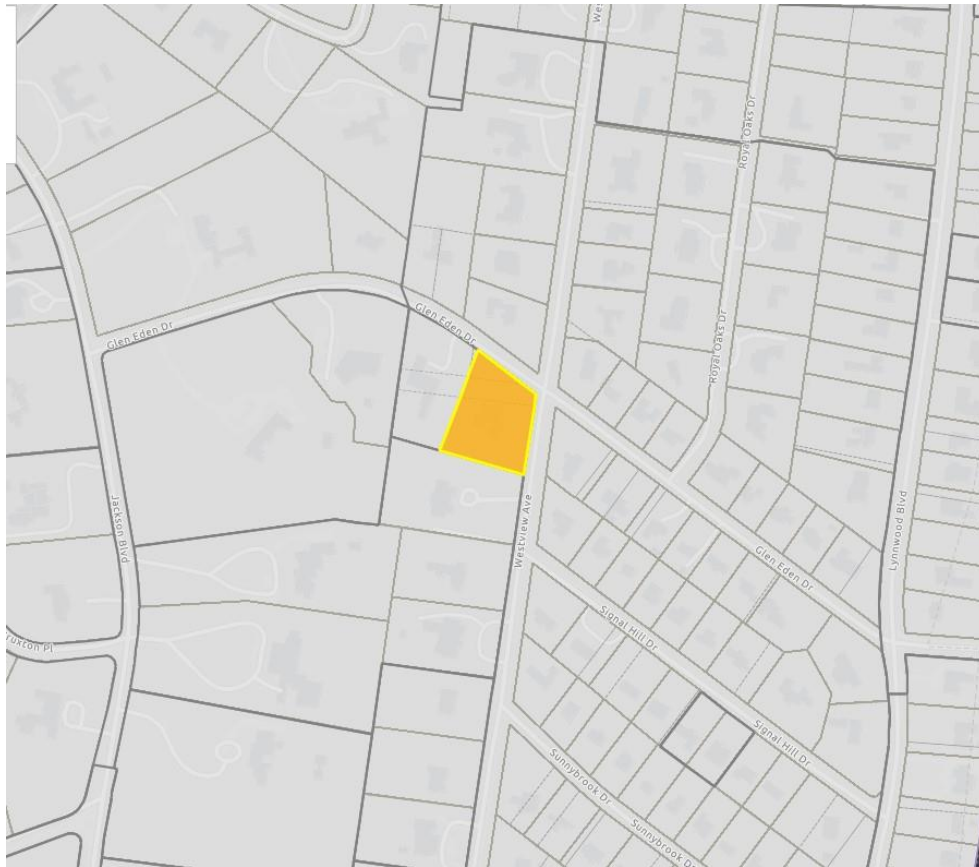
Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION



501 WESTVIEW AVENUE

VICINITY MAP



LEFT FAÇADE OF HOUSE FACING WESTVIEW



FRONT FAÇADE OF HOUSE FACING GLEN EDEN



REAR FAÇADE OF HOUSE



RIGHT FAÇADE OF HOUSE



PROPERTY LINE ALONG NEIGHBORING GLEN EDEN HOUSE



SCREENED PROPERTY LINE ALONG GLEN EDEN



4319 GLEN EDEN DRIVE



504 WESTVIEW AVENUE



505 WESTVIEW AVENUE



EXISTING HOUSE- DESIGN

ARCHITECTURALLY INCORRECT COLUMNS AND ENTRY DETAILS





ARCHITECTURALLY INCORRECT BAY WITH METAL BRACKETS



POORLY DESIGNED DORMERS AND CORNICES





OUT OF PROPORTION AND ROTTING COLUMNS



POORLY DESIGNED COLUMNS AND CORNICES



GARAGE FAÇADE AND PARKING FACING WESTVIEW- UNSCREENED



EXISTING HOUSE- CONDITION

WOOD ROT AT WINDOWS, SOFFITS, AND DORMERS









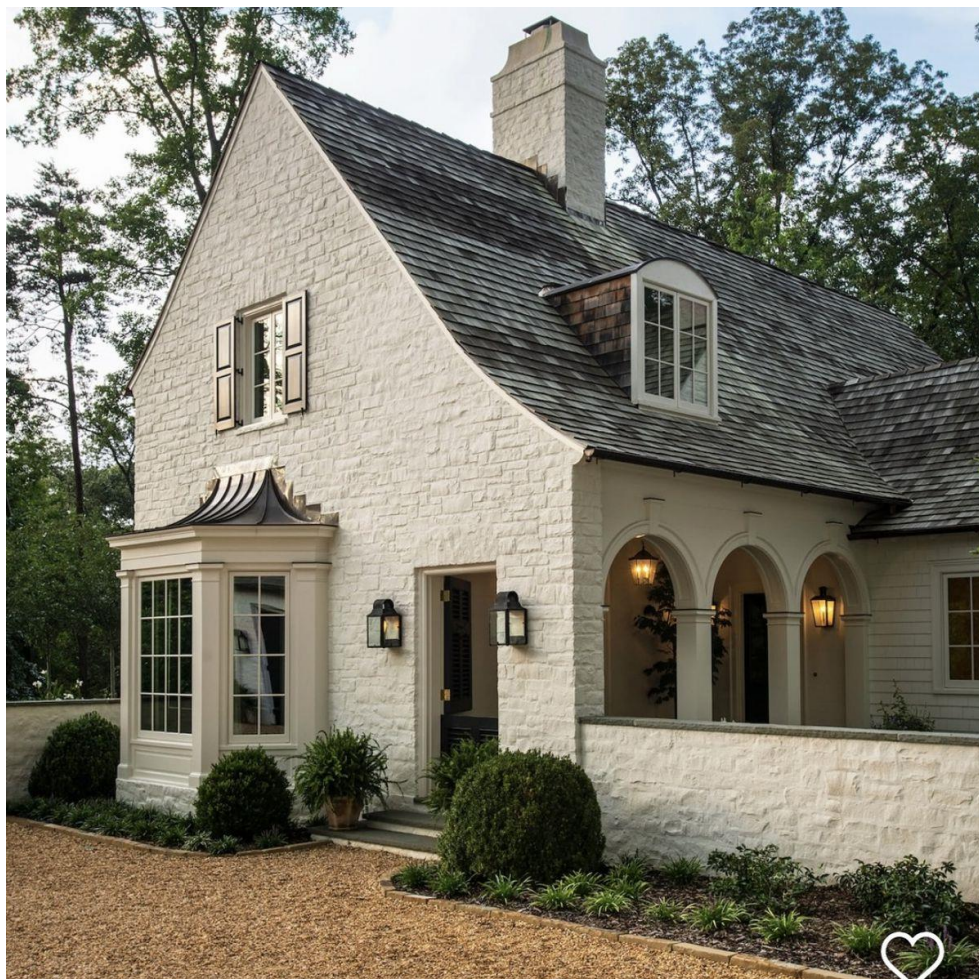


501 WESTVIEW INSPIRATION IMAGES













Staff Report

Agenda No.: IIV.B.
Case No.: A25-100
Staff: Mary Samaniego, Planning Director
Applicant: The Phillips family
Request: Certificate of Appropriateness for demolition
Location: 501 Westview Avenue

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 have had several additions. The applicant has not stated the architectural style.

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 1.38 acres (60,113 square feet - SF) and is a rectangular corner lot with frontage on Glen Eden Drive and Westview Avenue.
2. The residence was constructed in 1954 and does not have a clear 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-and-a-half stories and approximately 6,360 square feet with an attached three-car garage in the rear.
4. The residence appears to have originally been a ranch architectural style with significant additions in the 1980s and 2000s. It has been owned by eight families over the past 50 years.
5. The dwelling has been identified in the 2021 historical survey as site number DV-26149 with: brick construction type; hip asphalt shingle roof; double-hung wood windows; brick veneer wall cover; two brick chimneys; and brick foundation.
6. Staff upon research did not find any significant architect and builder associated with this residence.
7. 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:

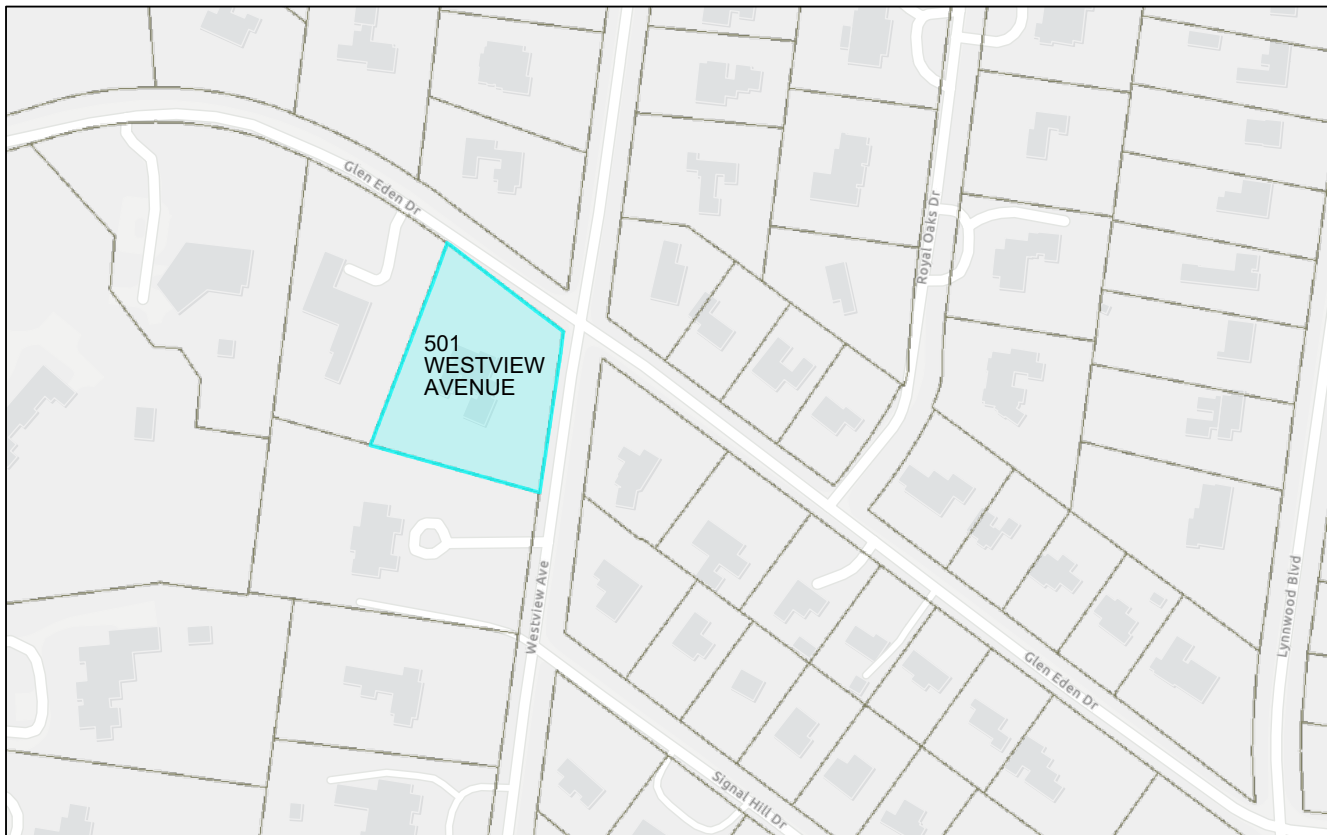
- Public safety and welfare requires the removal of the building or structure;
- The owner is encouraged to consider moving or relocating the building to another location within the city. An experienced, licensed, and qualified structural or architectural engineer and builder with experience in historic 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 definitive supporting documentation regarding structural conditions.

