



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
FEBRUARY 10, 2026, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
FEBRUARY 10, 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 January 13, 2026.

Attachment: [HZC Minutes January 13 2026.pdf](#)

III. Unfinished Business - None

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.

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, #A25-106, of the Leri family, 4412 Chickering Lane, for a demolition of a single family residence.

Attachment: [APPLICATION.pdf](#)
Attachment: [142 2025.12.19---DEMO Site-Plan.pdf](#)
Attachment: [Demolition Presentation Revised.pdf](#)
Attachment: [2026.01.16 - Demolition Presentation Reduced.pdf](#)
Attachment: [2026.02.03 - Demolition Presentation LargeFont.pdf](#)
Attachment: [STAFF REPORT 4412 Chickering Ln.pdf](#)
Attachment: [Letter of Support for Demolition - Leri.pdf](#)
Attachment: [Dretler Comments.pdf](#)

C. The application for a Certificate of Appropriateness, #A25-101, of the 622 Enquirer, LLC, 622 Enquire Avenue, for an addition to a single family residence.

Attachment: [APPLICATION.pdf](#)

Attachment: [Burns Historic Zoning Commission Set 2-10-26.pdf](#)

Attachment: [STAFF REPORT 622 Enquirer Ave.pdf](#)

D.The application for a Certificate of Appropriateness, #A26-03, of the White Bridge Trust, 1204 Belle Meade Boulevard, for an addition to a single family residence.

Attachment: [145_Application---1204-Belle-Meade-Boulevard---Vidalakis-Residence---011626.pdf](#)

Attachment: [145_1204-Belle-Meade-Boulevard---Vidalakis-Residence-HZC-Documents-1-of-2---011626.pdf.pdf](#)

Attachment: [145_1204-Belle-Meade-Boulevard---Vidalakis-Residence-HZC-Renderings---2-of-2---011626.pdf](#)

Attachment: [STAFF REPORT 1204 BMB.pdf](#)

V.Other Public Comment

VI.Adjourn

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



**MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
JANUARY 13, 2026, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

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

Commission Members Present

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

Commission Members Not Present

Keith Meacham

City Staff Present

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

Approval of Minutes

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

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

Unfinished Business

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

Charlie Rankin recused himself from the dais due to previous involvement with the project, a quorum still exists.

Michael Marchetti, The Marchetti Company, reviewed what had been done to save the original structure prior to demolition. Marchetti offered an apology stating that it was never the intent to demolish the home.

Dan Borsos, EMC Structural Engineers, provided additional details about the structural stability of the original home.

Marchetti stated that the home would be rebuilt to the plans that had been previously approved.

A period of comments and questions from the commission ensued. Questions were answered by Marchetti.

Chris Whitson, attorney for the Bonners, the owners of the home made a brief statement regarding the issues with the demolition that was not approved. Noting that anything of the original home that would have been left would have been seen from the exterior of the home.

Public Comment Opened

Planning Director Mary Samaniego stated that 5 letters of support had been received from the public.

Public Comment Closed

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

Vice-Chairman Ranking rejoined the commission on the dais at 3:31 p.m.

New Business

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

The applicant requested to postpone until the February 10, 2026 meeting.

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

Catherine Sloan, Architect for the Phillips family, reviewed the proposal as submitted for the request to demolish the home at 501 Westview Avenue.

There were no questions from the commission.

Public Comment Opened

No Public Comment

Public Comment Closed

Planning Director Samaniego stated she had received two letters in support from surrounding neighbors.

Motion to approve: Rankin Second: Hayles

A period of comments from the commission ensued.

Vote: All aye

The application for a Certificate of Appropriateness, #A25-106, of the Leri family, 4412 Chickering Lane, for a demolition of a single family residence.

The applicant requested to postpone until the February 10, 2026 meeting.

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

Preston Quirk, Architect Quirk Designs, reviewed the plans as submitted for the addition to the home.

There were no questions from the commission.

Public Comment Opened

No Public Comment

Public Comment Closed

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

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

Jeff Steele, architect for the Millers, reviewed the plans for the addition to the home at 809 Lynwood Boulevard.

Comments and questions from the board were addressed by Steele.

Public Comment Opened

No Public Comment

Public Comment

Motion to approve: Rankin Second: Poe

A period of discussion among the commission ensued, which included questions for and answered by Steele.

Vote: All aye

Other Public Comment

The meeting adjourned at 4:01 p.m.

Chairman Bunny Blackburn

City Recorder Rusty Terry



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

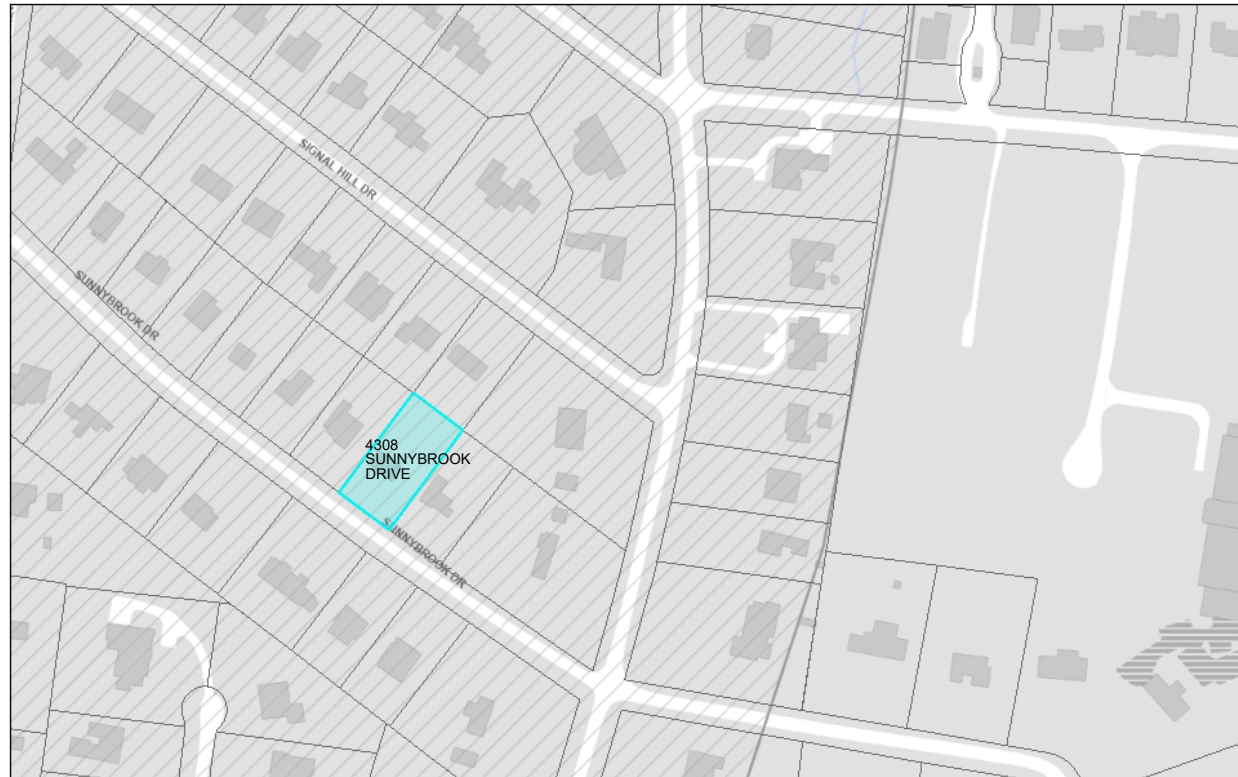
- A home may have limited ability to meet current architectural trends such as ceiling heights of eight feet or less or inability to maintain due to building style.

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

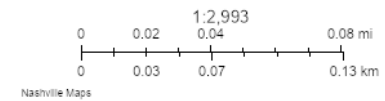
Attachment:

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



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

Good Morning Mary,

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

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

Let us know if you think this is possible.

Thanks,
Cullen

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

Mary,

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

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

Thanks,
Cullen

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

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

Good Morning -

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

Please register thru the Citizen Portal:

[https://link.edgepilot.com/s/612737af/PLMv8GszV0qHXmnvn_q1HQ?](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

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



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

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Cullen

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To: Cullen Morrow <cmorrow@ingramcivil.com>
Subject: Project Application #25-0085 Location:4308 SUNNYBROOK DR

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[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.

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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 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.

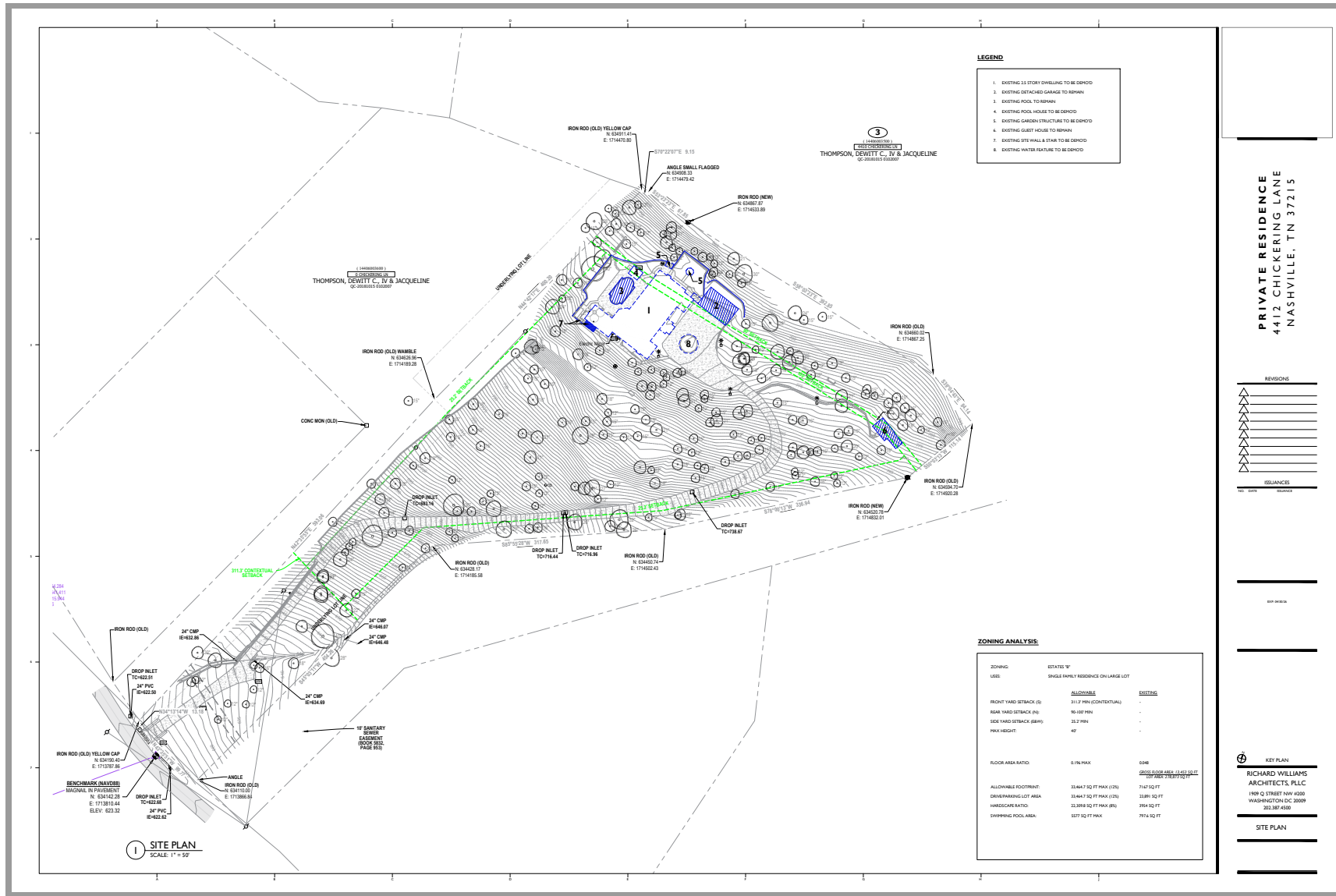
Justin Donovan

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

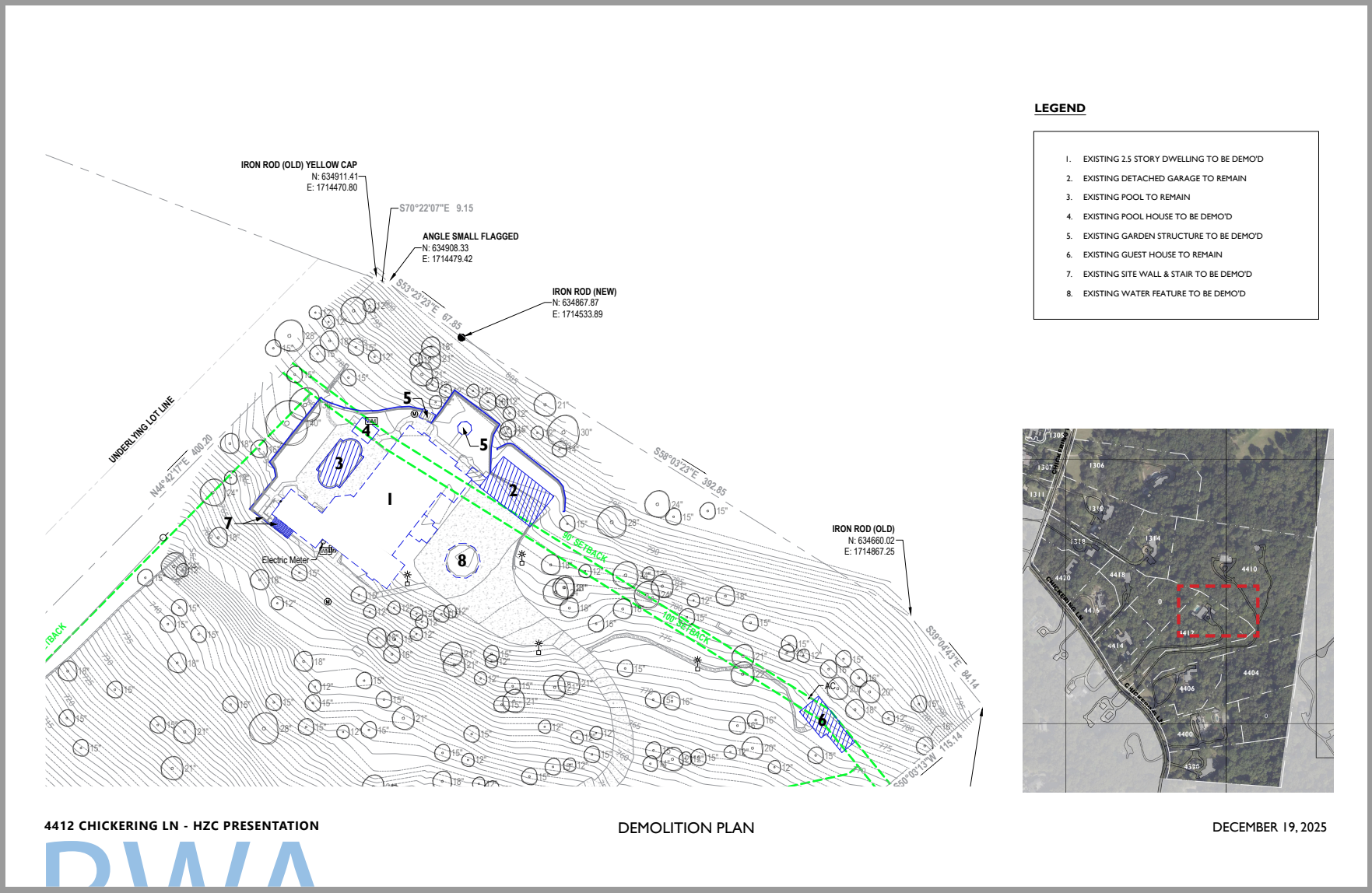


4412 CHICKERING LN - HZC PRESENTATION

VICINITY MAP

DECEMBER 19, 2025

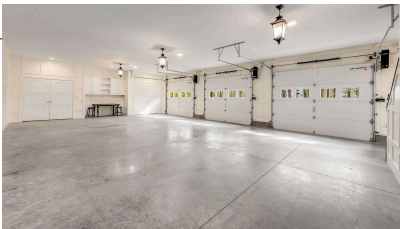
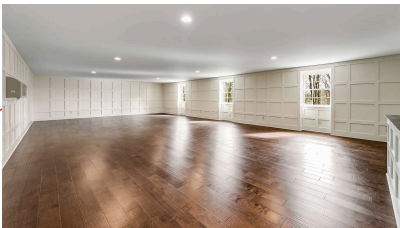
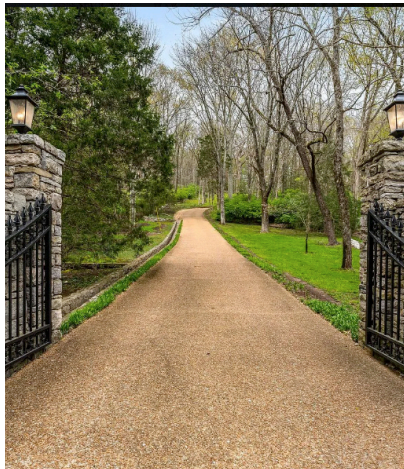