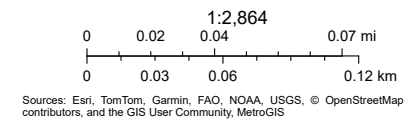
Attachment:

1. Location Map

LOCATION MAP 501 WESTVIEW AVENUE



12/23/2025



From: [Alizah Greenberg](#)
To: [Mary Samaniego](#)
Subject: Glen Eden Home
Date: Sunday, January 11, 2026 5:07:51 PM

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

We would look forward to the Phillips tearing down their house on Glen Eden and building a more beautiful home!
Alizah Greenberg
4323 Glen Eden Dr
Sent from my iPhone

From: [Charles Vaughn](#)
To: [Mary Samaniego](#)
Subject: 501 Westview Avenue
Date: Sunday, January 11, 2026 7:54:02 AM

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

Mary,

My wife Mimi and I understand that our next-door neighbors the Phillips have applied for permission to demolish their existing home and build a new one at the above captioned address. We want to let you know that we have no objection to this provided they comply with all City of Belle Meade building codes, rules and regulations regarding demolition and construction. It is our understanding from the information currently online that the existing home has no architectural significance and it is in poor condition and the proposed new home is an attractive 2-story stone house that would be a nice improvement to what is currently there.

Please let us know if you have any questions. Thanks.

Charlie Vaughn
Principal



O: 615-366-1098 x 11

NEW ADDRESS AS OF APRIL 1, 2025

109 Westpark Drive, Suite 205.

Brentwood, TN, 37027

cvaughn@cherryandassoc.com

This e-mail and attachments (if any) is intended only for the addressee(s). This email contains information which may be confidential or privileged. If you are not the intended recipient please advise the sender by return email, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically stated, this email does not constitute formal advice or commitment by the sender or Cherry & Associates.

January 12, 2026



To: Dan Rosenblatt
Crestline Builders, LLC

Copy to: Catherine Sloan, Architect

From: Michael F. Murray, PE
Principal, **The Structure Co.**
murray@structure-co.com
(615) 598-5435

Project: Letter for 501 Westview Ave (P# 26003)
Belle Meade, Nashville, Tennessee

Subject: Structural Observation Report For Existing Single-Family Home

Dan:

I visited the job site for the project stated above on Friday, January 9th, 2026, and had the following observations:

- The existing single-family home was estimated to be constructed in the 1960s. Based on that timeframe, a typical single-family home would be constructed with a 1'-0" to 1'-6" footing, likely without continuous reinforcing bars, unreinforced and ungrouted CMU block foundation walls, and 2x4 vertical wall wood studs.
 - Typical construction methods used today include a 2'-0" wide minimum footing with (3) three continuous reinforcing bars, reinforced CMU block foundation walls with grout, and 2x6 vertical wall studs.
 - Based on my limited observation of the existing structure, I do not recommend adding an additional level to the existing building as the foundations and vertical wall studs are not sufficient to properly support the new design loads.
- Observed multiple areas where cracking in the exterior brick has occurred. Typically, this is due to differential settlement in the bearing strata below the foundations.
 - Because the home is estimated to be built in the 1960s, it is unlikely that any soil remediation was conducted on site prior to building the home there.
 - Typical construction methods used today include hiring a geotechnical engineer to evaluate the existing soils on site, and very likely, remove unsuitable soils and replace them with stone backfill. This existing home likely would not have had that conducted prior to construction.
 - Based on my limited observation of the brick cracking and subsequent differential settlement issues with the existing home, I do not recommend adding an additional level to the existing building as the bearing strata in its current condition is likely not sufficient to properly support the new design loads.

Terms and Exclusions:

- This report is not a guarantee or certification of proper performance. The physical observation of the structure has been performed without removing or damaging elements of existing construction and hence without examination of concealed conditions. I cannot and will not speculate as to the adequacy of concealed and unobserved conditions of the structure since the conditions of construction may vary.
- I cannot assume responsibility for problems in structures designed, built, maintained, and supervised by others, or for modifications performed and supervised by others.
- Observations and the purpose of this letter are solely to provide an opinion concerning the general conditions observed.

Please let me know if you have any questions.

Sincerely,

Michael F. Murray, PE
Principal, **The Structure Co.**



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 is requested in preparation for new construction. The property is 6.38 acres located in the Belle Meade neighborhood. Improvements include a 10,179 sf brick house with slate and membrane mansard roof, a detached 3-car garage of the same materials, a swimming pool, and accessory structure / guest house. Construction dates to 1964. The existing 10,179 sf house is to be demolished. The

Demolition of Structures:

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

The existing structure is in fair condition with no decay, water intrusion, or major structural damage to speak of.

Historical Significance

☐ Yes ☐ No Is the property habitable?

Give a compelling reason for demolition of property

The existing house is perched atop a sloped wooded hillside on a secluded section of a 6.38 acre parcel. The Owner intends to build a new custom house to better integrate the home with this natural setting. By demolishing the existing 10,000 SF main house,

Describe the proposed reuse of existing materials, if any?

The existing mansard roof is slate. This material will be salvaged for re-use.

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.

Justin Donovan

2025-12-19

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

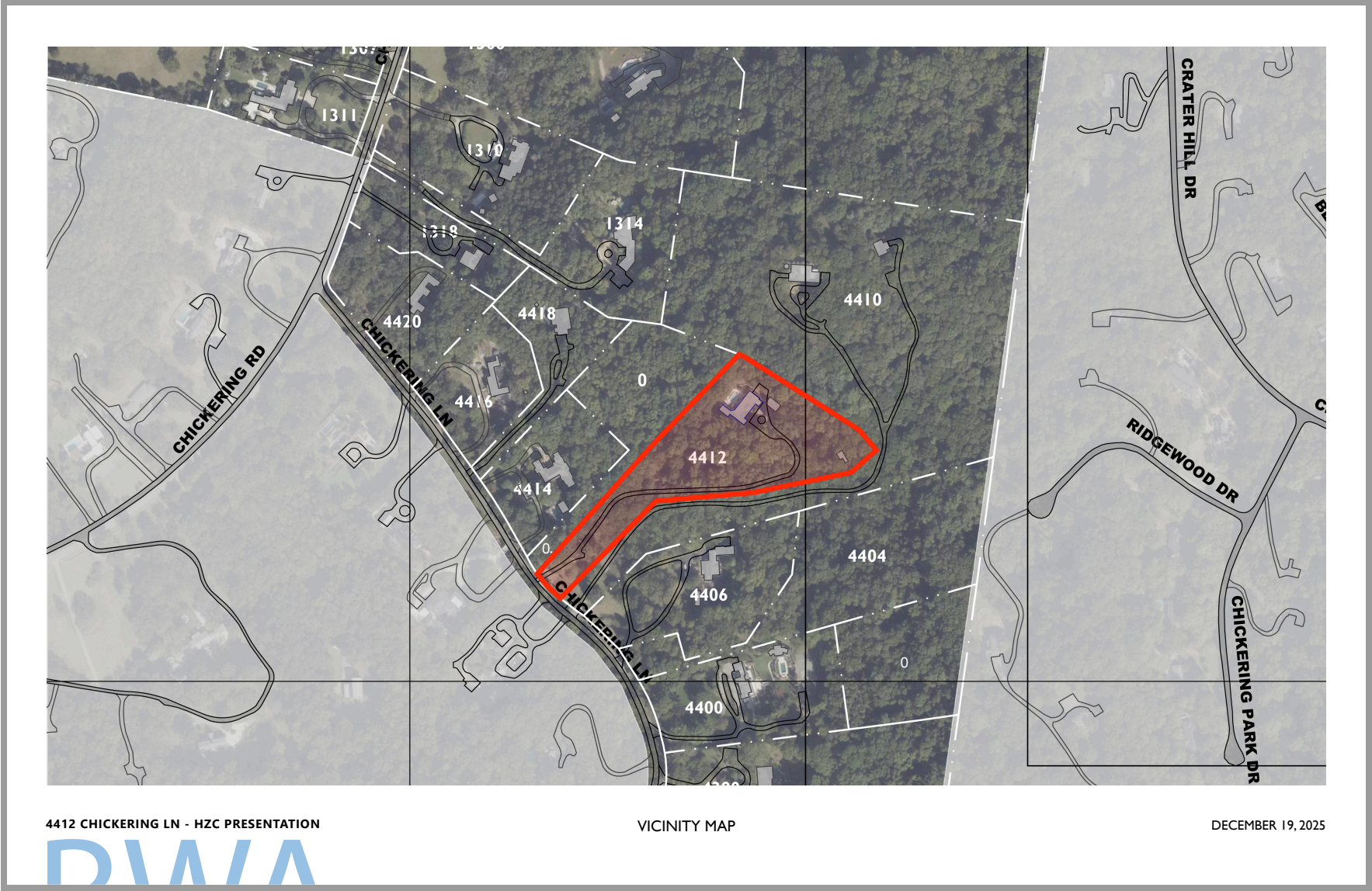


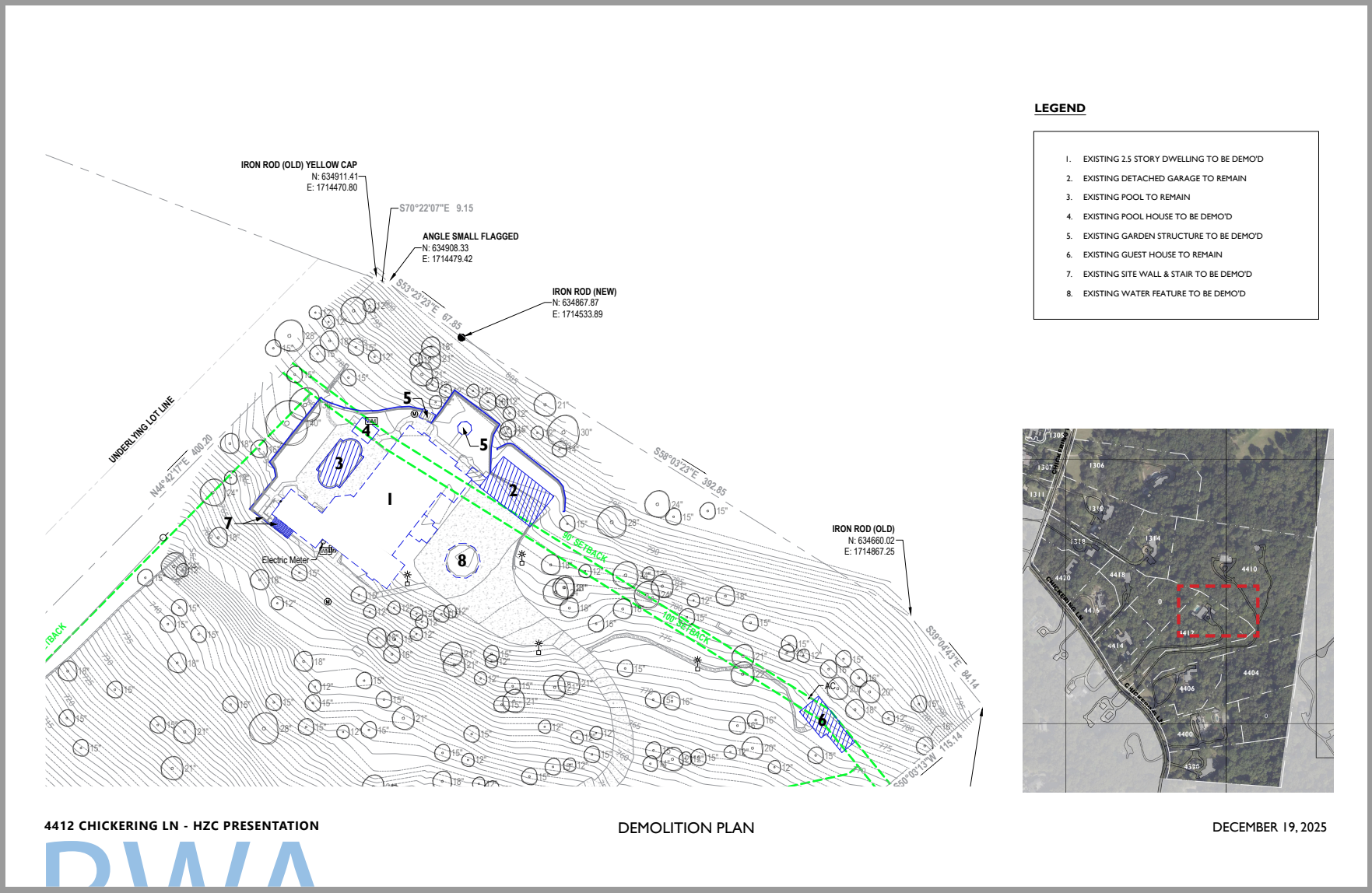
HZC PRESENTATION
4412 CHICKERING LANE
CoA APPLICATION FOR DEMOLITION

RICHARD WILLIAMS ARCHITECTS, PLLC



DECEMBER 19, 2025

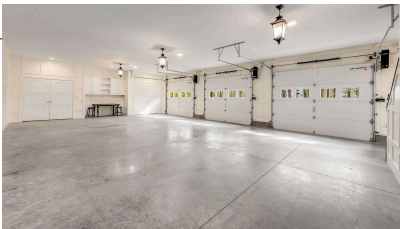
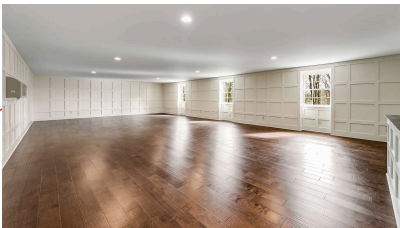
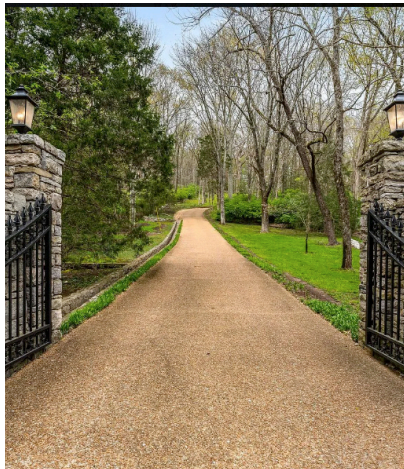




4412 CHICKERING LN - HZC PRESENTATION

DEMOLITION PLAN

DECEMBER 19, 2025

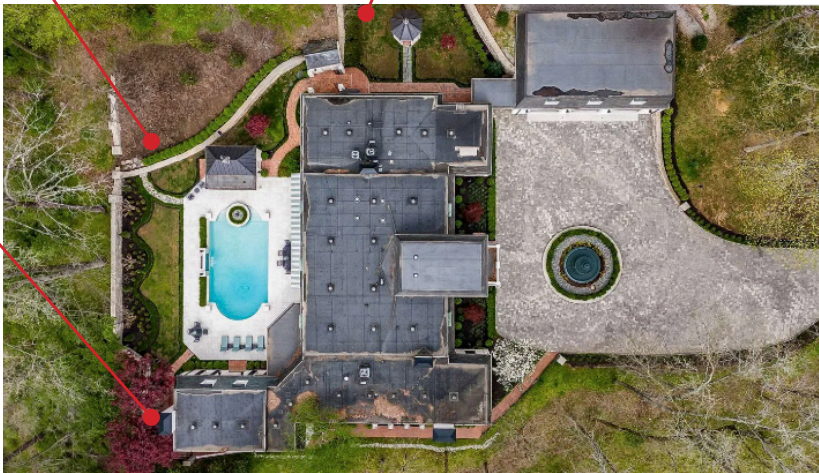


4412 CHICKERING LN - HZC PRESENTATION



4412 CHICKERING LANE - EXISTING CONDITIONS

DECEMBER 19, 2025



4412 CHICKERING LN - HZC PRESENTATION



4412 CHICKERING LANE - EXISTING CONDITIONS

DECEMBER 19, 2025



4412 CHICKERING LN - HZC PRESENTATION

DMAA

4412 CHICKERING LANE - EXISTING CONDITIONS

DECEMBER 19, 2025



4412 CHICKERING LN - HZC PRESENTATION



4414 CHICKERING LANE

DECEMBER 19, 2025



4412 CHICKERING LN - HZC PRESENTATION



4410 CHICKERING LANE

DECEMBER 19, 2025



4412 CHICKERING LN - HZC PRESENTATION



4406 CHICKERING LANE

DECEMBER 19, 2025



4412 CHICKERING LN - HZC PRESENTATION
DMAA

4416 CHICKERING LANE

DECEMBER 19, 2025



4412 CHICKERING LN - HZC PRESENTATION
DMAA

4400 CHICKERING LANE

DECEMBER 19, 2025

Staff Report

Agenda No.: IV.C.

Case No.: A25-106

Staff: Mary Samaniego, Planning Director

Applicant: The Leri family

Request: Certificate of Appropriateness for demolition

Location: 4412 Chickering Lane

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 1964 and appears to be in original condition. The applicant has stated the architectural style as Mansard.

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 6.38 acres (277,913 square feet - SF) and is an irregularly shaped flag-lot with frontage on Chickering Lane.
2. The residence was constructed in 1964 and has a Mansard 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 two-story and approximately 10,179 SF with a detached three-car garage, pool house, swimming pool, and 650 square foot guest house in the side.
4. The residence appears to be in original condition except for a major addition in 2003 and the addition of the garage in 2020.
5. The dwelling has not been identified in the 2021 historical.
6. Staff upon research did not find any significant architect and builder associated with this residence.
7. 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.