4412 CHICKERING LN - HZC PRESENTATION

DEMOLITION PLAN

DECEMBER 19, 2025

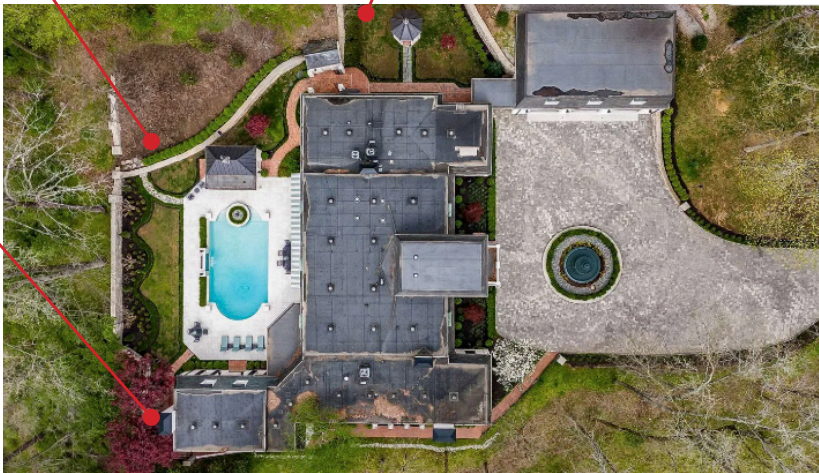


4412 CHICKERING LN - HZC PRESENTATION



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
DMAA

4416 CHICKERING LANE

DECEMBER 19, 2025



4412 CHICKERING LN - HZC PRESENTATION



4400 CHICKERING LANE

DECEMBER 19, 2025

HZC PRESENTATION

4412 CHICKERING LANE
CoA APPLICATION FOR DEMOLITION

RICHARD WILLIAMS ARCHITECTS, PLLC



JANUARY 16, 2026

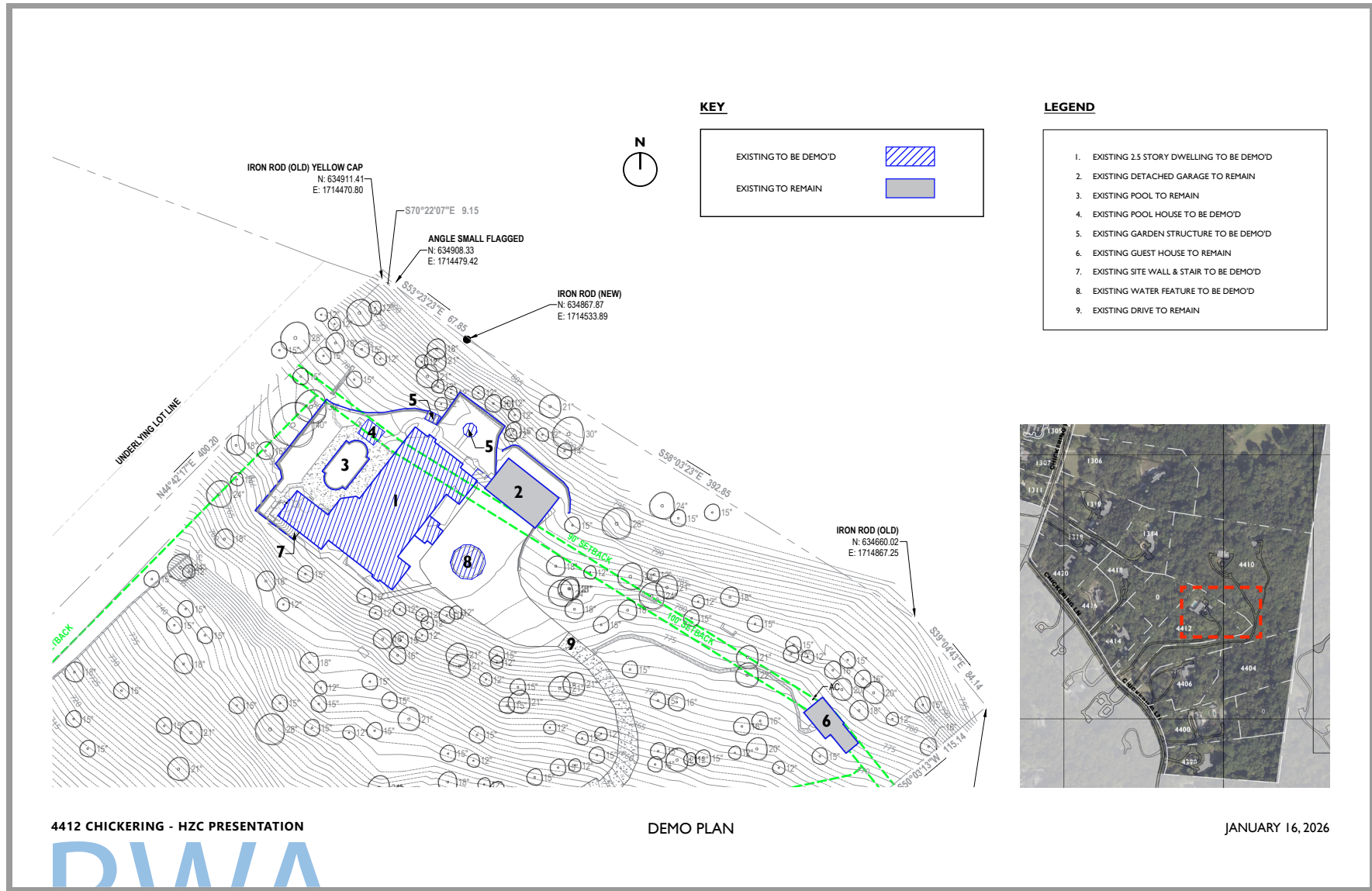


4412 CHICKERING - HZC PRESENTATION

VICINITY MAP

JANUARY 16, 2026







4412 CHICKERING - HZC PRESENTATION

STREET VIEW

JANUARY 16, 2026





4412 CHICKERING - HZC PRESENTATION

STREET VIEW

JANUARY 16, 2026





4412 CHICKERING - HZC PRESENTATION

ENTRY GATE

JANUARY 16, 2026

DMAA



4412 CHICKERING - HZC PRESENTATION

VIEW FROM DRIVE TOWARDS CHICKERING LANE

JANUARY 16, 2026

DMAA



4412 CHICKERING - HZC PRESENTATION

SOUTH FACADE FROM DRIVE

JANUARY 16, 2026

DMAA



4412 CHICKERING - HZC PRESENTATION

EAST FACADE FROM DRIVE

JANUARY 16, 2026

DMAA



4412 CHICKERING - HZC PRESENTATION

EAST FACADE FROM DRIVE

JANUARY 16, 2026

DMAA



4412 CHICKERING - HZC PRESENTATION

VIEW FROM PARKING COURT

JANUARY 16, 2026

DMAA



4412 CHICKERING - HZC PRESENTATION



HOUSE SITE: A CLEARING IN THE WOODS

JANUARY 16, 2026

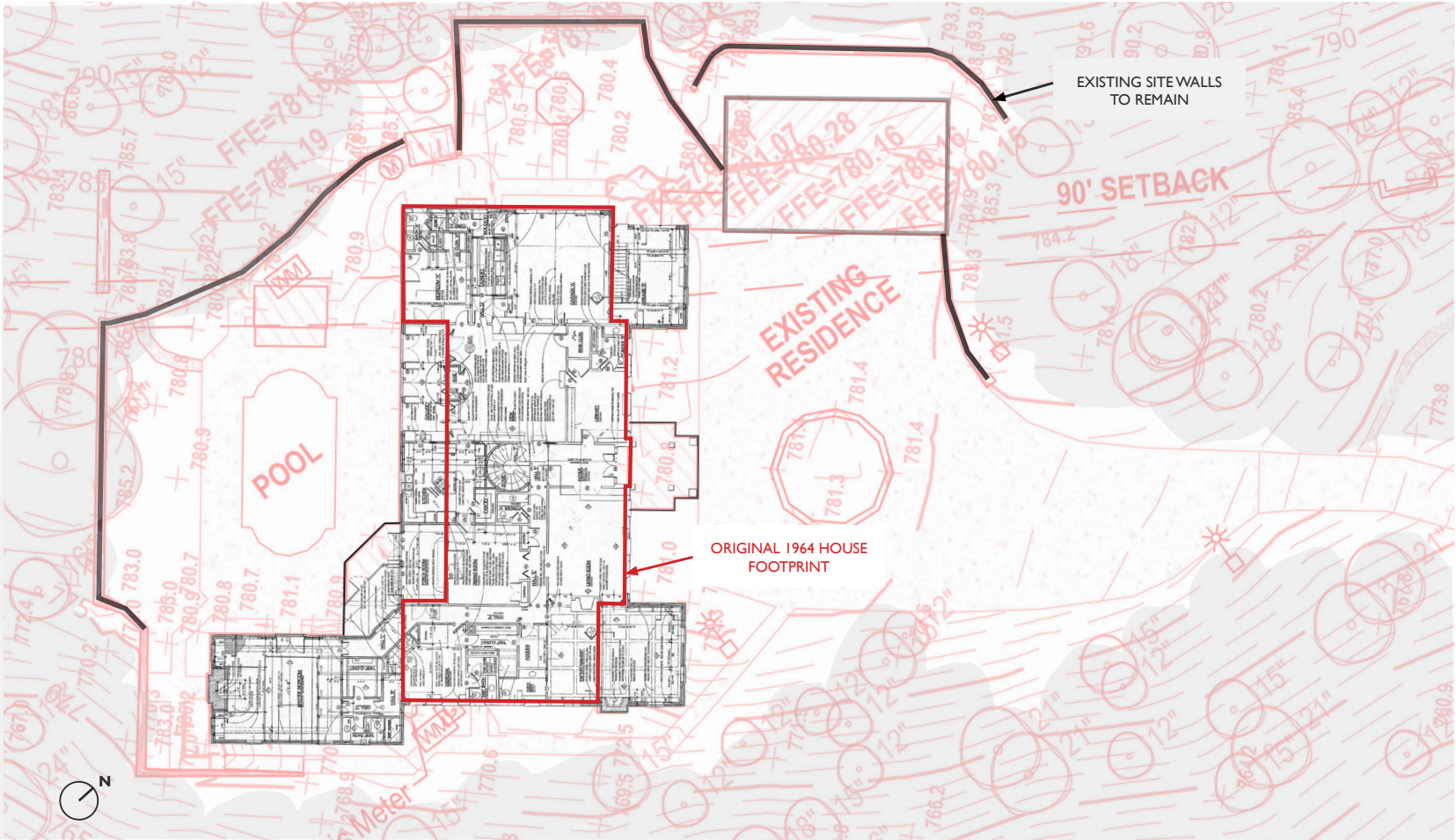


4412 CHICKERING - HZC PRESENTATION

AERIAL VIEW

JANUARY 16, 2026

DMAA

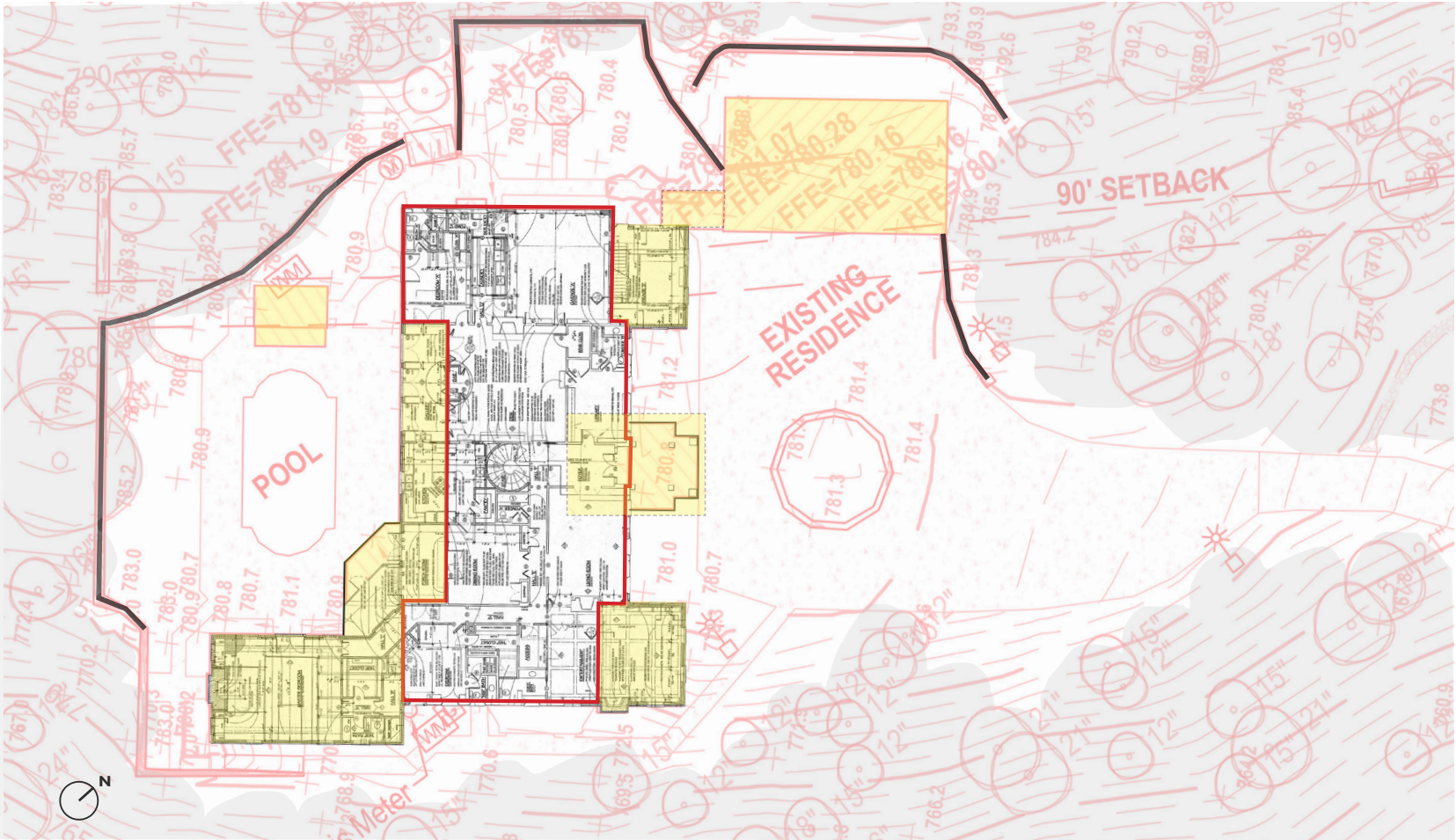


4412 CHICKERING - HZC PRESENTATION

SITE PLAN - ORIGINAL 1964 FOOTPRINT

JANUARY 16, 2026



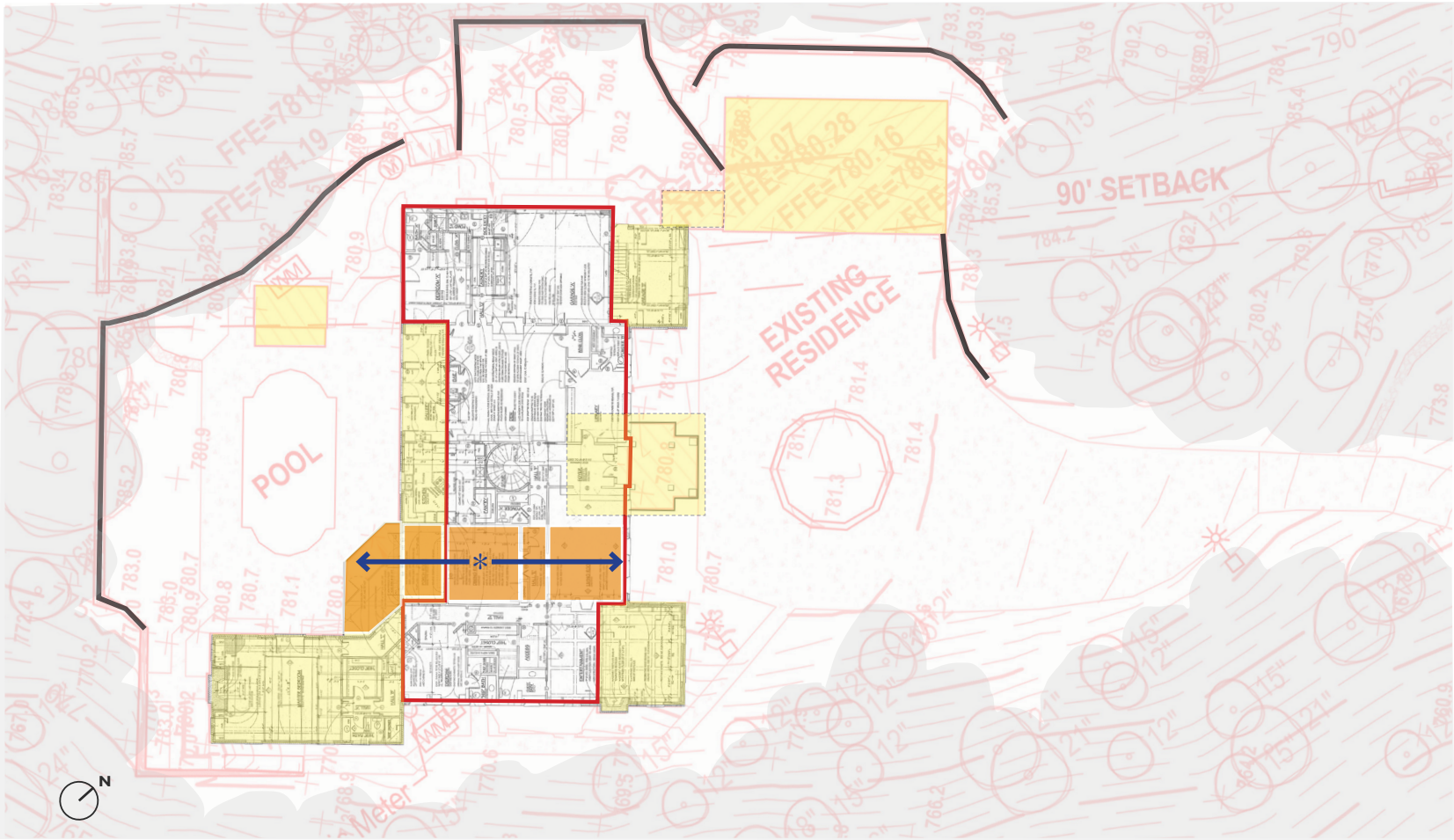


4412 CHICKERING - HZC PRESENTATION

SITE PLAN - ADDITIONS (2003 + 2020)