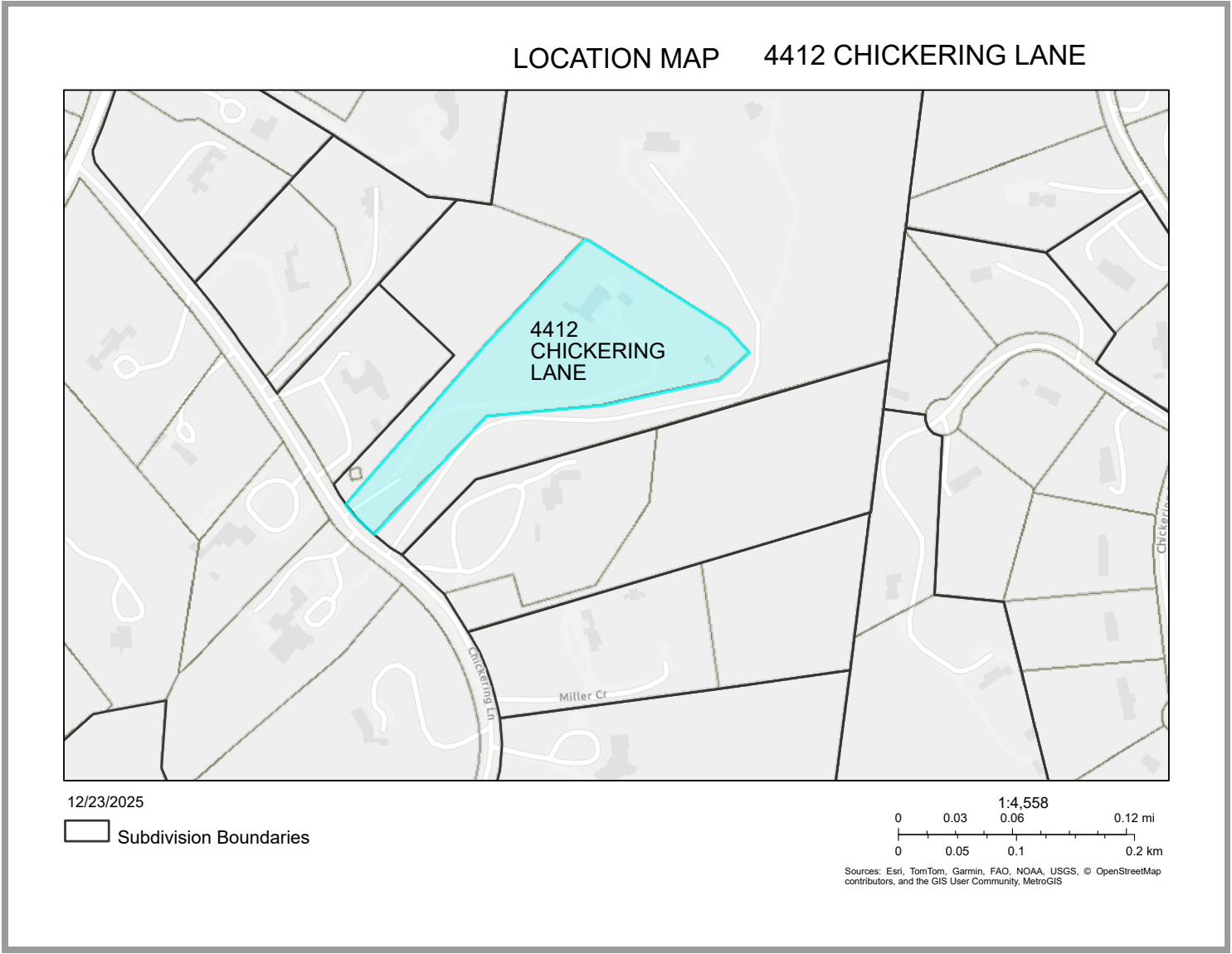
The following are specific guidelines that will be considered by the HZC when reviewing a proposal for demolition:

- 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



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

N/A

Describe the proposed reuse of existing materials, if any?

none

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.

preston h quirk

2025-12-19

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

Pass Residence
610 Westview Avenue
Historic Zoning Commission

<u>Index</u>	<u>pg.</u>
Title page	1
Photo, Tax map	2
Description of Request	3,4
Proposed site plan	5
Elevations & Floor plans	6, 7
Inspiration photos/examples	8
Wall Section	9
Existing house photos	10
Neighboring properties	11

12/19/25



Quirk Designs 2801 Blair Blvd Nashville TN 37212 Architect
Phone 615-568-0343 Email qdesigns@comcast.net

12/17/25

City of Belle Meade, Tennessee
Historic Zoning Commission

RE: 610 Westview Ave - Mr & Mrs Richard Pass
Proposed additions to existing residence

Dear Historic Zoning Commission,

In accordance with the Citywide Conservation Overlay Design Guidelines (CCODG), I have prepared this letter to summarize information on this existing residence and design changes proposed for this property.

The home at 610 Westview was built in 2002 according to Metro Nashville Tax Records. Since it was constructed after 1939, it would be classified as a "Property Worthy of Conservation" per the CCODG. The style of the home, using "A Field Guide to American Houses", is essentially a two story Georgian style home. It has a brick veneer exterior with some and small siding portions, and a hipped primary roof. There is a basement level with a two car garage entering on the south side. The existing main floor gross area/footprint (including porches) is 2256 sf, the second floor is approximately 1800 sf with basement space of about 1050sf. The house is on a lot of 0.46 acres, measuring about 100' wide x 200' deep. The main floor is about 7' above the street. The current condition of the home is very good.

The adjacent home to the left (#608) was built in 1939 and is undergoing renovation work now. The home on the right (#612) is a 2 story brick home built in 1954 that is finishing a renovation project.

The scope of the proposed project includes:

1. Building a new screened porch in the rear yard where a patio currently exists. The porch will be inside the building envelope setbacks.
2. A new patio area to replace the existing patio that is on the rear to the south of the proposed porch.
3. A new widows walk rail on the existing semi-circular front porch.
4. The existing chimney on the rear of the home will have brick veneer installed to replace siding on this chimney.

Quirk Designs 2801 Blair Blvd Nashville TN 37212 Architect

Phone 615-568-0343 Email qdesigns@comcast.net

Exterior materials for the additions consist primarily of painted wood columns and trim, and aluminum insect screening. A fireplace for the porch will have a brick veneer chimney to match the existing house. The new foundation walls and planting bed walls around the patio will also be brick veneer. The new patio and porch will have stone paver floors.

The materials proposed for this project are as follows:

Foundations - brick veneer to match existing home

Siding - none

Brick - Brick veneer to match existing home.

Front door - existing to remain

Front porch - existing to remain and have widows walk rail added - white painted wood.

Windows - existing to remain

Deck material - new rear patio will be a stone paver patio over a concrete slab on grade.

Shutters - existing wood shutters to remain

Fascia - fascias will be painted wood to match existing trim

Gutters - all gutters will be aluminum and have a 6" opening and use 3x4" downspouts, cream color

Chimneys - existing rear chimney with siding will have siding replaced with brick veneer to match the home.

Paint - to be Benjamin Moore or Sherwin Williams high grade paint

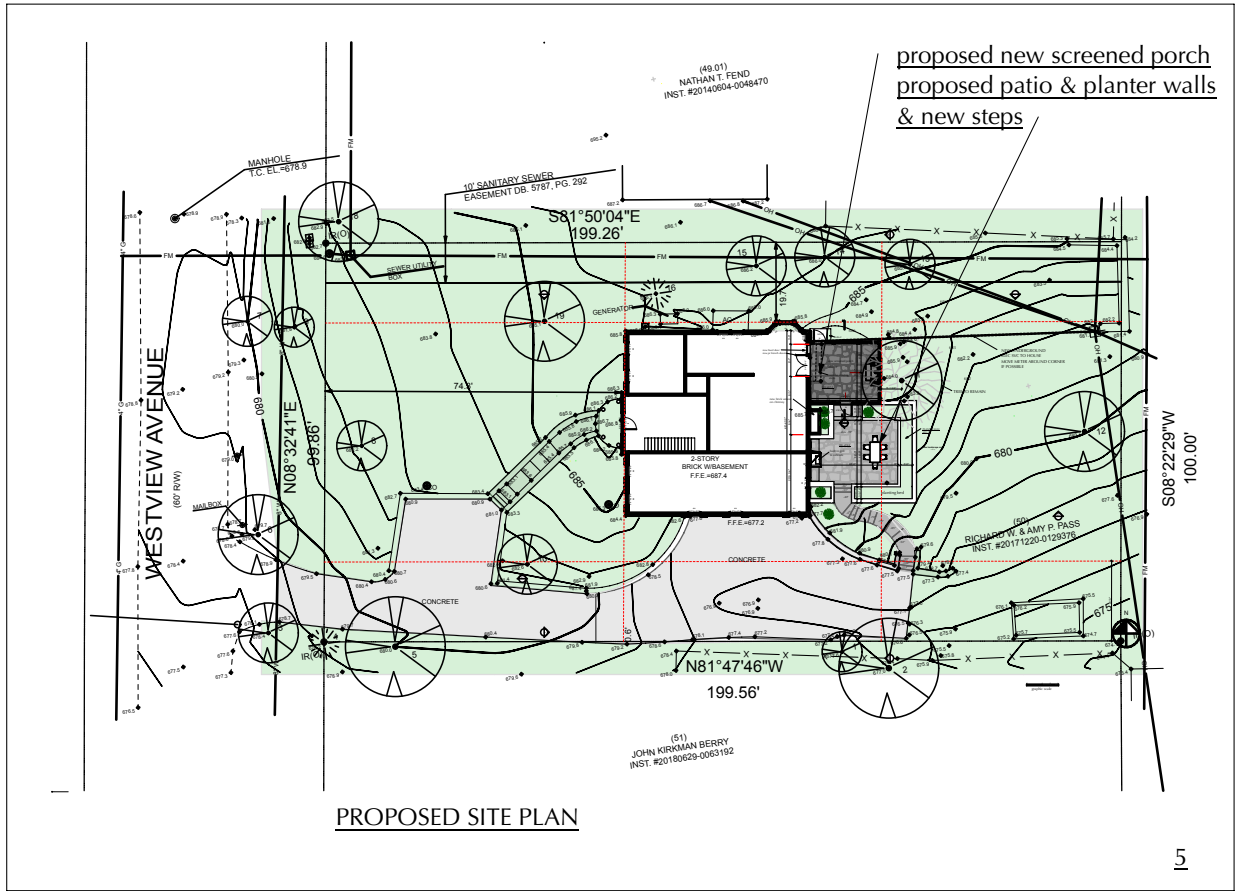
Roofing material - screened porch roof will be low sloped membrane roofing.

Mechanical and plumbing vents - no new vents will be installed.

Garage doors - existing to remain.

A sample board of the proposed new materials will be provided at the meeting.

We hope that the Historic Zoning Commission finds the proposed addition and materials to be consistent with the Belle Meade Citywide Conservation Overlay Design Guidelines.







internet



706 lynnwood blvd



409 harding place

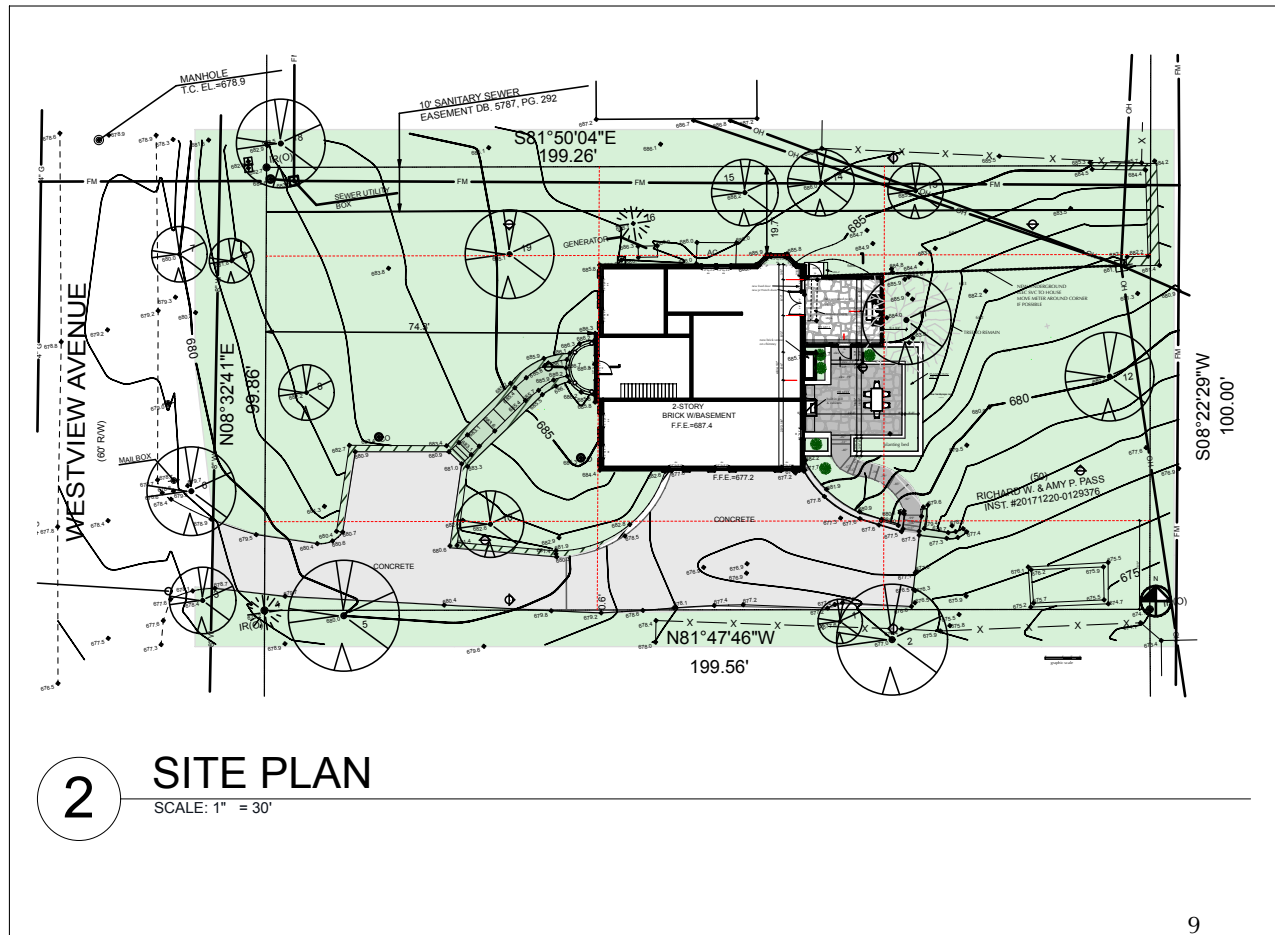


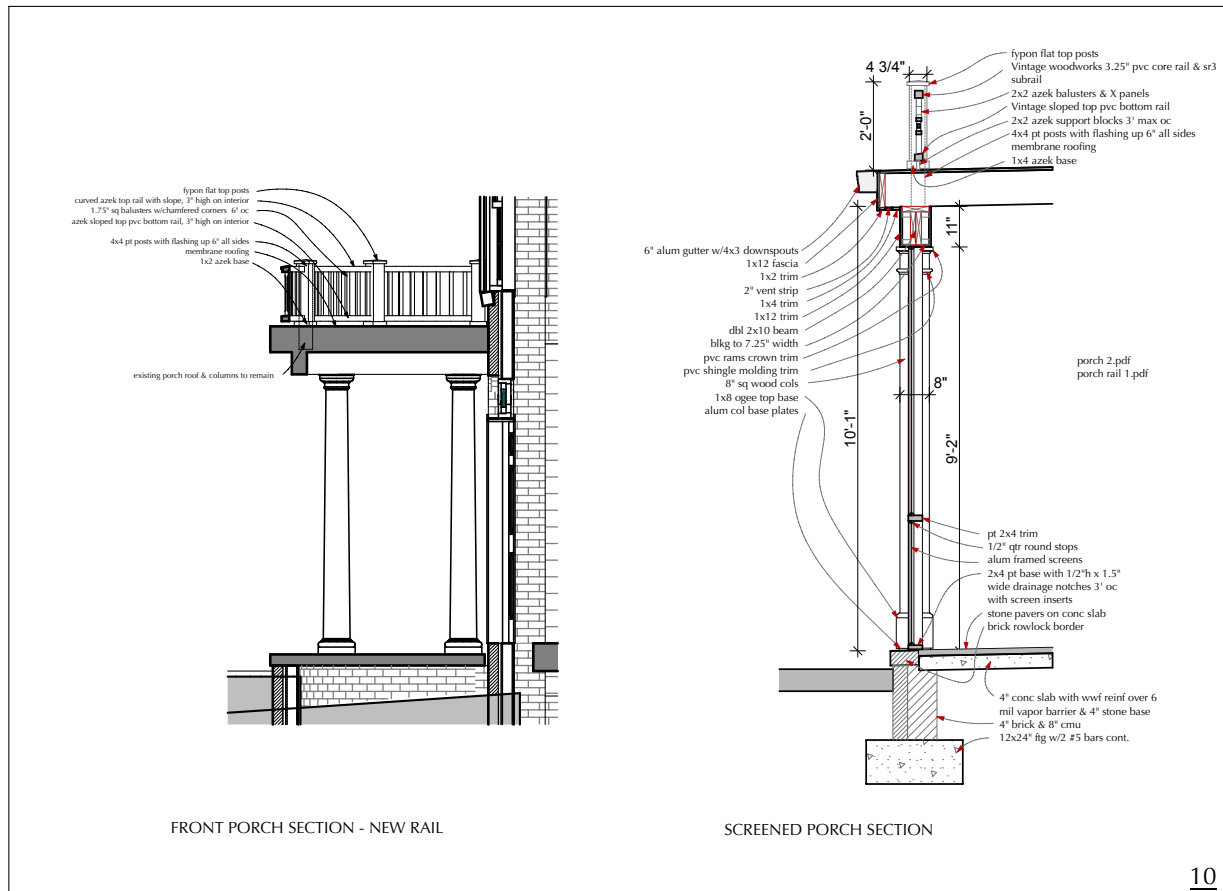
internet



4304 iroquois

INSPIRATION PHOTOS / EXAMPLES







rear of house



patio looking north



looking south to drive



drive on south side

Staff Report

Agenda No.: IV.D.

Case No.: A25-103

Staff: Mary Samaniego, Planning Director

Applicant: The Pass family

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

Location: 610 Westview Avenue

Summary:

The applicant/owner, the Pass family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the proposed work includes a 285 square feet screened-in porch being built on an existing terrace slab matching the existing house's style and materials. 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 0.46 acres (19,940 square feet).
2. The existing dwelling was constructed in 2002 and includes an attached three-car garage.
3. This project required several variances which were approved by the Board of Zoning Appeals in December 2025:
 - a. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,391 square feet. The existing residence, including the garage, has a building footprint of 2,256 square feet and the proposed addition of 285 square feet will then provide as overall building footprint of 2,541square feet (150 square feet over the maximum allowable).
 - b. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 4,483 square feet. The existing residence has a building area of 5,106 square feet and the proposed addition of 285 square feet will then provide as overall building area of 5,391 square feet (908 square feet over the maximum allowable).
4. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
5. The dwelling has not been identified in the 2021 historical survey due to its age.
6. The residence has had five owners over the last 20 years.

7. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
8. Materials list:

Window Manufacturer:

Window Material:

Frame Material:

Windowsills:

Brick, Painted/Natural:

Brick/Stone Thickness:

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:

Exterior Doors:

Eaves/Cornice:

Gutters:

Gutter Dimensions:

Staff Recommendations and Findings of Fact:

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

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;

4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

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

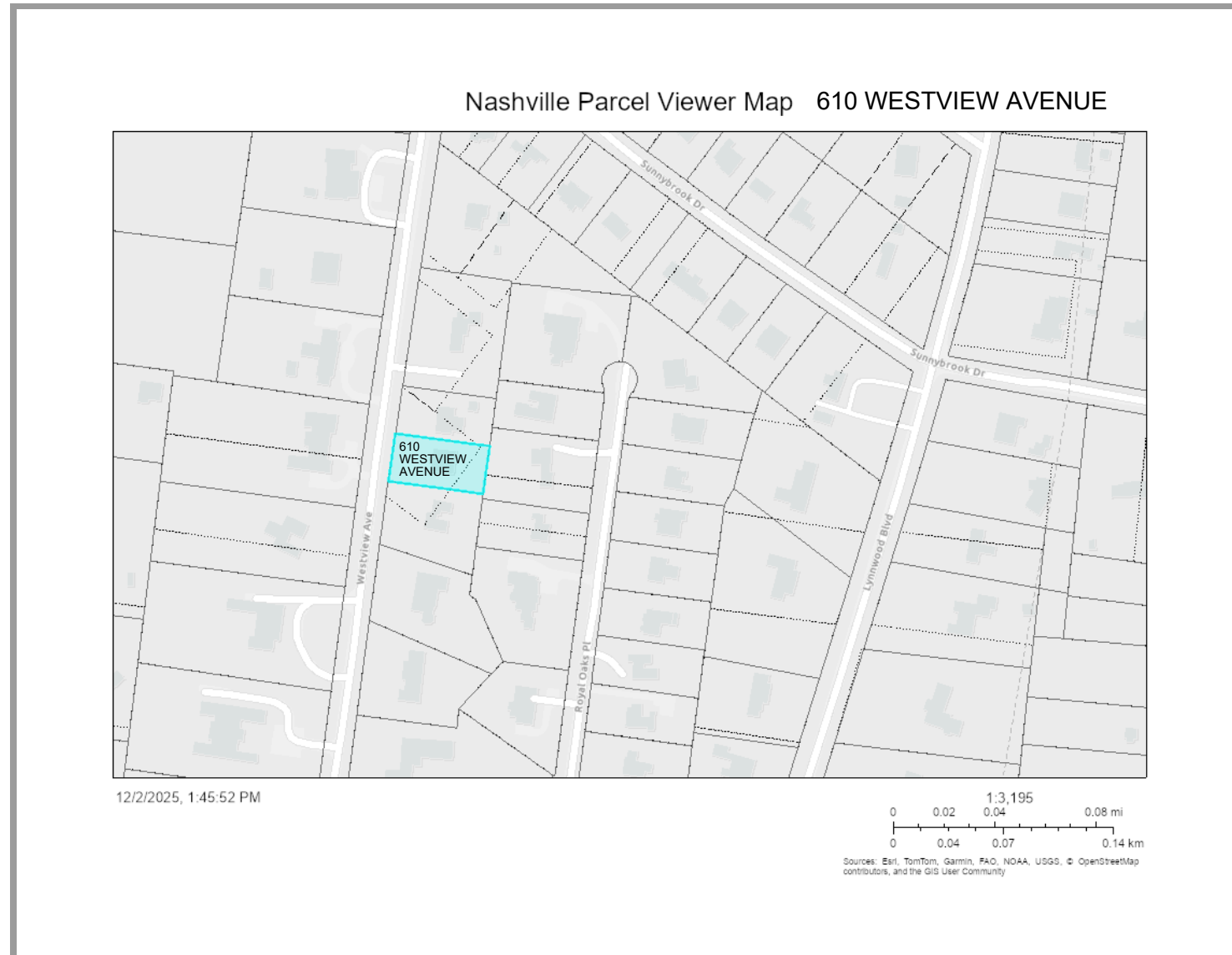
Similarly, the Belle Meade HZC Design Guidelines provide the following *criteria for the review and approval of additions*:

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

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

Attachment:

1. Location Map



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:

Existing house lacks bedrooms and a compliant garage for a growing family. New Addition is subservient to historic structure while solving both of these issues. The addition follows natural terrain, sits inside building envelope and does not exceed primary structure's height.