JANUARY 16, 2026





4412 CHICKERING - HZC PRESENTATION

SITE PLAN - SPATIAL CONGESTION

JANUARY 16, 2026





Core of 1964 house - disconnected from landscape

4412 CHICKERING - HZC PRESENTATION

EXISTING - DINING ROOM

JANUARY 16, 2026

DMAA



Existing porch room - 2001 addition/infill further separates core of house from landscape

4412 CHICKERING - HZC PRESENTATION

EXISTING - PORCH ROOM

JANUARY 16, 2026

DMAA



Dark entry hall does not connect to landscape

4412 CHICKERING - HZC PRESENTATION

EXISTING - FOYER

JANUARY 16, 2026

DMAA



Former motor court converted into cramped garden space

4412 CHICKERING - HZC PRESENTATION

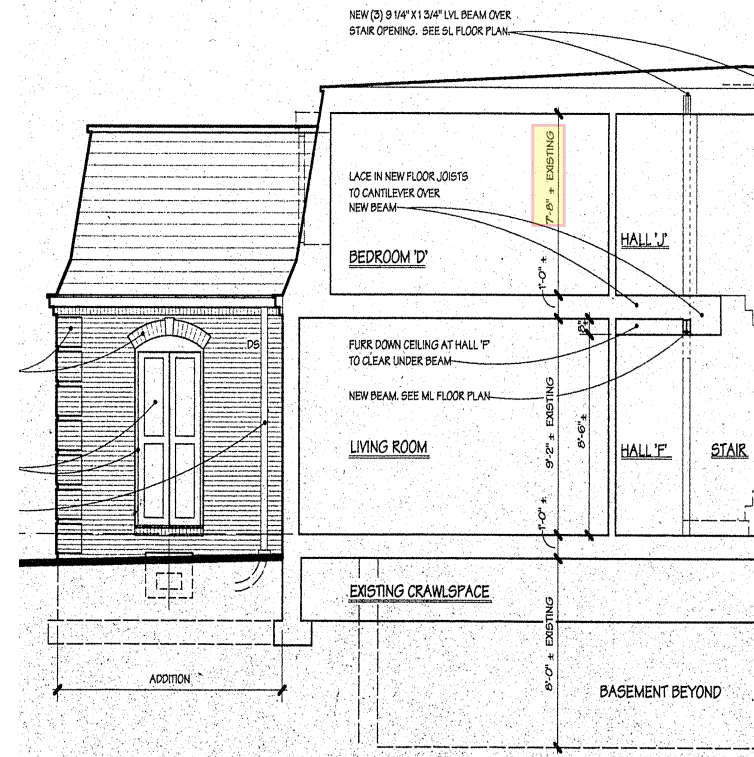
DMAA

REAR SPACES

JANUARY 16, 2026



7'-8" ceiling incongruent with current design trends



4412 CHICKERING - HZC PRESENTATION



4412 CHICKERING LANE - EXISTING CONDITIONS

JANUARY 16, 2026

Inspection Report: Framing out of code

11.7 FRAMING

Comments: Inspected



Wood framing in contact with all chimneys is no longer allowed

This was not a code when house was built



Open exhaust vent terminates under turbine determine source of exhaust pipe.

Possible bath exhaust



Inspection Report: Roof Damage

Real Estate Inspection Services, LLC.

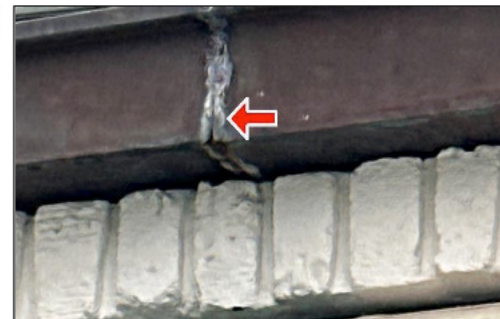


Roof ponding

Real Estate Inspection Services, LLC.



(2) Leak at joint of gutter above canopy to pool patio.

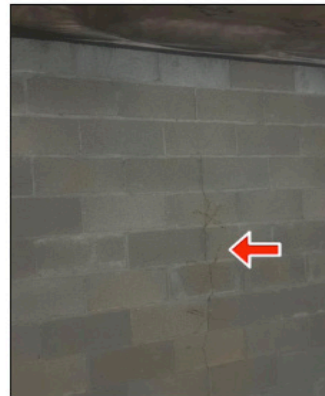
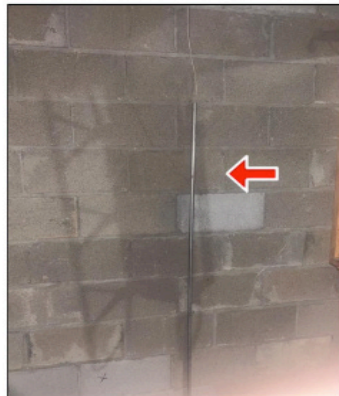


Inspection Report: Foundation Cracks/Leaks

Real Estate Inspection Services, LLC.

 Minor, typical crack at SW crawl space -south wall

More significant crack at same wall.



 (2) Seepage around all walls.



4412 CHICKERING - HZC PRESENTATION

DIVA

JANUARY 16, 2026



2020 garage conversion with mismatched architectural detailing + materials



GARAGE CONVERSION

JANUARY 16, 2026

4412 CHICKERING - HZC PRESENTATION

DMAA



4412 CHICKERING - HZC PRESENTATION

INTERIOR CRACKING

JANUARY 16, 2026

DMAA

JUSTIFICATIONS FOR DEMOLITION

- Inefficient building plan + numerous additions disconnects house from landscape on all sides
- 2001-2020 additions are discordant with architectural scale and appropriate architectural language
- Substandard ceiling heights are incongruent with current design trends
- Large footprint prevents balance of open space and structures
- Structural issues including cracked foundation walls, non-compliant framing, and roof ponding

NEIGHBORING PROPERTIES

RICHARD WILLIAMS ARCHITECTS, PLLC



JANUARY 16, 2026





4412 CHICKERING - HZC PRESENTATION



4410 CHICKERING LANE

JANUARY 16, 2026

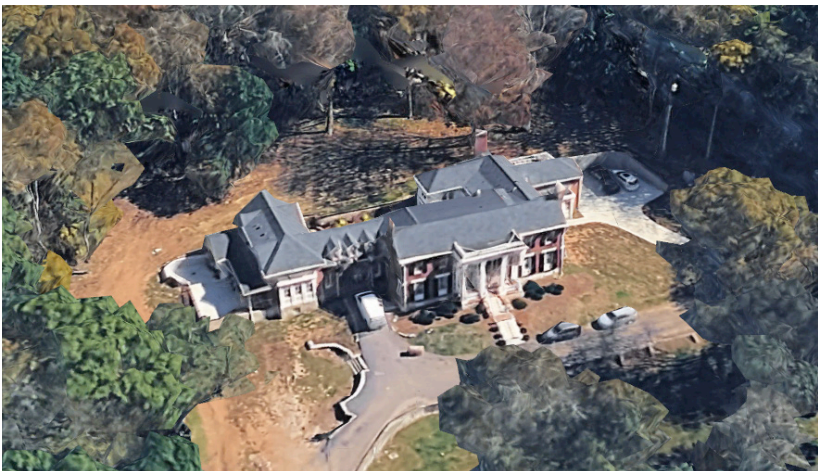


4412 CHICKERING - HZC PRESENTATION



4406 CHICKERING LANE

JANUARY 16, 2026



4412 CHICKERING - HZC PRESENTATION



4416 CHICKERING LANE

JANUARY 16, 2026



4412 CHICKERING - HZC PRESENTATION



4400 CHICKERING LANE

JANUARY 16, 2026

HZC PRESENTATION

4412 CHICKERING LANE
CoA APPLICATION FOR DEMOLITION

RICHARD WILLIAMS ARCHITECTS, PLLC



FEBRUARY 13, 2026

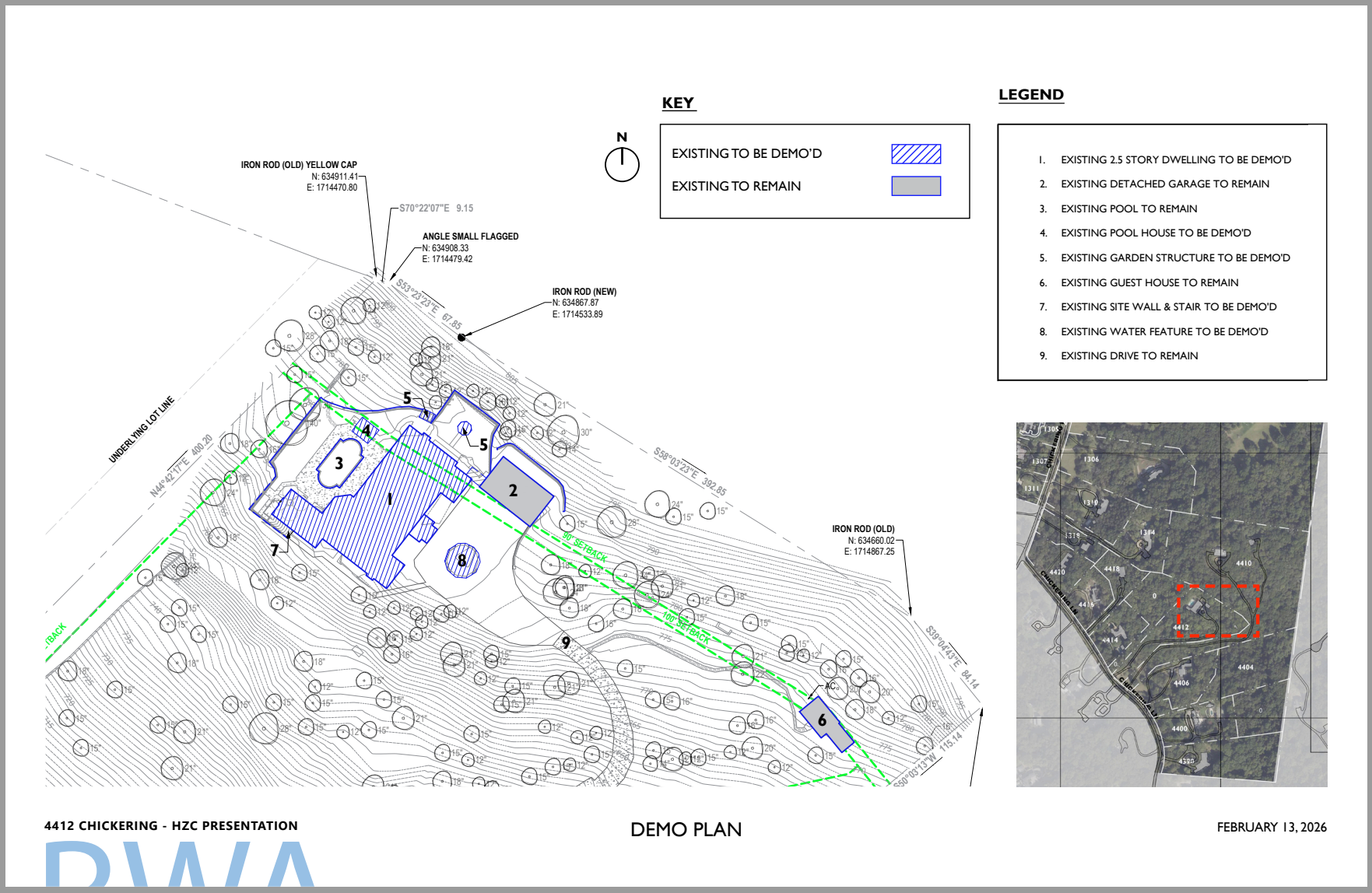


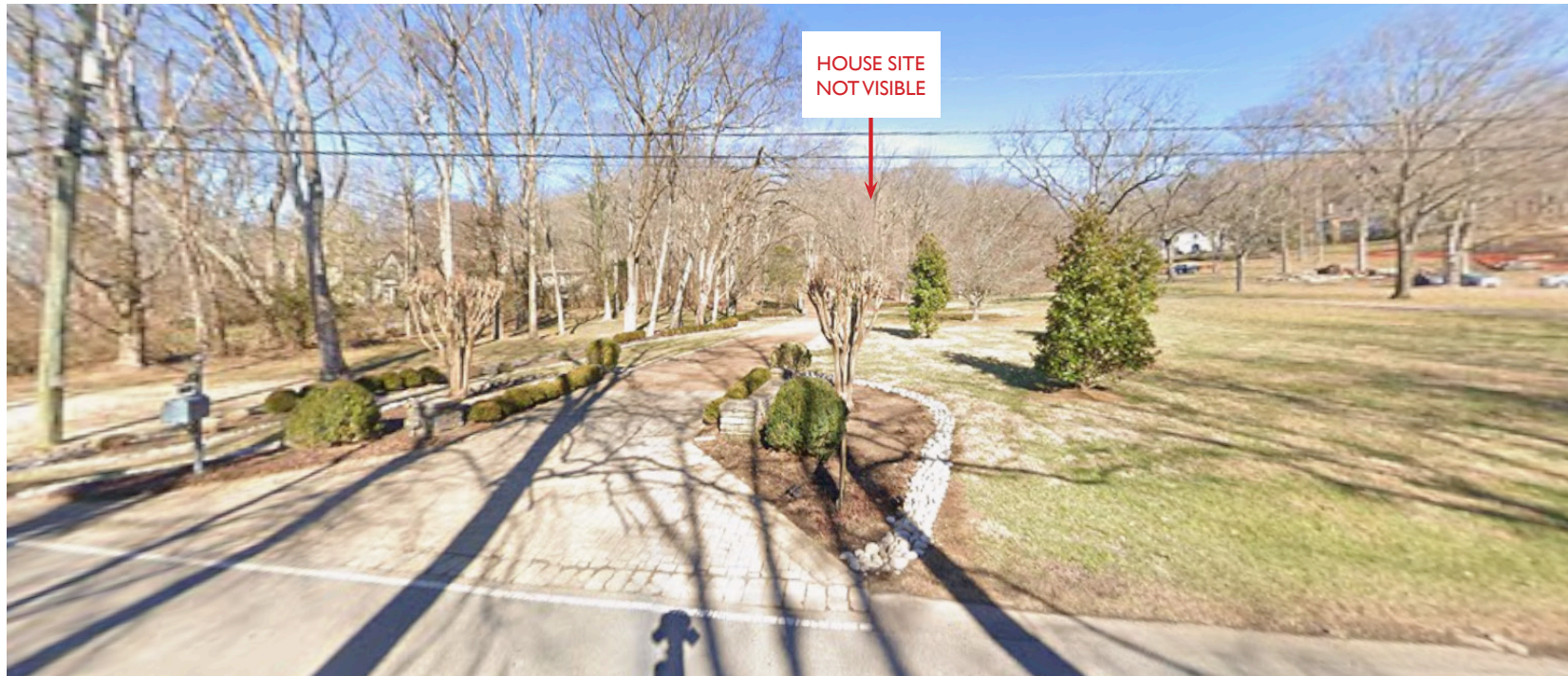
4412 CHICKERING - HZC PRESENTATION

VICINITY MAP

FEBRUARY 13, 2026







4412 CHICKERING - HZC PRESENTATION

STREET VIEW

FEBRUARY 13, 2026

DMAA

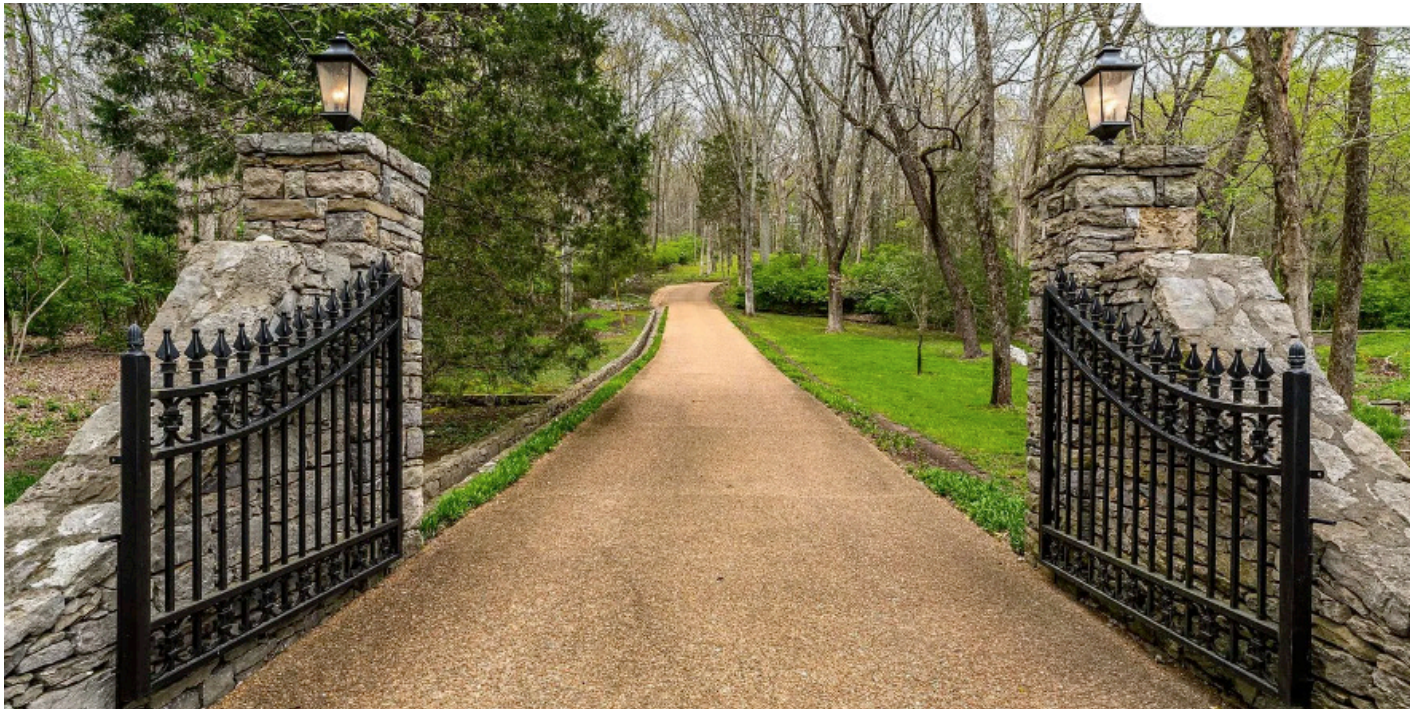


4412 CHICKERING - HZC PRESENTATION

DMAA

STREET VIEW

FEBRUARY 13, 2026



4412 CHICKERING - HZC PRESENTATION

DMAA

ENTRY GATE

FEBRUARY 13, 2026



4412 CHICKERING - HZC PRESENTATION

DMAA

VIEW FROM DRIVE TOWARDS CHICKERING LANE

FEBRUARY 13, 2026



4412 CHICKERING - HZC PRESENTATION

SOUTH FACADE FROM DRIVE

FEBRUARY 13, 2026

DMAA



4412 CHICKERING - HZC PRESENTATION

EAST FACADE FROM DRIVE

FEBRUARY 13, 2026

DMAA



4412 CHICKERING - HZC PRESENTATION

EAST FACADE FROM DRIVE

FEBRUARY 13, 2026

DMAA



4412 CHICKERING - HZC PRESENTATION

DMAA

VIEW FROM PARKING COURT

FEBRUARY 13, 2026



4412 CHICKERING - HZC PRESENTATION



HOUSE SITE: *A CLEARING IN THE WOODS*

FEBRUARY 13, 2026

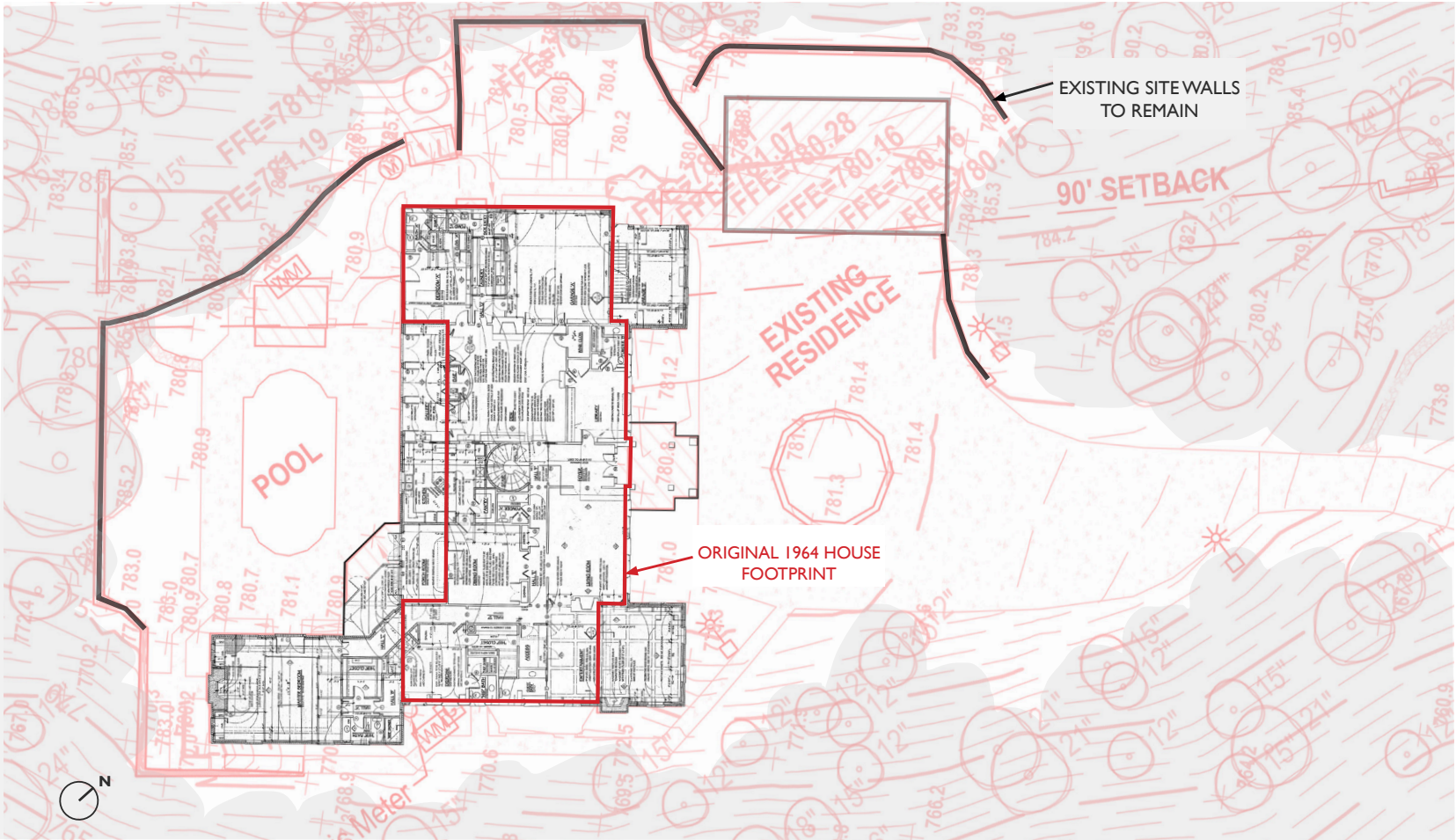


4412 CHICKERING - HZC PRESENTATION

AERIAL VIEW

FEBRUARY 13, 2026

DMAA

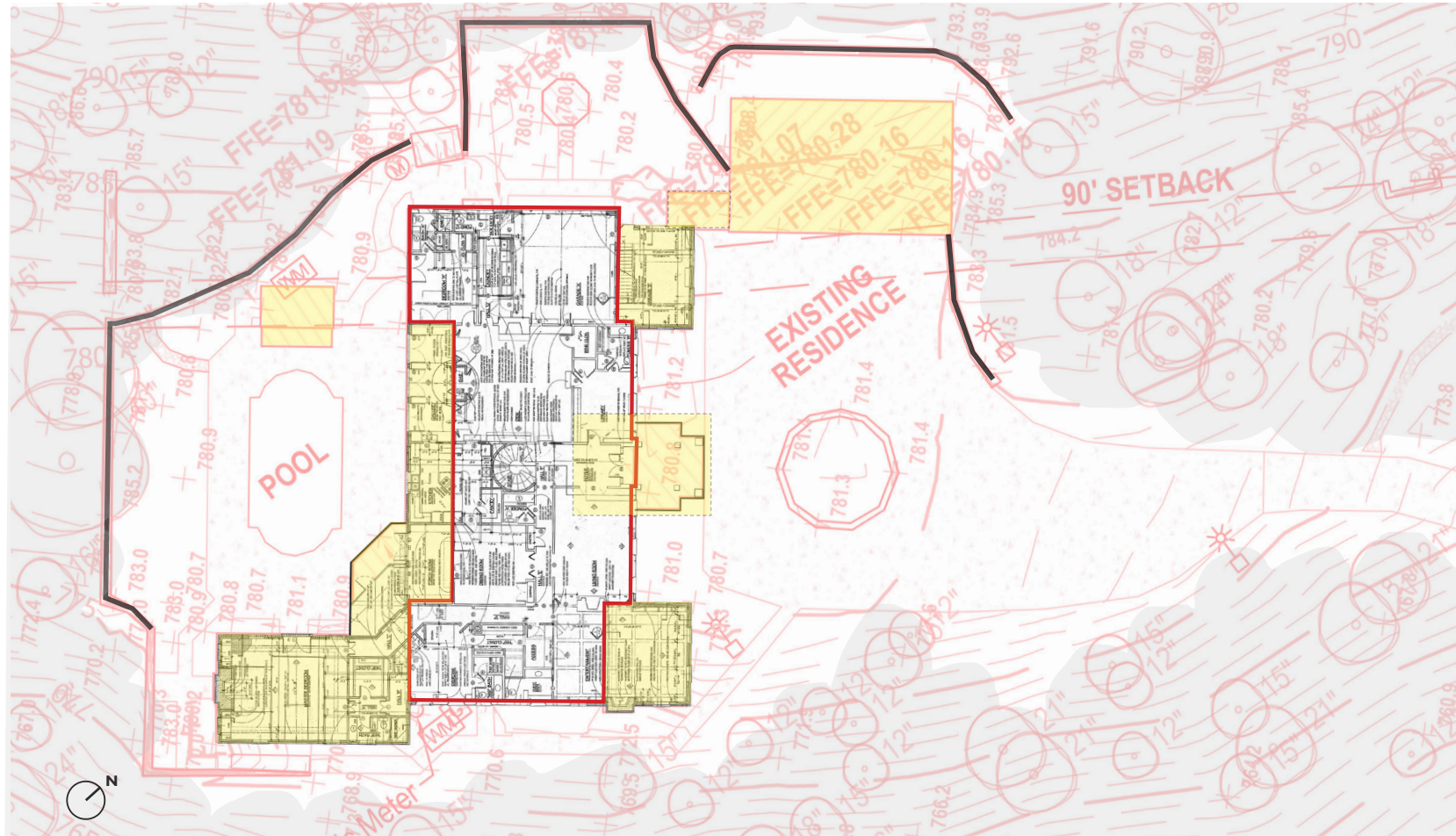


4412 CHICKERING - HZC PRESENTATION

SITE PLAN - ORIGINAL 1964 FOOTPRINT

FEBRUARY 13, 2026

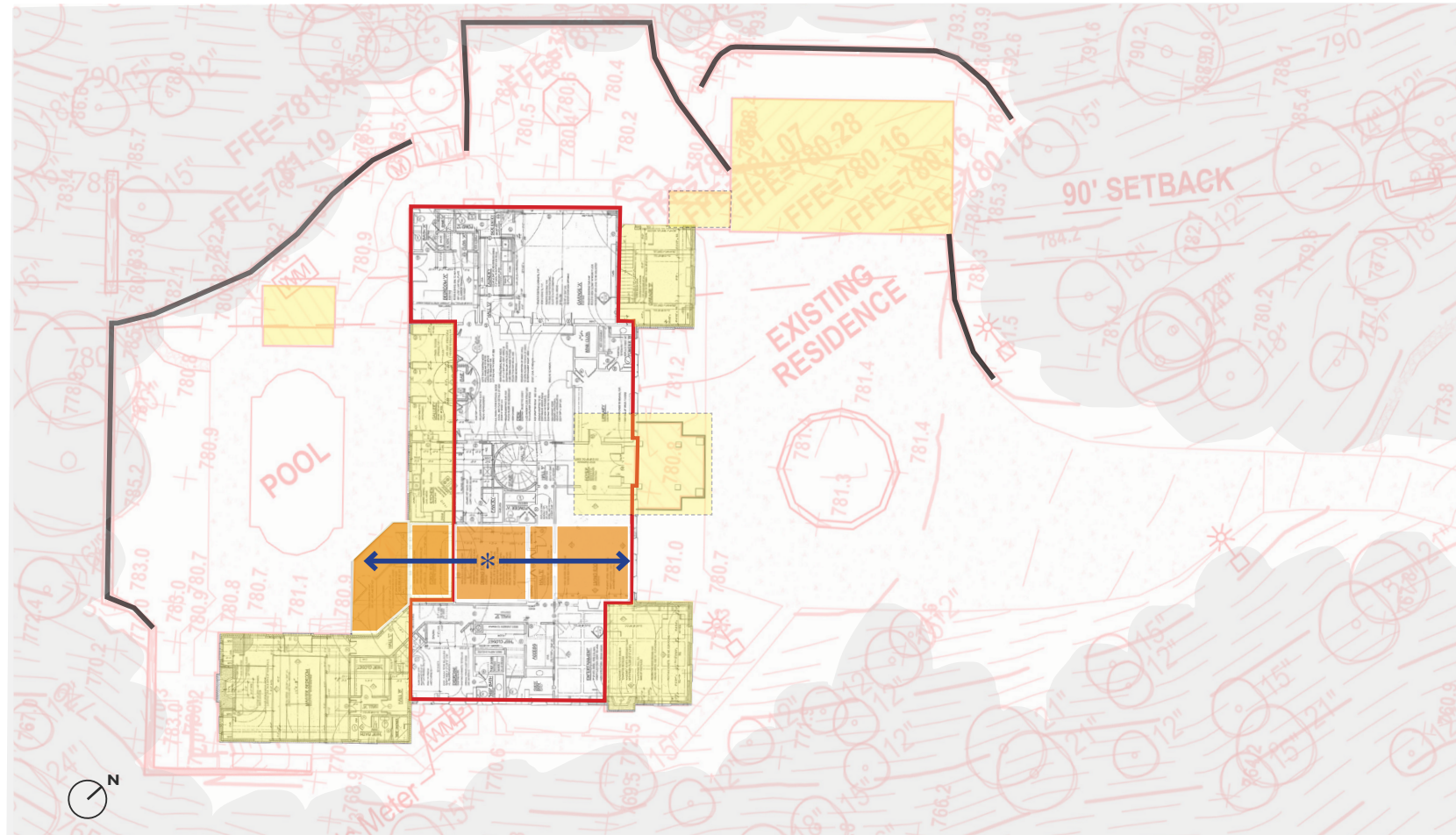




4412 CHICKERING - HZC PRESENTATION

SITE PLAN - ADDITIONS (2003 + 2020)

FEBRUARY 13, 2026



4412 CHICKERING - HZC PRESENTATION

SITE PLAN - SPATIAL CONGESTION

FEBRUARY 13, 2026



Core of 1964 house
disconnected from landscape

4412 CHICKERING - HZC PRESENTATION

EXISTING - DINING ROOM

FEBRUARY 13, 2026

DMAA



Existing porch room

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4412 CHICKERING - HZC PRESENTATION

EXISTING - PORCH ROOM

FEBRUARY 13, 2026

DMAA



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4412 CHICKERING - HZC PRESENTATION

EXISTING - FOYER

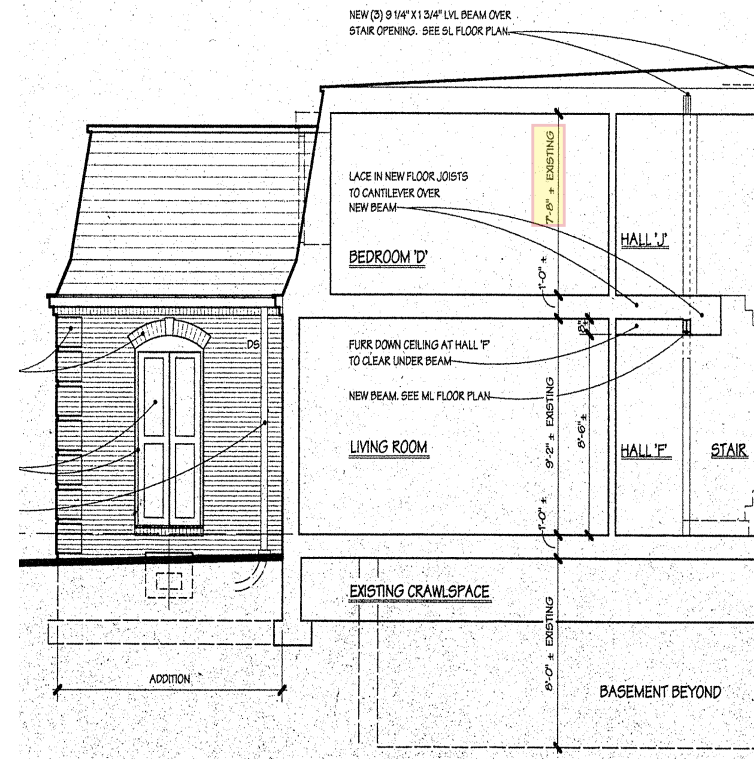
FEBRUARY 13, 2026

DMAA



Former motor court converted into cramped garden space

7'-8" ceiling incongruent with current design trends



4412 CHICKERING - HZC PRESENTATION

DMAA

7'-8 CEILING

FEBRUARY 13, 2026

Inspection Report: Framing out of code

11.7 FRAMING

Comments: Inspected



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Possible bath exhaust



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Real Estate Inspection Services, LLC.