Demolition of Structures:

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

The existing non-compliant carport will be removed as well as 24" +/- driveway proximity to the property line will be removed to meet current standards.

Historical Significance

The Carport has no historical significance and is non compliant.

☐ Yes ☐ No Is the property habitable?

Give a compelling reason for demolition of property

Only Carport is being removed, to clear way for compliant structure.

Describe the proposed reuse of existing materials, if any?

N/A

New Construction Material List Description

Window Manufacturer:

Window Material:

Frame Material:

Windowsills:

Brick, Painted/Natural:

Brick/Stone Thickness:

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:

Exterior Doors:

Eaves/Cornice:

Gutters:

Gutter Dimensions:

Property of Significance

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

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

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

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

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

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

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

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

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

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

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

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

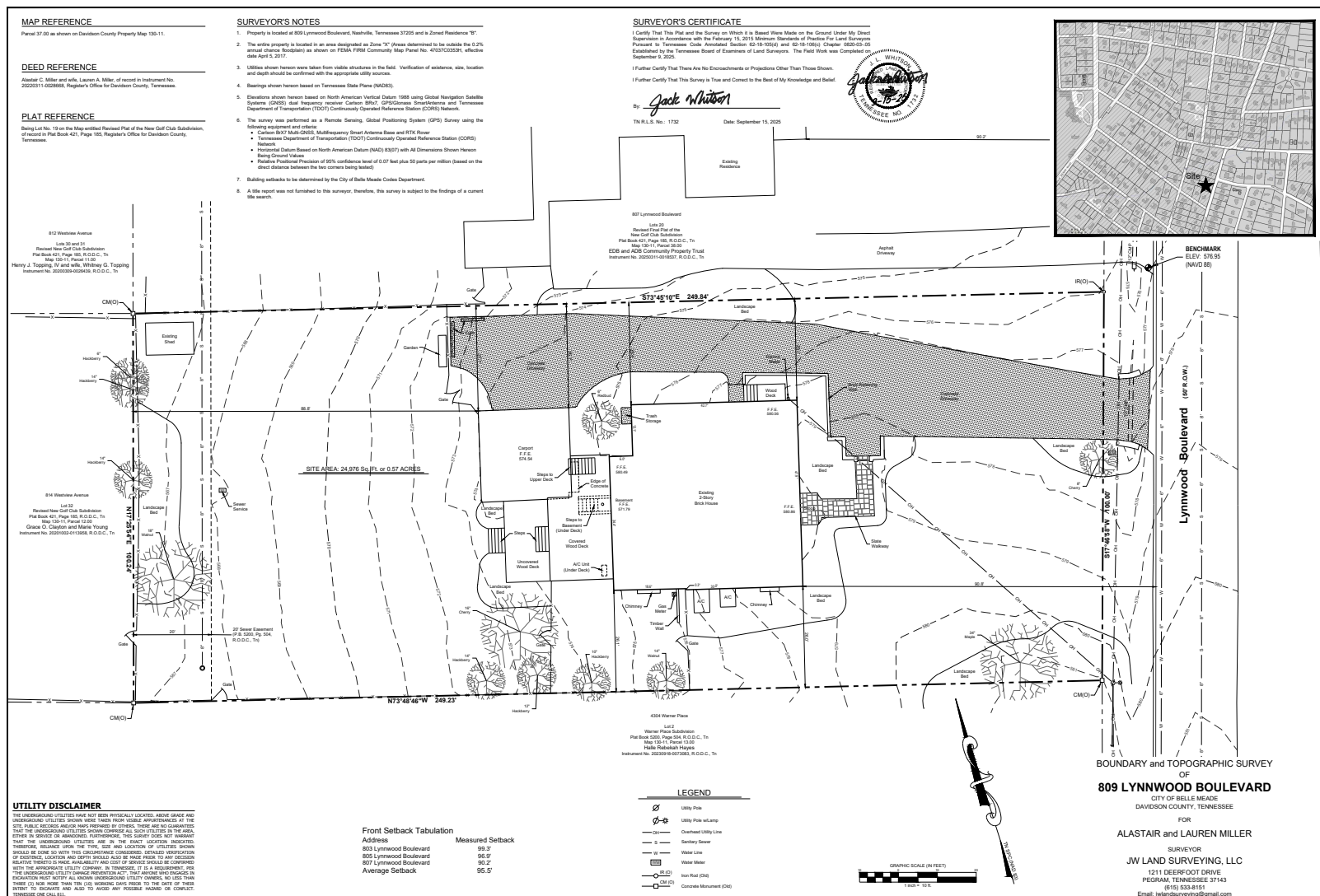
jeff steele

2025-12-19

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION



809 Lynwood Boulevard

Front View