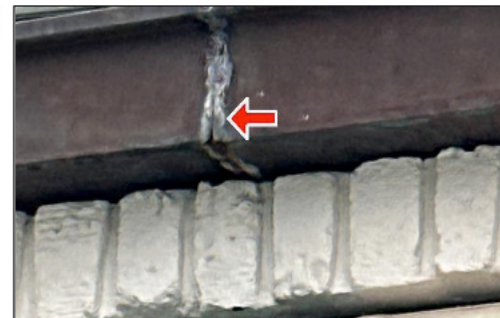


Roof ponding

Real Estate Inspection Services, LLC.



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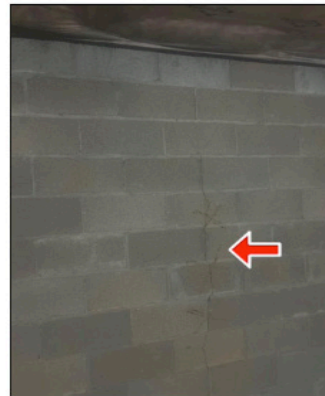
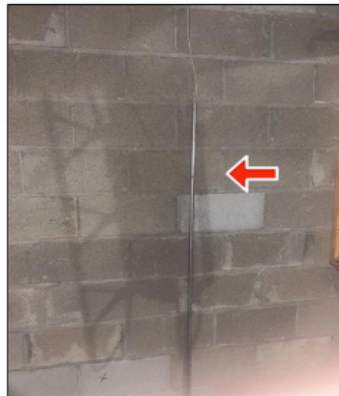


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Real Estate Inspection Services, LLC.

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4412 CHICKERING - HZC PRESENTATION

DIVA

FEBRUARY 13, 2026



2020 garage conversion with
mismatched architectural detailing +
materials



GARAGE CONVERSION

4412 CHICKERING - HZC PRESENTATION

DMAA

FEBRUARY 13, 2026



4412 CHICKERING - HZC PRESENTATION

INTERIOR CRACKING

FEBRUARY 13, 2026

DMAA

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NEIGHBORING PROPERTIES

RICHARD WILLIAMS ARCHITECTS, PLLC



FEBRUARY 13, 2026

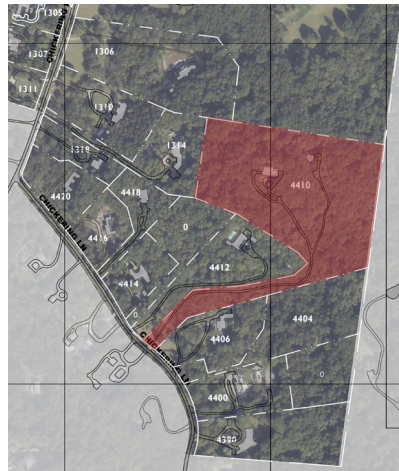


4412 CHICKERING - HZC PRESENTATION



4414 CHICKERING LANE

FEBRUARY 13, 2026



4412 CHICKERING - HZC PRESENTATION

DMAA

4410 CHICKERING LANE

FEBRUARY 13, 2026

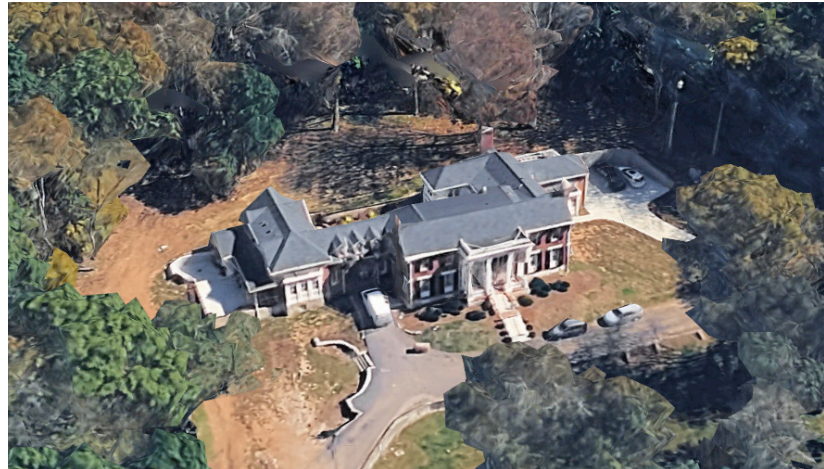


4412 CHICKERING - HZC PRESENTATION



4406 CHICKERING LANE

FEBRUARY 13, 2026



4412 CHICKERING - HZC PRESENTATION



4416 CHICKERING LANE

FEBRUARY 13, 2026



DIVA

Page 33 of 33 Attachment: 2026.02. ... n Presentation_LargeFont.pdf (Page 33 of 33)

FEBRUARY 13, 2026

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.

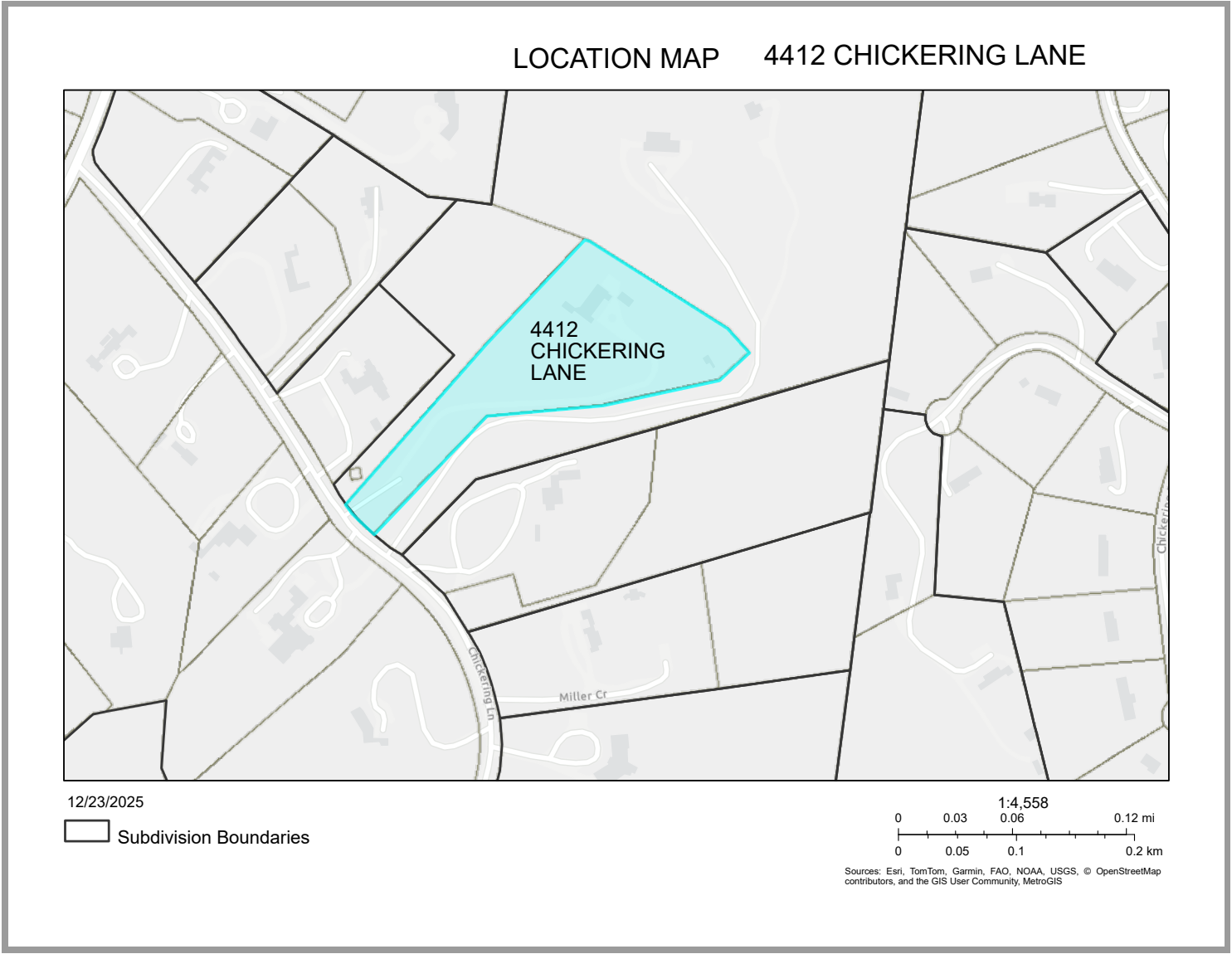
The following are specific guidelines that will be considered by the HZC when reviewing a proposal for demolition:

- 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





February 4, 2026

RE: Leri - Letter of Support for Demolition Request and Proposed New Construction

Dear Members of the Belle Meade Historical Zoning Commission,

I am writing to express my support for the demolition request submitted by my dear friends, Todd and Yeenee Leri, for their property at 4412 Chickering Lane. While I am not a neighbor of the property nor a resident of the City of Belle Meade, I offer this perspective both personally and professionally. I am a real estate agent with French King Fine Properties, where I have been affiliated with the firm since its inception in 2012. Over the past decade and a half, I have developed a deep familiarity with the City of Belle Meade, its architectural standards, and the importance of thoughtful stewardship within the community.

I am also very familiar with this specific property. As I was part of the real estate team that represented Mary Ruth and Bob Shell during their ownership of the home and later facilitated its sale to Ray Stevens. Having known the house through multiple ownerships and phases, I have firsthand knowledge of its evolution, its limitations, and the cumulative impact of the changes made over time.

The current residence has undergone extensive alterations over many decades. The core of the original home has been modified by more than fifty percent through a series of additions and renovations, resulting in a fragmented layout with varying ceiling heights—most notably eight-foot ceilings throughout much of the structure. These changes have created a disjointed interior flow and significantly limit the feasibility of a cohesive renovation. The piecemeal nature of the additions and inconsistencies in construction make it impractical to meaningfully restore or adapt the home while meeting contemporary standards of livability, spatial continuity, and architectural clarity.

As the home currently stands, there is limited ability for it to meet current architectural expectations in a thoughtful or enduring manner. More importantly, the existing structure no longer reinforces the historical or architectural character for which the City of Belle Meade is known. Rather than contributing to that legacy, the accumulated alterations have diminished the home's architectural integrity and its relationship to the broader context of the neighborhood.

Additionally, a remodel completed after Mr. Stevens' purchase further weakened the home's connection to the surrounding landscape. Instead of engaging with the natural beauty of the site, the current configuration turns inward, limiting views and interaction with the outdoors. This is particularly unfortunate in Belle Meade, where the relationship between architecture and landscape is a defining and valued characteristic.

In contrast, the proposed new construction has been carefully designed to be sensitive to the nature of the lot and to honor it. The design restores and enhances the connection between the home and its setting, creating a cohesive spatial flow and a seamless relationship to the surrounding landscape. This approach reflects the qualities Belle Meade is known for—thoughtful siting, respect for nature, and architectural harmony—while allowing the property to move forward in a way that is both functional and respectful of the city's character.

4231 HARDING PIKE, SUITE 5 | NASHVILLE, TN 37205 | 615-292-2622
FRENCHKING.COM



For these reasons and based on my long-standing familiarity with both Belle Meade and this particular property, I respectfully encourage the Commission to approve the demolition request. Granting this request would allow for a home that more appropriately serves the site, contributes positively to the neighborhood, and aligns with the architectural integrity and legacy of Belle Meade.

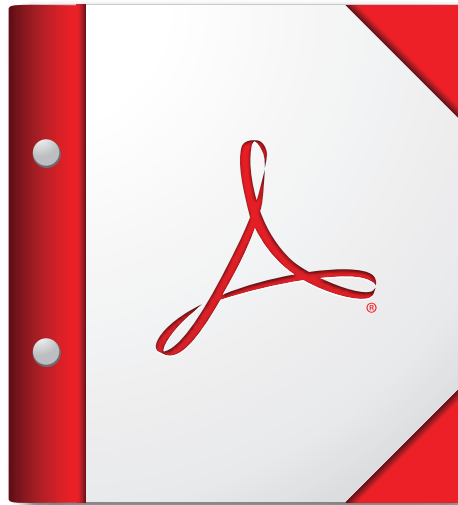
Thank you for your time and thoughtful consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lauren Craven".

Lauren Craven
Affiliate Broker, REALTOR®
French King Fine Properties

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Get Adobe Reader Now!

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:

1. Renovate existing interior and replace all doors and windows.
2. Proposed additions to front entry, dining room, master wing, and 2nd floor.
3. Demolition of existing storage building due to significant wear and potential structural concerns. Garage to be constructed in it's place.

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?

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.