Side View



Existing Carport



Rear View



809 Lynwood Boulevard

807 Lynwood

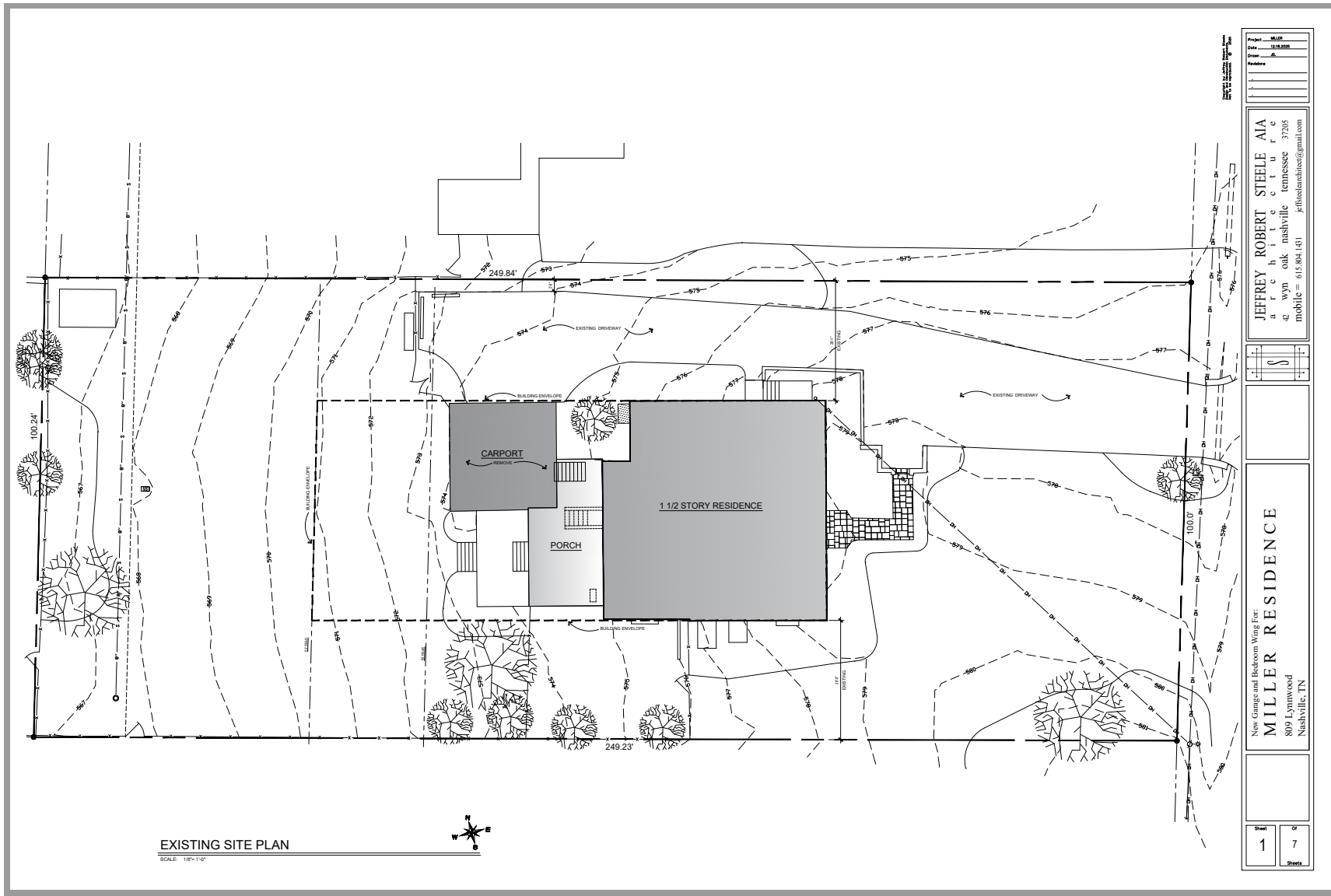


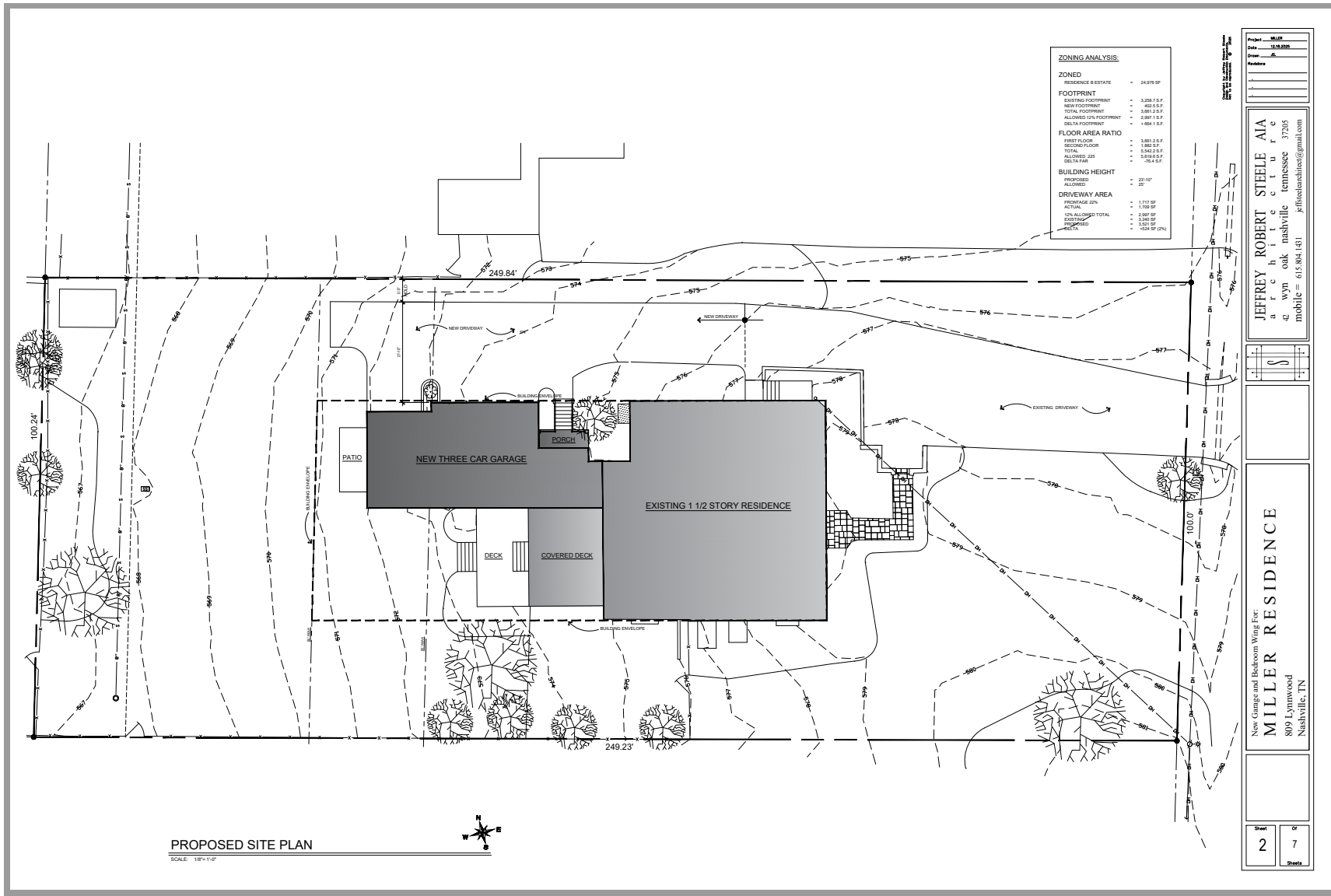
4300 Warner

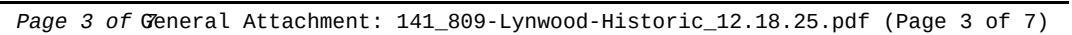


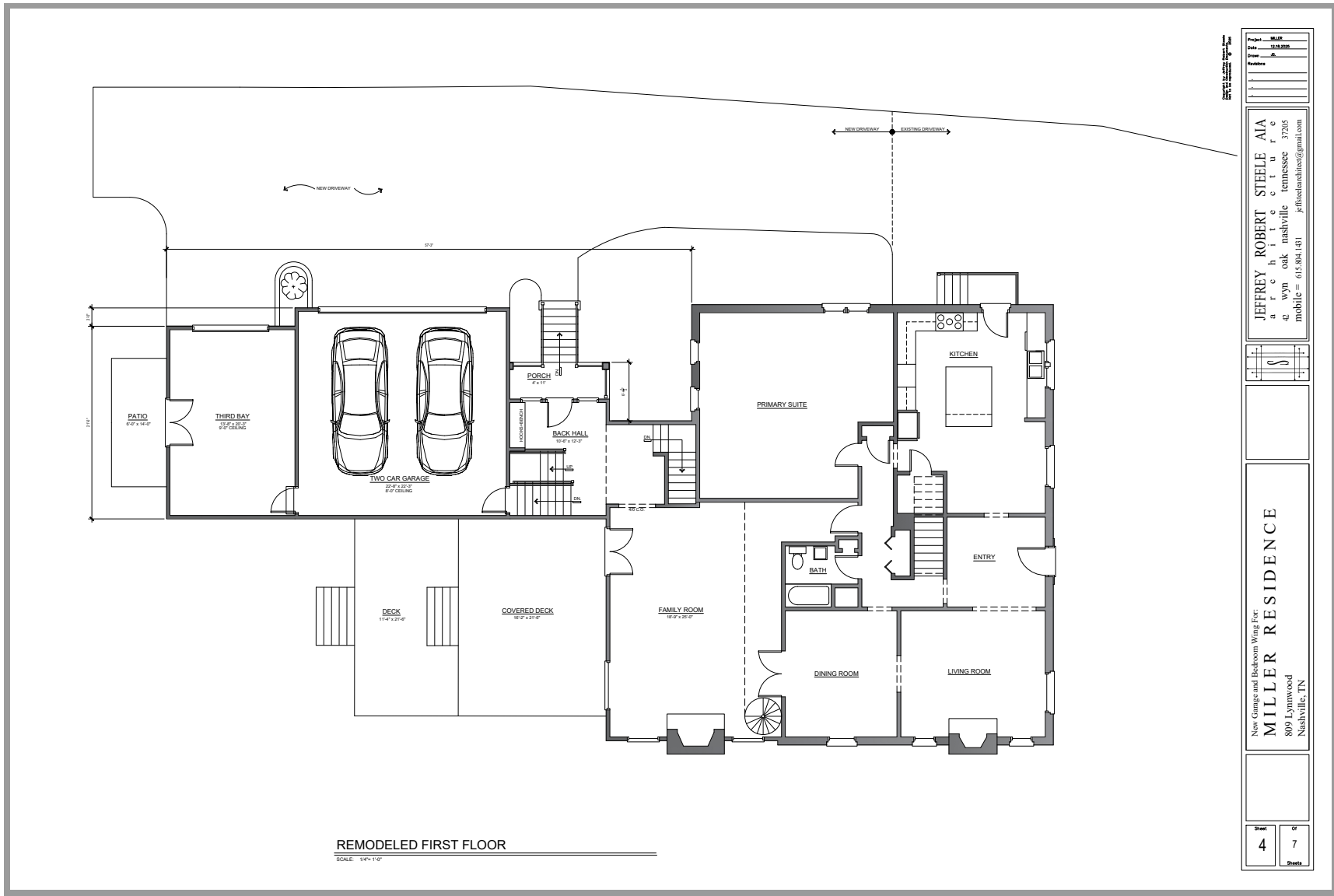
805 and 803 Lynwood

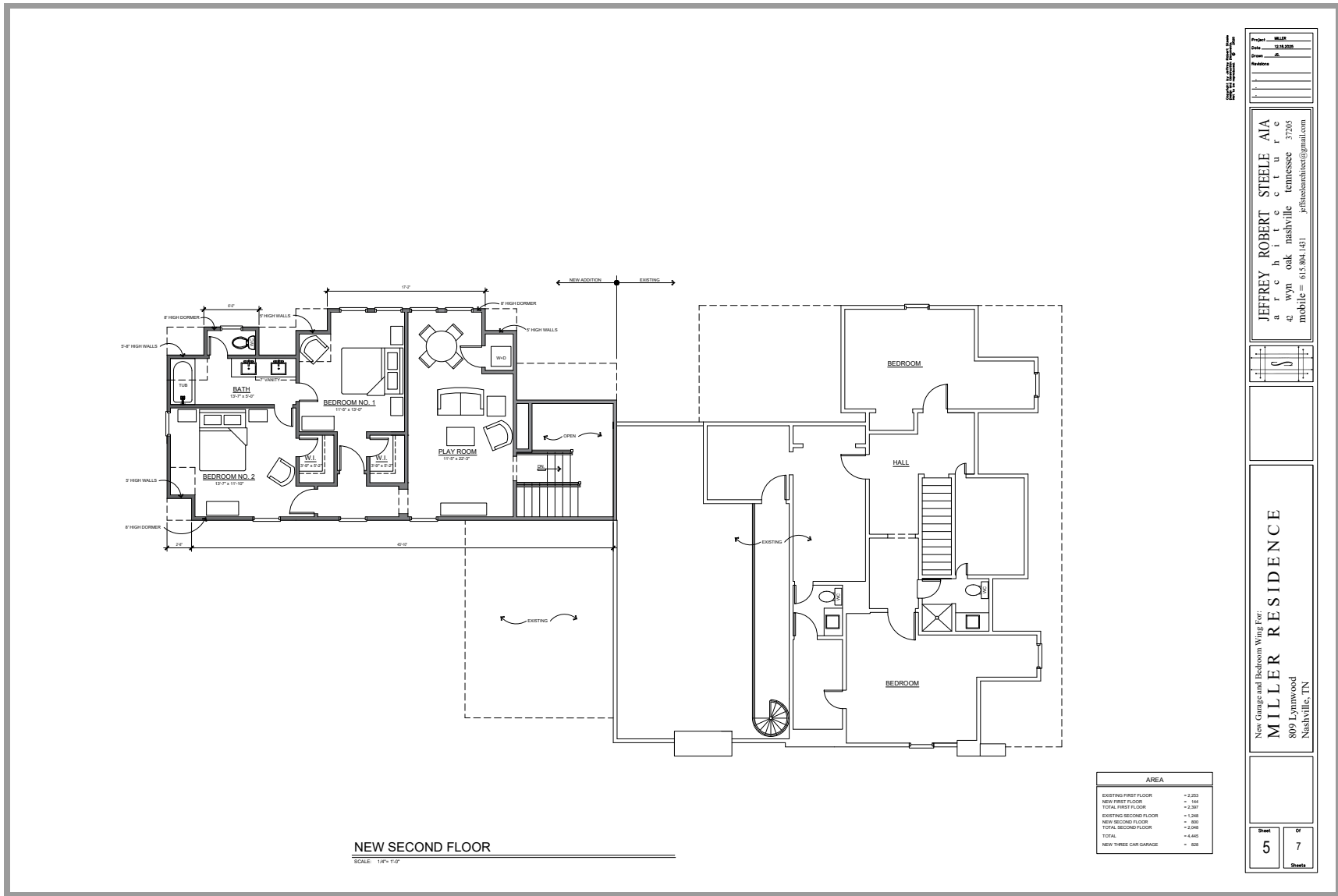








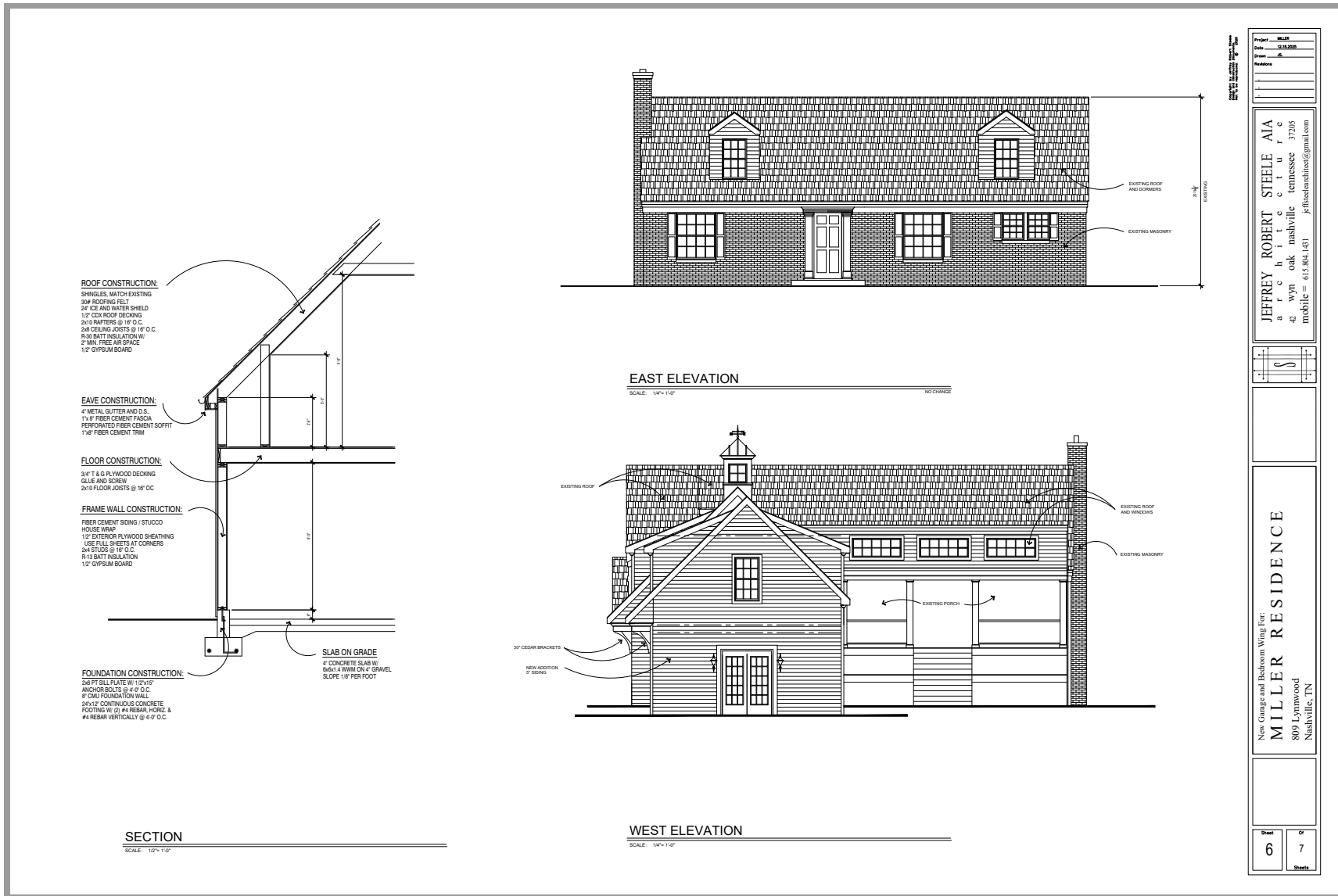


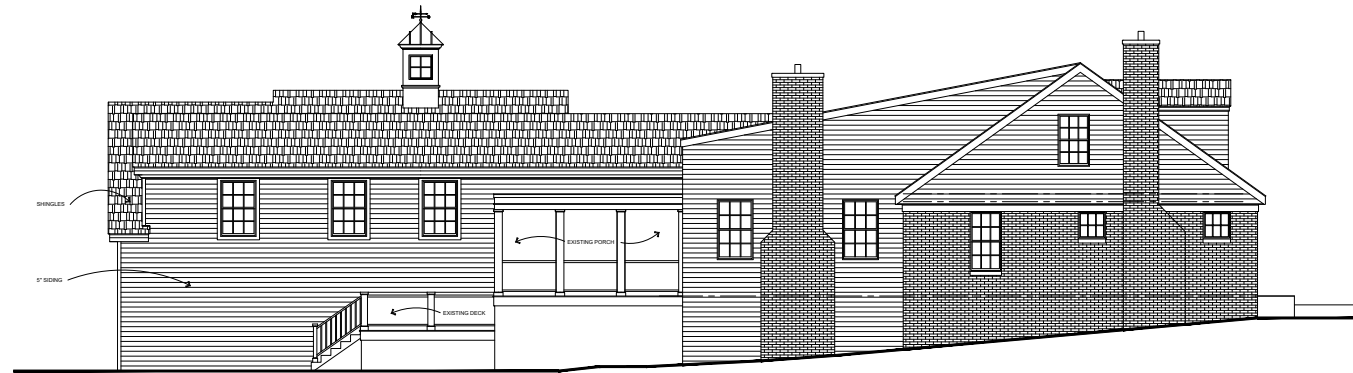


Project: MILLER
Date: 12-18-2025
Drawn: JRS
Reviewed: JRS
JEFFREY ROBERT STEELE AIA
architect
42 wyn oak nashville tennessee 37205
mobile = 615.884.1431
jsteelearchitect@gmail.com

New Garage and Backdown Wings For:
MILLER RESIDENCE
809 Lynwood
Nashville, TN

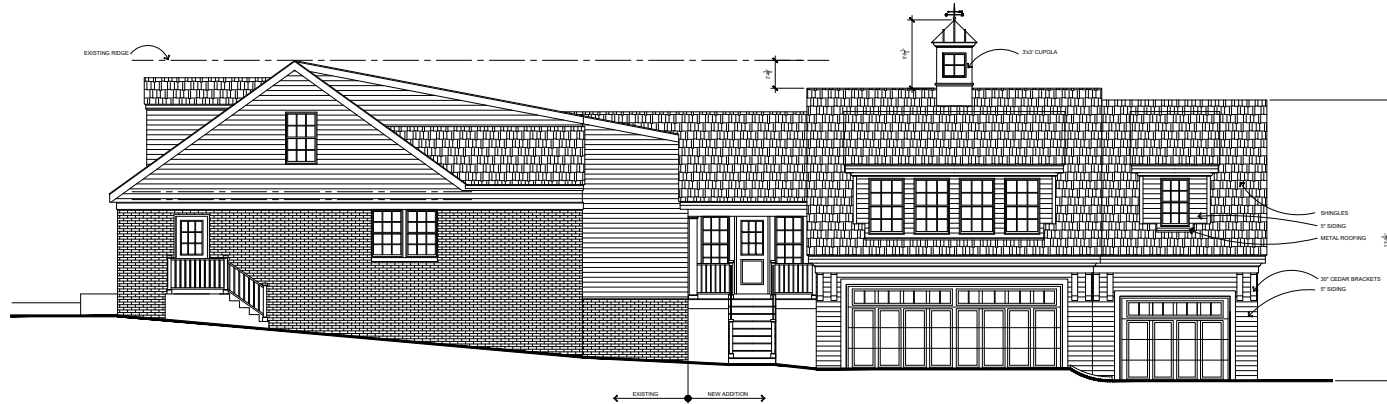
Sheet 5 of 7





SOUTH ELEVATION

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



NORTH ELEVATION

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

Project: MILLER Date: 12/18/2025 Drawn: J. STEELE Reviewed: J. STEELE Scale: 1/4"=1'-0"	
JEFFREY ROBERT STEELE AIA architect 42 wyn oak nashville tennessee 37205 mobile = 615.884.1831 jfsteelarchitect@gmail.com	
New Garage and Backdoor Wings For: MILLER RESIDENCE 809 Lynwood Nashville, TN	
Sheet 7	Of 7 Sheets

Staff Report

Agenda No.: IV.E.

Case No.: A25-105

Staff: Mary Samaniego, Planning Director

Applicant: The Miller family

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

Location: 809 Lynwood Boulevard

Summary:

The applicant/owner is requesting Certificate of Appropriateness approval for an addition to a single-family residence. The specific project includes removal of a nonconforming carport and the addition of a three-car attached garage with a second story. The designated architectural style is Cape Cod 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 0.57 acres (24,950 square feet).
2. The existing dwelling was constructed in 1948 in the Cape Code style and includes a two-car attached carport.
3. This project required several variances which were approved by the Board of Zoning Appeals in December 2025:
 - a. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,997 square feet. The existing residence has a building footprint of 3,259 square feet and the addition of 400 square feet will then provide an overall building footprint of 3,661 square feet (664 square feet over the maximum allowable).
 - b. Per Section 14-205(1)(j)(iii) of the Zoning Ordinance, the total of all driveway/parking areas on any lot shall not exceed twelve (12) percent of the total lot area. The allowable area of driveway/parking area for the proposed lot is 2,997 square feet. The existing driveway is 3,240 square feet and the proposed is 3,521 square feet (524 square feet over allowable).
4. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
5. The dwelling has been identified in the 2021 historical survey (DV-26188) as having: brick construction type; gable roof with asphalt shingles; brick veneer wall covering; double-hung wood windows; one brick chimney; and brick foundation.
6. The residence has been owned by the nine different families over the last 50 years.

7. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
8. Staff upon research did not find any significant previous owners, builders, or architects.
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.

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.

Attachment:

1. Location Map