Ron Farris

2025-12-18

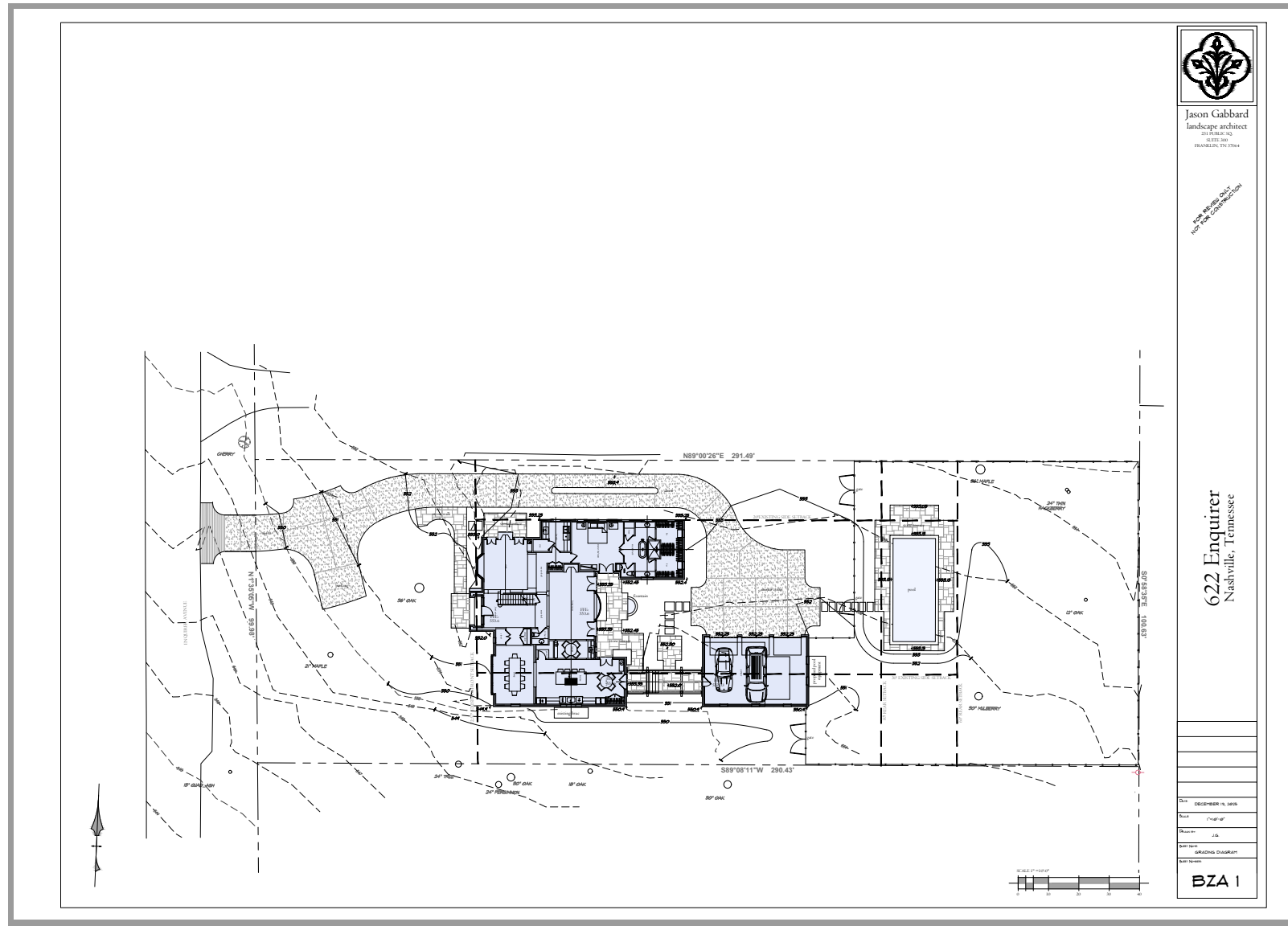
Typed Signature of Applicant or Owner

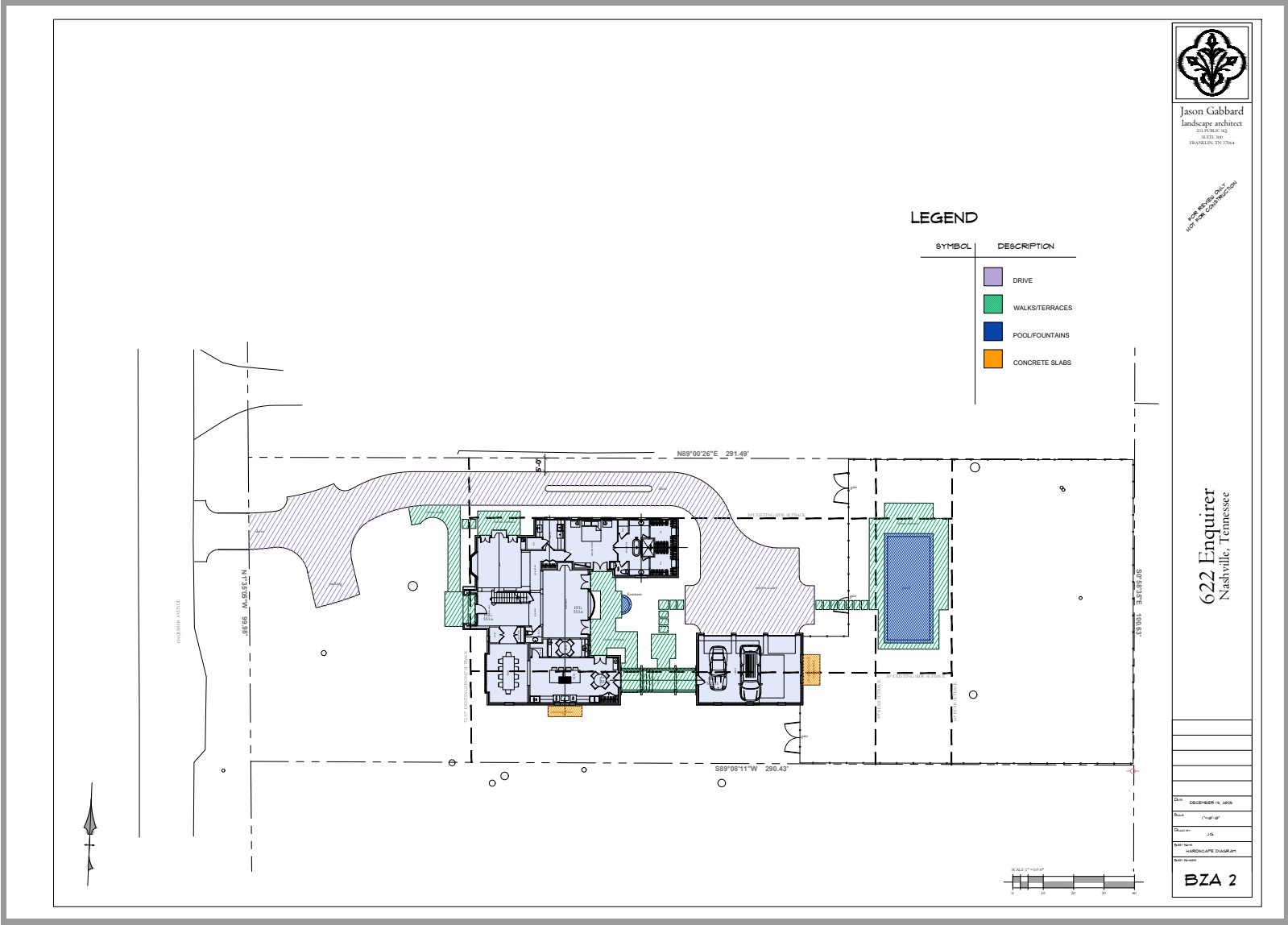
Date

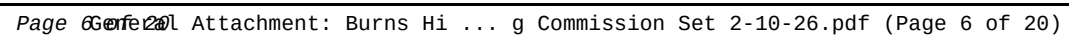
CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

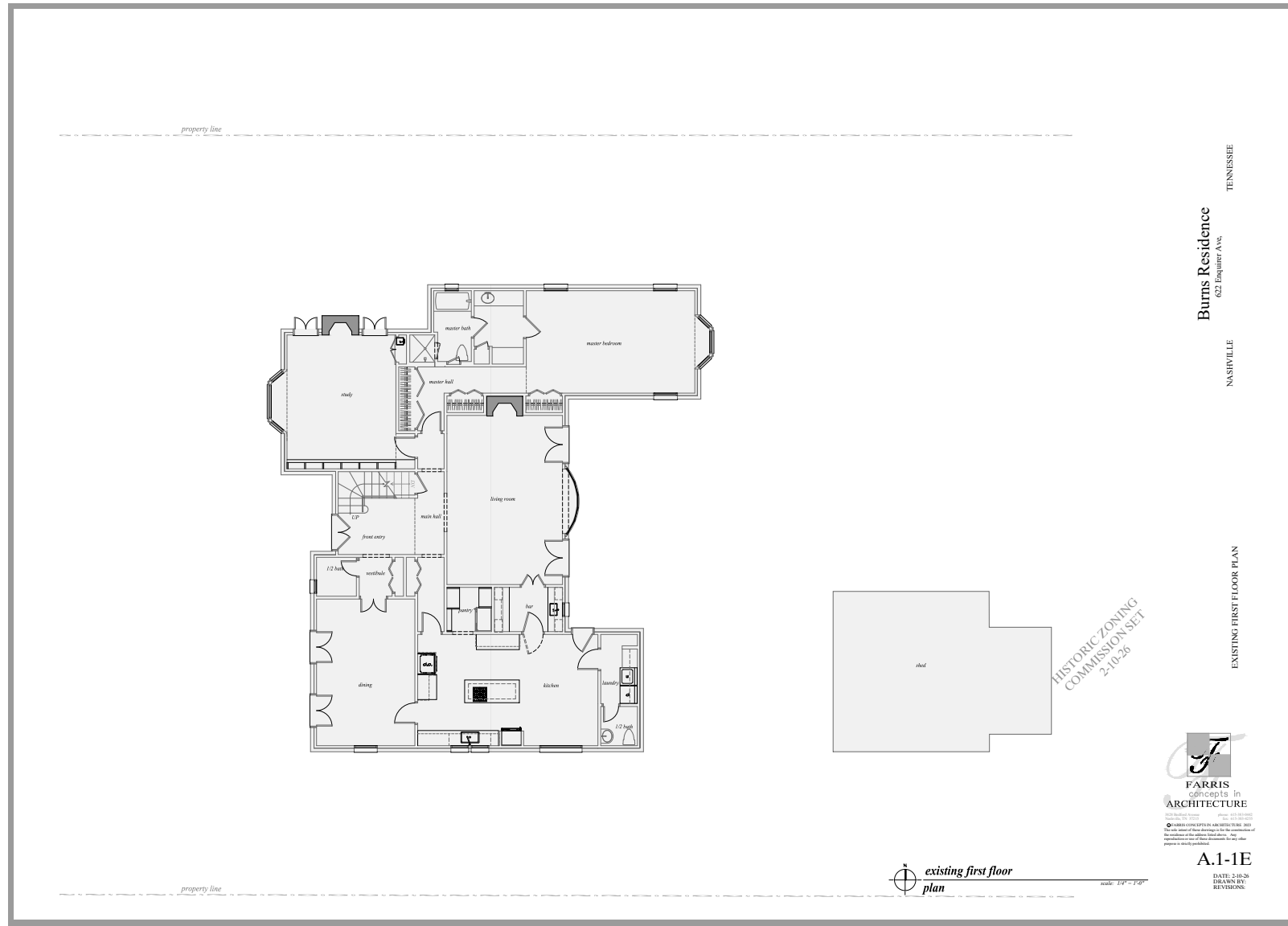


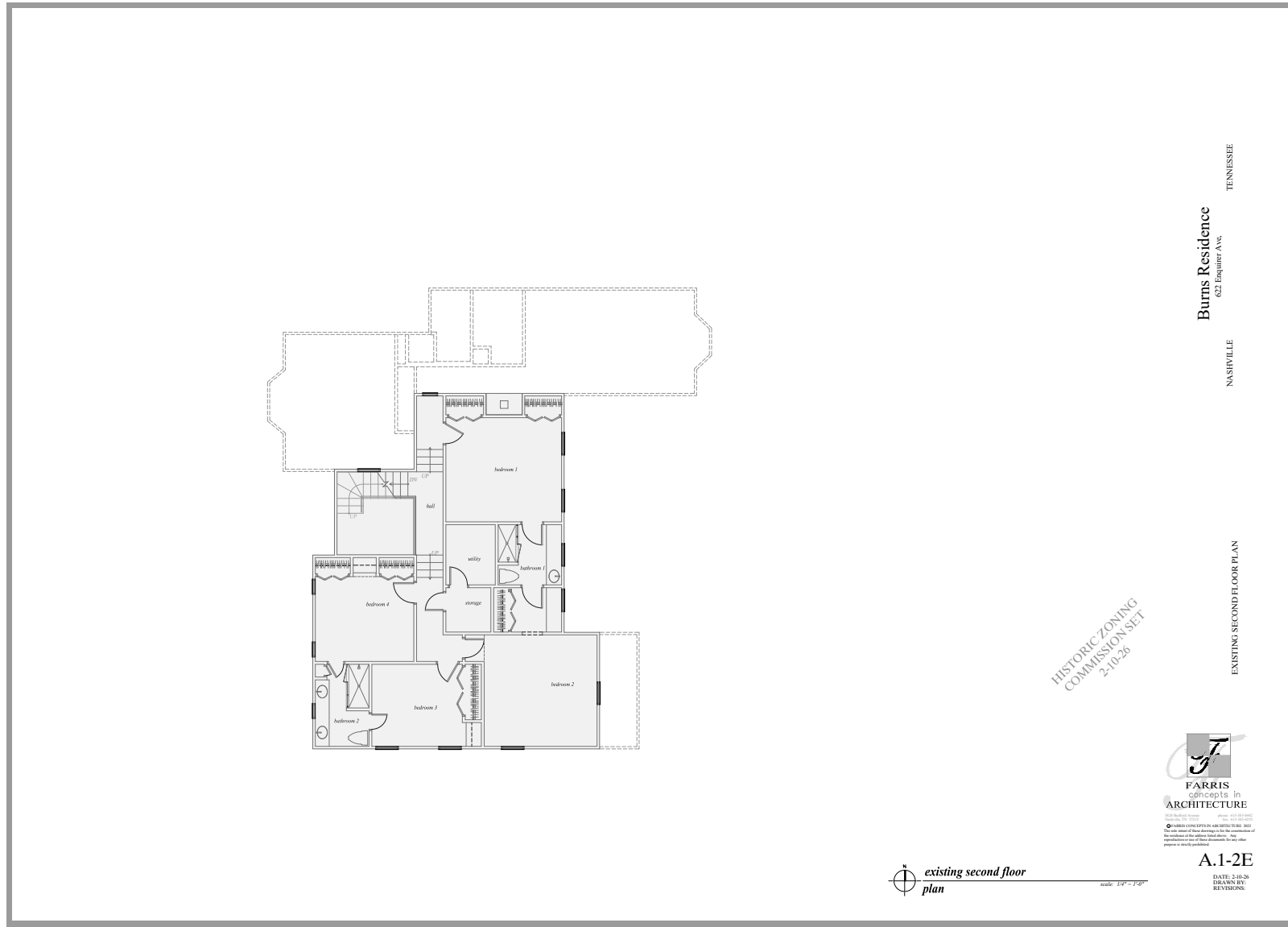


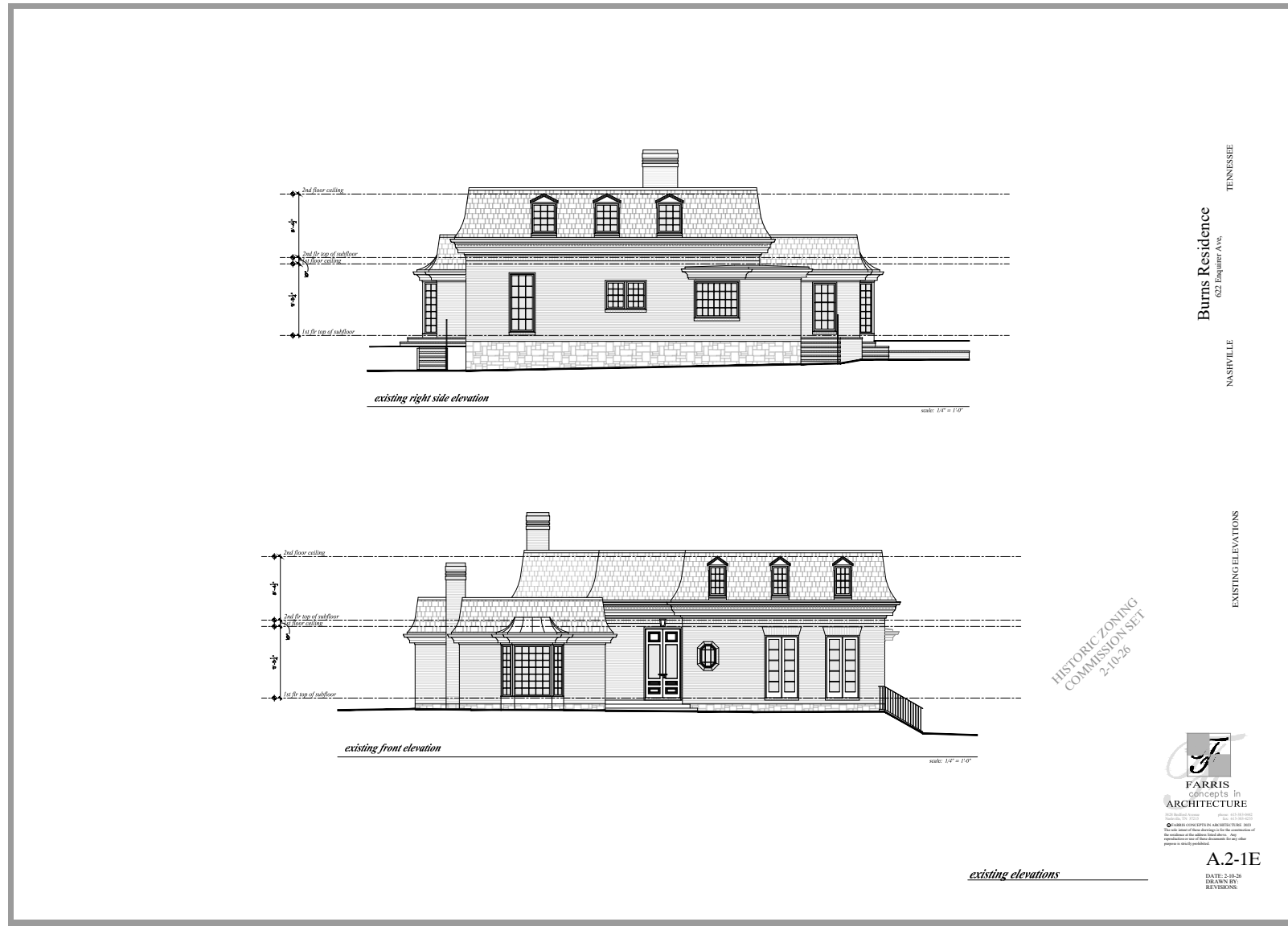


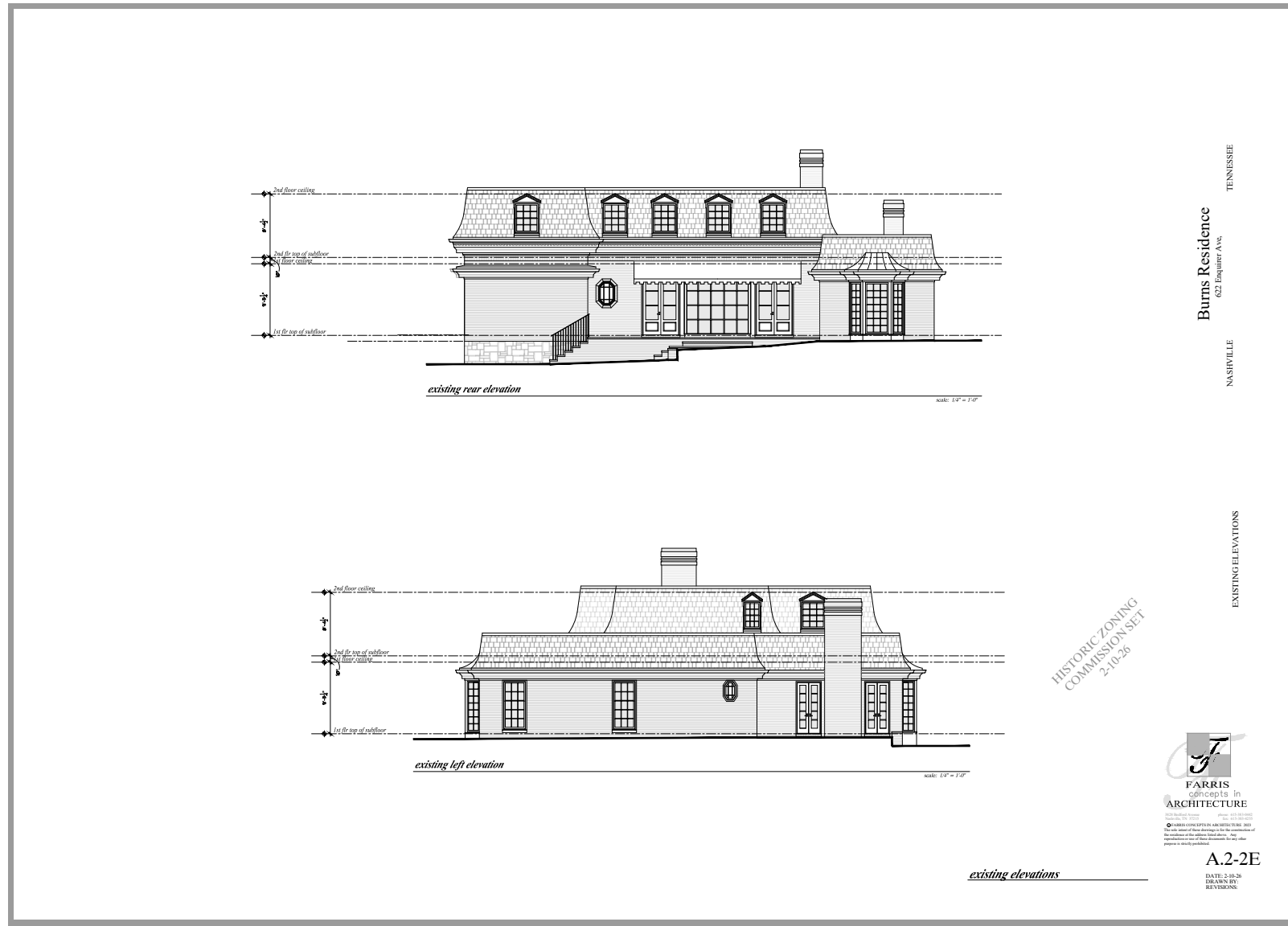














existing front elevation



existing left side elevation



existing rear elevation



existing right side elevation



shed/storage side entry - proposed to be demolished



storage/shed rear - proposed to be demolished

existing house

Burns Residence
622 Enquirer Ave.
NASHVILLE
TENNESSEE

EXISTING HOUSE



A.2-3E
DATE: 2-10-26
DRAWN BY:
REVISIONS:



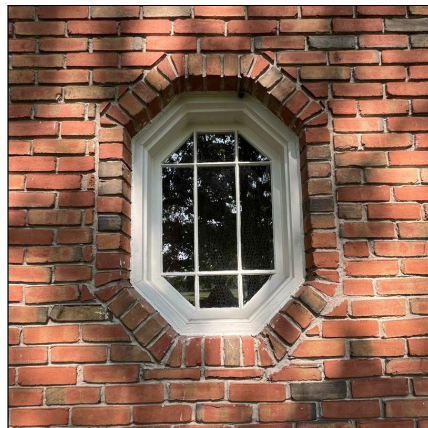
existing brick



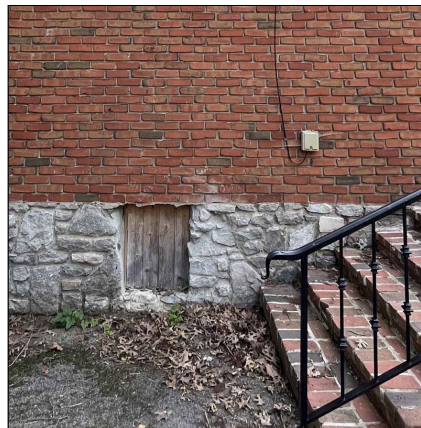
existing asphalt shingle roof



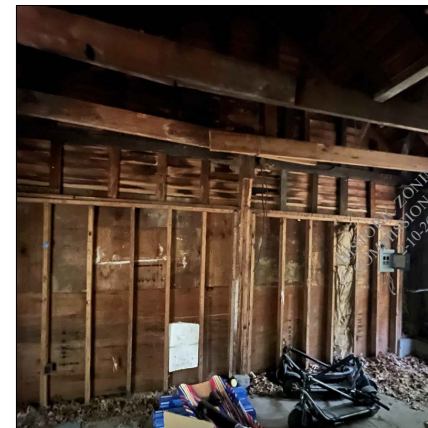
existing painted wood eave



existing window



existing stone



existing storage/shed interior condition

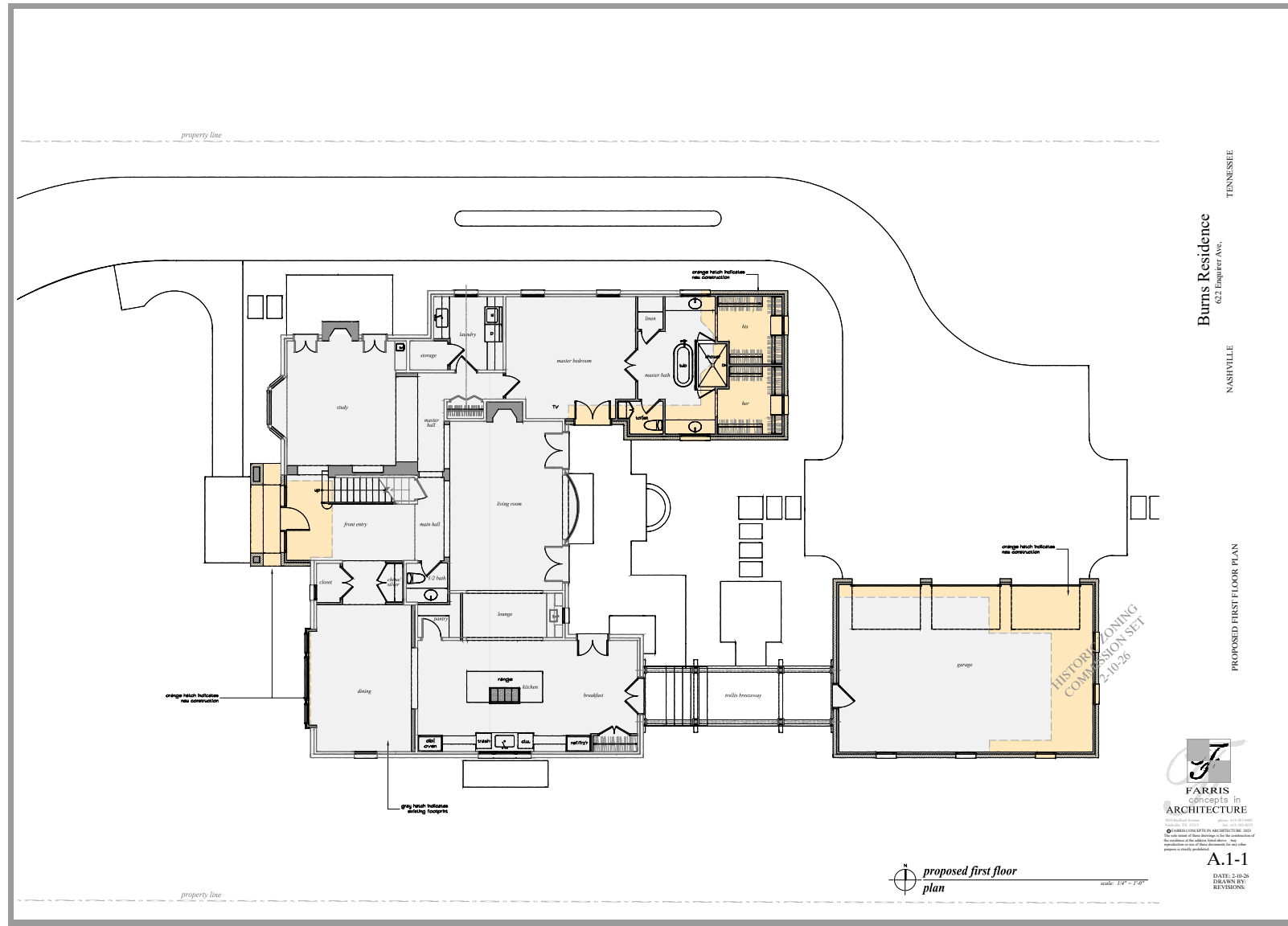
existing materials

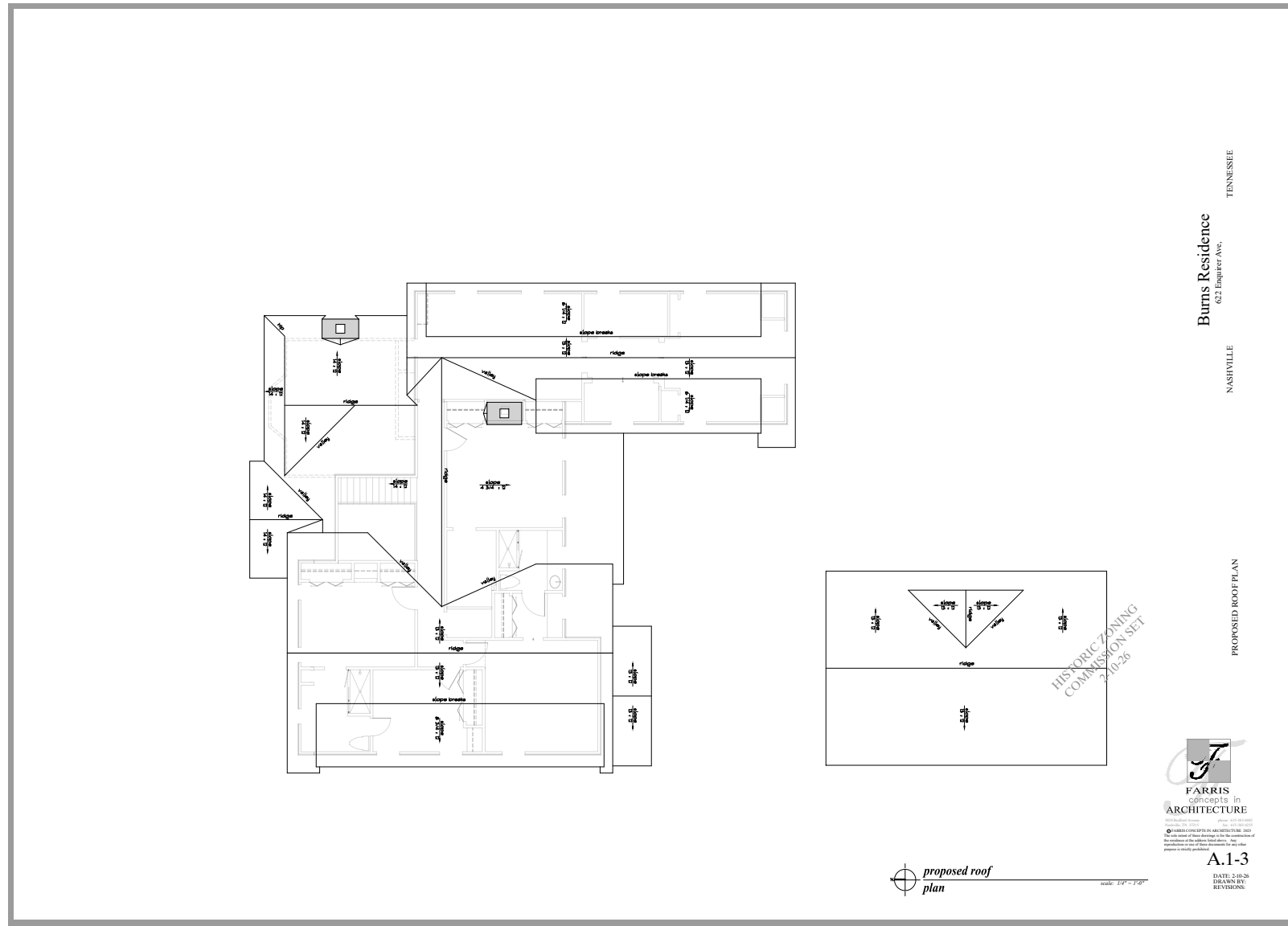
Burns Residence
622 Enquirer Ave.
NASHVILLE, TENNESSEE

EXISTING MATERIALS

FARRIS
concepts in
ARCHITECTURE
1000 Nashville Avenue, Suite 100
Nashville, TN 37203
615.259.1111
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A.2-4E
DATE: 2-10-26
DRAWN BY:
REVISIONS:









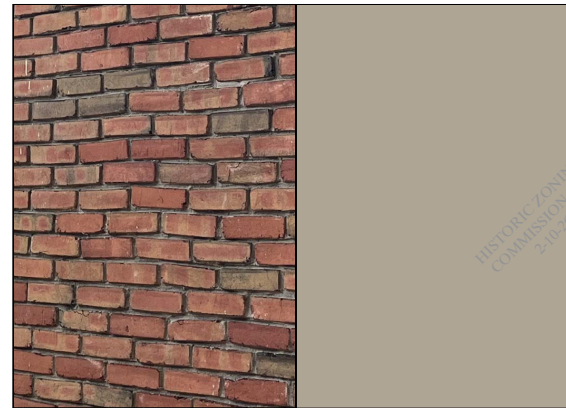
exterior and stucco inspiration



window inspiration - gunmetal clad color



roof inspiration - asphalt shingle



existing brick & new paint color

material and color inspiration

Burns Residence
622 Enquirer Ave.
NASHVILLE, TENNESSEE

MATERIAL AND COLOR INSPIRATION



A.2-3
DATE: 2-10-26
DRAWN BY:
REVISIONS:



620 Enquirer Ave - left



624 Enquirer Ave - right



637 Belle Meade Blvd - rear left



615 Belle Meade Blvd - rear right



Belle Meade Country Club - view from front door

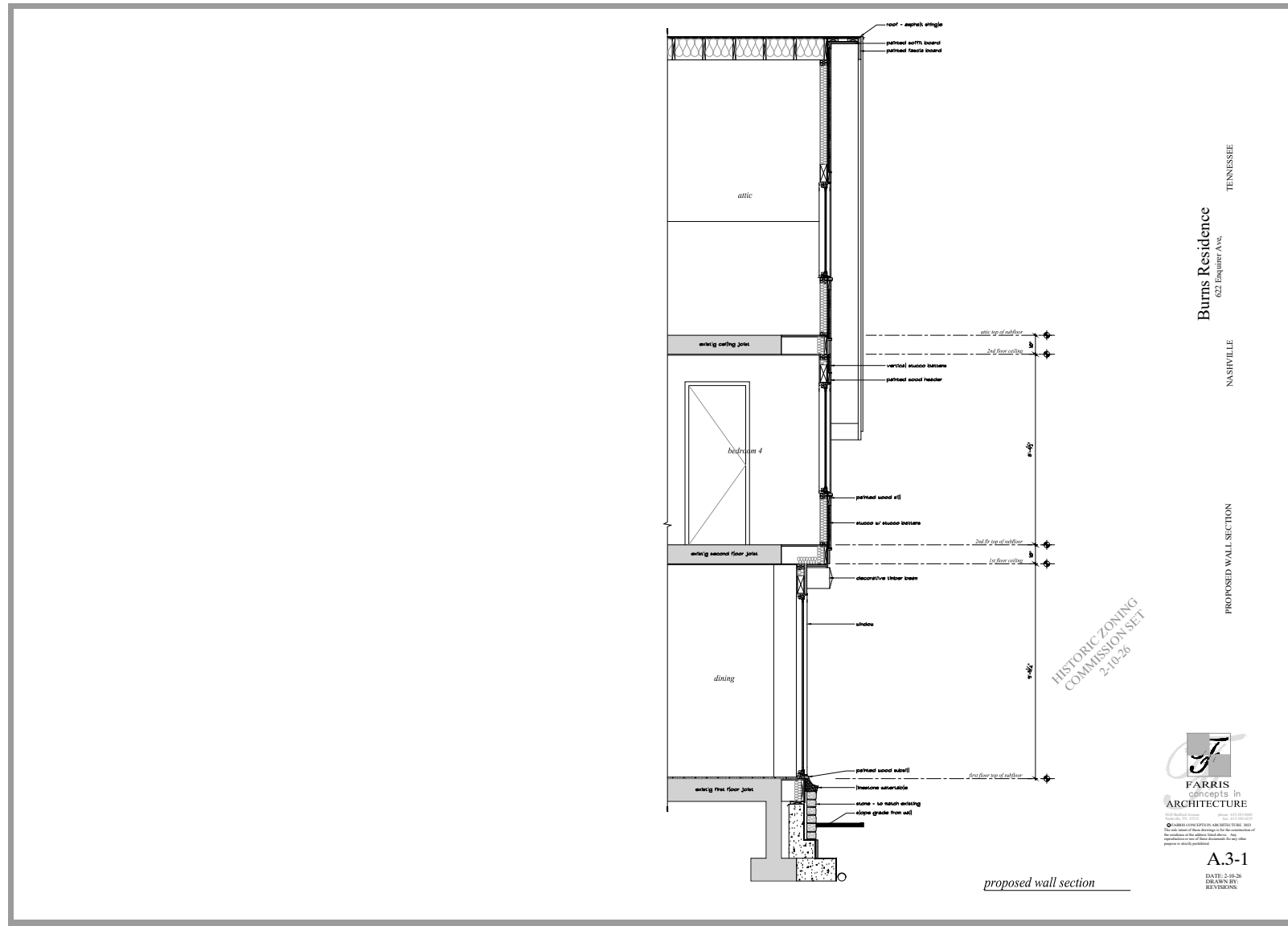
adjacent properties

Burns Residence
622 Enquirer Ave.
NASHVILLE
TENNESSEE

ADJACENT PROPERTIES

FARRIS
concepts in
ARCHITECTURE
1000 Main Street, Suite 100
Nashville, TN 37203
Phone: 615-259-0000
Fax: 615-259-0001
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A.2-4
DATE: 2-10-26
DRAWN BY:
REVISIONS:



Staff Report

Agenda No.: IV.C.
Case No.: A25-101
Staff: Mary Samaniego, Planning Director
Applicant: 622 Enquirer, LLC
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 622 Enquirer Avenue

Summary:

The applicant/owner, the Pass family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for an addition to the north side of the residence, a small addition to the front porch, and the demolition of the existing two-car garage/shop with a three-car detached garage. The existing residence is a Mansard architectural style but will be converted to a Tudor architectural style 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 0.67 acres (29,184 square feet).
2. The lot is rectangular in shape and similar to surrounding properties and does not have steep slopes.
3. The existing dwelling was constructed in 1968 and includes a detached two-car garage.
4. This project required several variances which were approved by the Board of Zoning Appeals in January 2026:
 - a. Per Section 14-203 Table 1 footnote 3, the required front yard setbacks from the edge of pavement on Enquirer Avenue is 173'. The proposed front porch of the residence is 170' from edge of pavement (3' encroachment).
 - b. Per Section 14-203 Table 1 footnote 4, the minimum width of any side yard shall be twenty percent (20%) of the lot width at the front building line: provided, however, that the sum of the widths of both side yards shall be at least fifty percent (50%) of the lot width at the front set back line, and provided further that, in the case of a lot having an irregular front lot line, the width of the lot shall be measured at the midpoint of the front setback line. The required side yard setbacks from the south property line is 30' and from the north property line is 20'. The proposed detached three-car garage is 30' from the south property line (10' encroachment).
 - c. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the lot is 3,502 square feet and the existing footprint is 3,123 square feet. The proposed project for the

residence as well as detached garage has a building footprint of 3,702 square feet (200 square feet over the maximum allowable).

5. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
6. The dwelling has been identified in the 2021 historical survey as DV-22672 with: asphalt shingle roof; casement windows; and one brick chimney.
7. The residence has had three owners over the last 60 years. The residence was built by owner Coleman R. Perry who joined the 100th Infantry Division in WWII at age of 17 and earned the Bronze Star and two Purple Hearts, one at the Battle of the Bulge.
8. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
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:

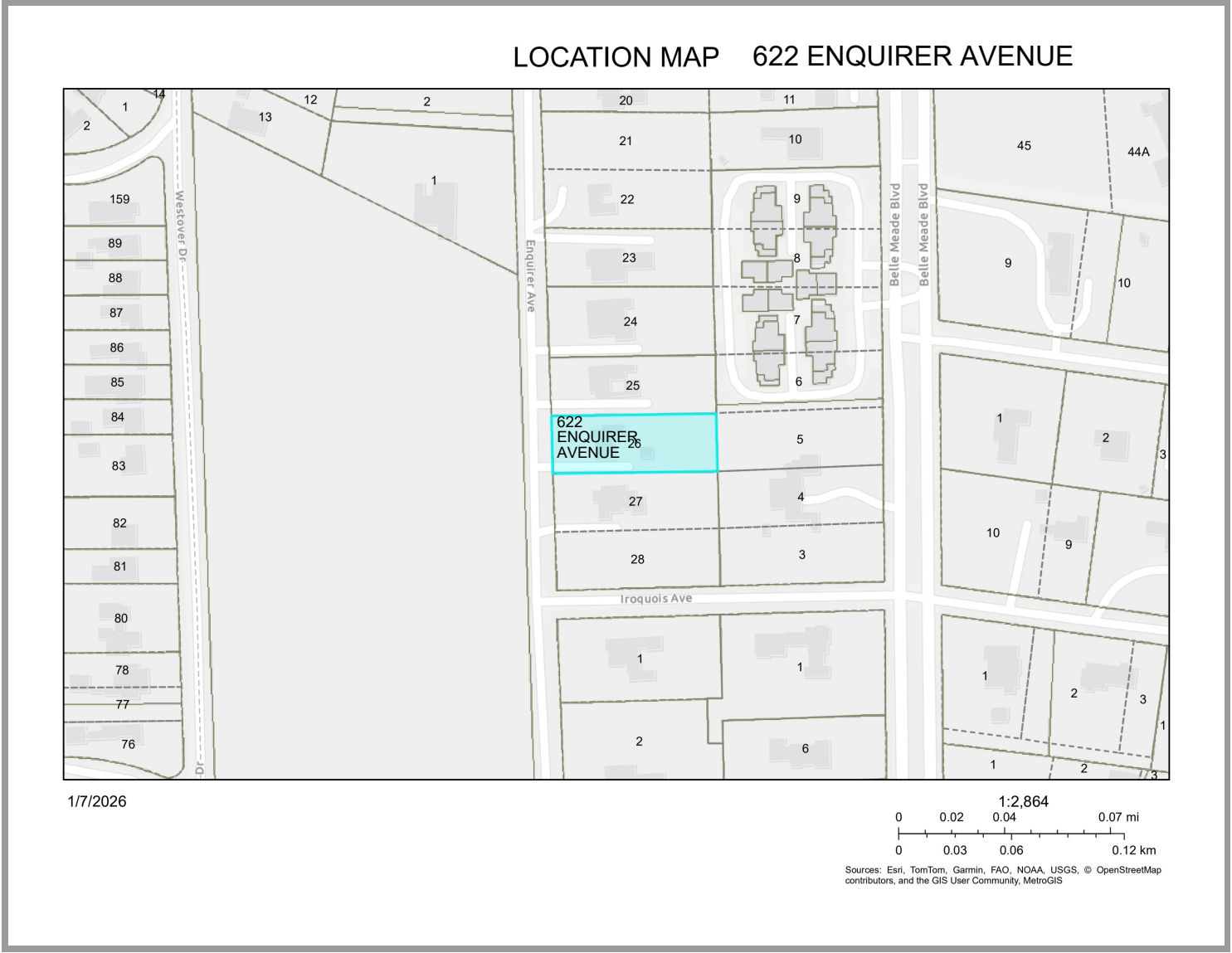
1. Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.
2. Siding: No siding 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 14 be a minimum of three by four inches (3"x4") in circumference.
10. Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern "type") may not be constructed. When chimneys are above the roofline, the materials may have a nominal thickness between 2" – 4". Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.
11. Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the proposed plans.
12. Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

13. Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.
14. Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door.

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

Attachment:

1. Location Map





CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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

APPLICATION # _____

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 1204 Belle Meade Boulevard Nashville TN 37205

AGE/YEAR OF STRUCTURE: <u>1951 with</u>	PROPERTY OF SIGNIFICANCE (1901-1939)	<u> </u> YES
<u>1990's</u>	PROPERTY OF CONSERVATION (1940-2000)	<u> X </u> YES
<u>renovation</u>	PROPERTY LESS THAN 50 YEARS	<u> </u> YES

PROPERTY OWNER or APPLICANT

NAME: James Lowen, Lowen+Associates, LLC Gavin Duke, Duke Design Group

ADDRESS: 2700 Belmont Boulevard Suite A 33 Music Square West, Suite 106A

EMAIL: jim@lowen-associates.com gavin@dukedesigngroup.com

PHONE NUMBER: (615) 364-3805 (615) 417-6180

RELATIONSHIP TO OWNER: Contractor Landscape Architect and Architect X Other (explain)

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

☐ New Construction ☐ Demolition ☒ Exterior Alteration or Repair ☒ Addition

Define Architectural Style French Country (Eclectic)

Describe Proposed Work Property condition is good. Aesthetic exterior work to be done to maintain existing home style while adding complimentary rear addition.

To remove the rear porch and patio area and replace with new sun room, living space to the rear of the existing structure. This addition is not visible from the the public view. Existing window openings will all have new windows. We are adding one additional garage door for a 3-car garage. The second level interior modifications would require connecting the existing roof dormers for necessary interior ceiling height and extending the rear roof gable for second level usable space. Minor other exterior modifications to the existing home would maintain and enhance the French Country style.

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

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

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

The structures condition is good, needing interior modifications and renovation. the exterior veneer is good with windows needing replacement. The roof shakes are to be further inspected and intended to remain. Rear patio is in fair condition and is proposed to be removed for this new rear addition.

Historical Significance

Original 1951 ranch home previously went through a complete design transformation in 1990's by architect Ron Farris, so the existing home does not have original historical significance if any were present at the time of the prior completed redesign. We are maintaining the integrity of the current existing homes style and features

Is the property habitable?

Yes

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

➤ **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer:

Sierra Pacific

Window Material:

Aluminum-Clad Wood

Frame Material:

Aluminum-Clad Wood

Windowsills:

Aluminum-Clad Wood

Brick, Painted/Natural:

Painted (Existing Painted)

Brick/Stone Thickness:

Nominal 4"

Clapboard Material:

None

Clapboard Dimensions/Reveal:

None

Railings, Columns, Pilasters:

Existing and New , Painted Metal

Chimney Material:

Stucco Veneer

Roofing Material:

Main House - Wood Shakes

Sun Room - Glass and Copper

Exterior Doors:

Painted Wood Entry Door

Others Aluminum-Clad

Eaves/Cornice:

Painted Wood

Gutters:

Copper to match existing

Gutter Dimensions:

Copper to match existing

Property of Significance

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

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

Yes No

- | | | |
|-----|-----|---|
| [] | [X] | A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or; |
| [] | [X] | Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or; |
| [] | [X] | Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or; |
| [] | [X] | Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or |
| [] | [X] | Is a notable work of a master builder, designer, or architect, and/or; |
| [] | [X] | Possesses or may likely yield information important in prehistory or history, and/or |
| [] | [X] | 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: 1/16/20



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CITY OF BELLE MEADE HISTORIC ZONING COMMISSION SUBMITTAL SET
NASHVILLE, TN 37208

PHASE: _____
 DESIGN DOCUMENTS
 PROJECT NUMBER: _____
 25-08
 ISSUE DATE: _____
 January 16, 2026
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Cover Sheet

Cover Sheet

A0.0

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ADDITION AND RENOVATIONS TO

1204 BELLE MEADE BOULEVARD
NASHVILLE, TN 37205

CITY OF BELLE MEADE HISTORIC ZONING COMMISSION SUBMITTAL SET - 01/16/26
NOT FOR CONSTRUCTION

DRAWING CONTENTS:

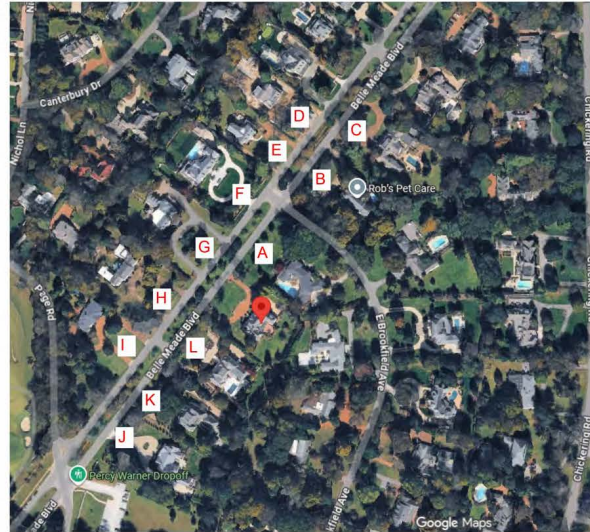
X01.1 NEIGHBORHOOD CONTEXT AND MAP
 X02.2 PRECEDENT IMAGERY - FRENCH COUNTRY
 X03.3 EXISTING PROPERTY PHOTOS
 X04.4 MATERIALS PALETTE
 -
 L1.0 LANDSCAPE SITE PLAN
 A0.1 EXISTING SITE PLAN
 A0.2 PROPOSED DEMOLITION SITE PLAN
 A1.0 NEW SITE PLAN
 A1.1 EXISTING MAIN LEVEL AND DEMOLITION PLAN
 A1.2 EXISTING SECOND LEVEL AND DEMOLITION PLAN
 A1.3 EXISTING ROOF LEVEL AND DEMOLITION PLAN

A2.1 PROPOSED NEW MAIN LEVEL FLOOR PLAN
A2.2 PROPOSED NEW SECOND LEVEL FLOOR PLAN
A2.3 PROPOSED NEW ROOF LEVEL FLOOR PLAN
A3.1 EXISTING AND NEW PROPOSED FRONT ELEVATION
A3.2 EXISTING AND NEW PROPOSED (W) SIDE ELEVATION
A3.3 EXISTING AND NEW PROPOSED (E) SIDE ELEVATION
A3.4 EXISTING AND NEW PROPOSED REAR ELEVATION BEHIND SUN ROOM ADDITION
A3.5 EXISTING AND NEW PROPOSED (S) SIDE ELEVATION
A3.6 EXISTING AND NEW PROPOSED LONG WALLING SECTION
A4.2 WALL SECTIONS

A5.1 PROPOSED FRONT 3D RENDERING
A5.2 PROPOSED REAR 3D RENDERING

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VICINITY MAP OF NEIGHBORING HOMES - CONTEXT MAP



ADJACENT PROPERTY TO NORTHEAST



A - 4443 E Brookfield - Facade Facing Belle Meade BLVD



B - 1108 Belle Meade Boulevard



C - 1106 Belle Meade Boulevard



D - 1111 Belle Meade Boulevard



E - 1115 Belle Meade Boulevard



F - 1201 Belle Meade Boulevard



G - 1205 Belle Meade Boulevard



H - 1209 Belle Meade Boulevard



I - 1211 Belle Meade Boulevard



J - 1216 Belle Meade Boulevard



K - 1212 Belle Meade Boulevard



L - 1206 Belle Meade Boulevard

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THE VIDALAKIS RESIDENCE

LOCATION AND RESERVATIONS TO
1204 BELLE MEADE BOULEVARD
NASHVILLE, TN 37206
CITY OF BELLE MEADE
NOT FOR CONSTRUCTION

PHASE:
DESIGN DOCUMENTS
PROJECT NUMBER:
25-08
ISSUE DATE:
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REVISIONS:

Neighborhood Context and Map
X0.1
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ARCHED FEATURES, SHUTTERS AND PATTERNS



SYMMETRY, DORMERS, SHUTTERS AND CHIMNEYS

FLAIRED EAVES, HIGH ROOF PITCH



DORMERS BREAKING EAVE, DARK WINDOWS AND PATTERN

CURRENT EXAMPLE - DORMER, DARKER WINDOW ACCENTS



DORMERS BREAKING EAVE, DARK WINDOWS AND PATTERN

HISTORIC EXAMPLE - SYMMETRY/SHUTTERS/CHIMNEY/ HIGH ROOF



DORMERS BREAKING EAVE, DARK WINDOWS AND PATTERN



DORMERS BREAKING EAVE, DARK WINDOWS AND PATTERN



architecture | planning | interiors | design

ARCHITECTURAL TYLE: FRENCH COUNTY (ECLECTIC)
"A FIELD GUIDE TO AMERICAN HOUSES"
FEATURES:

- SYMMETRICAL
- BRICK VENEER WITH QUOINING FEATURES
- STUCCO CLADDING
- SEGMENTAL ARCHED ROOF DORMERS, THROUGHT CORNICE
- SEGMENTAL ARCHED ENTRYWAY
- STEEP SLOPED, SYMMETRICAL ROOF
- EAVES COMMONLY FLAIRED UPWARD AT ROOF-WALL JUNCTION
- DOMINANT SYMMETRICAL CHIMNEY FEATURES
- FEATURED SHUTTERS

SUN ROOM INSPIRATION IMAGES
"A NATURALLY LIGHTED INTERIOR LIVING SPACE"



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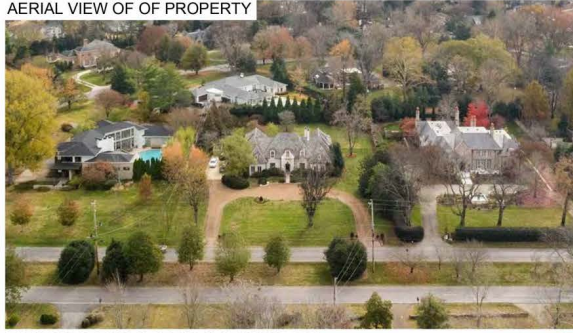
THE VIDALAKIS RESIDENCE

PHASE:
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25-08
ISSUE DATE:
January 16, 2026
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Precedent Imagery
Style: French Country
X0.2

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AERIAL VIEW OF OF PROPERTY



VIEW OF STREET FACADE FROM NORTH



VIEW OF EAST SIDE ELEVATION



PROPERTY VIEW FROM ABOVE



VIEW OF WEST SIDE ELEVATION



VIEW OF SOUTH REAR ELEVATION

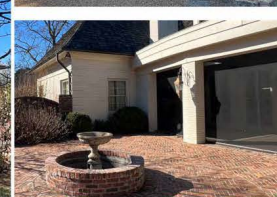
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CLOSER VIEW OF REAR PATIO



CLOSER VIEW OF REAR PATIO



DETAIL IMAGE OF EXIST. WALLS



CLOSER VIEW OF REAR PATIO



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THE VIDALAKIS RESIDENCE

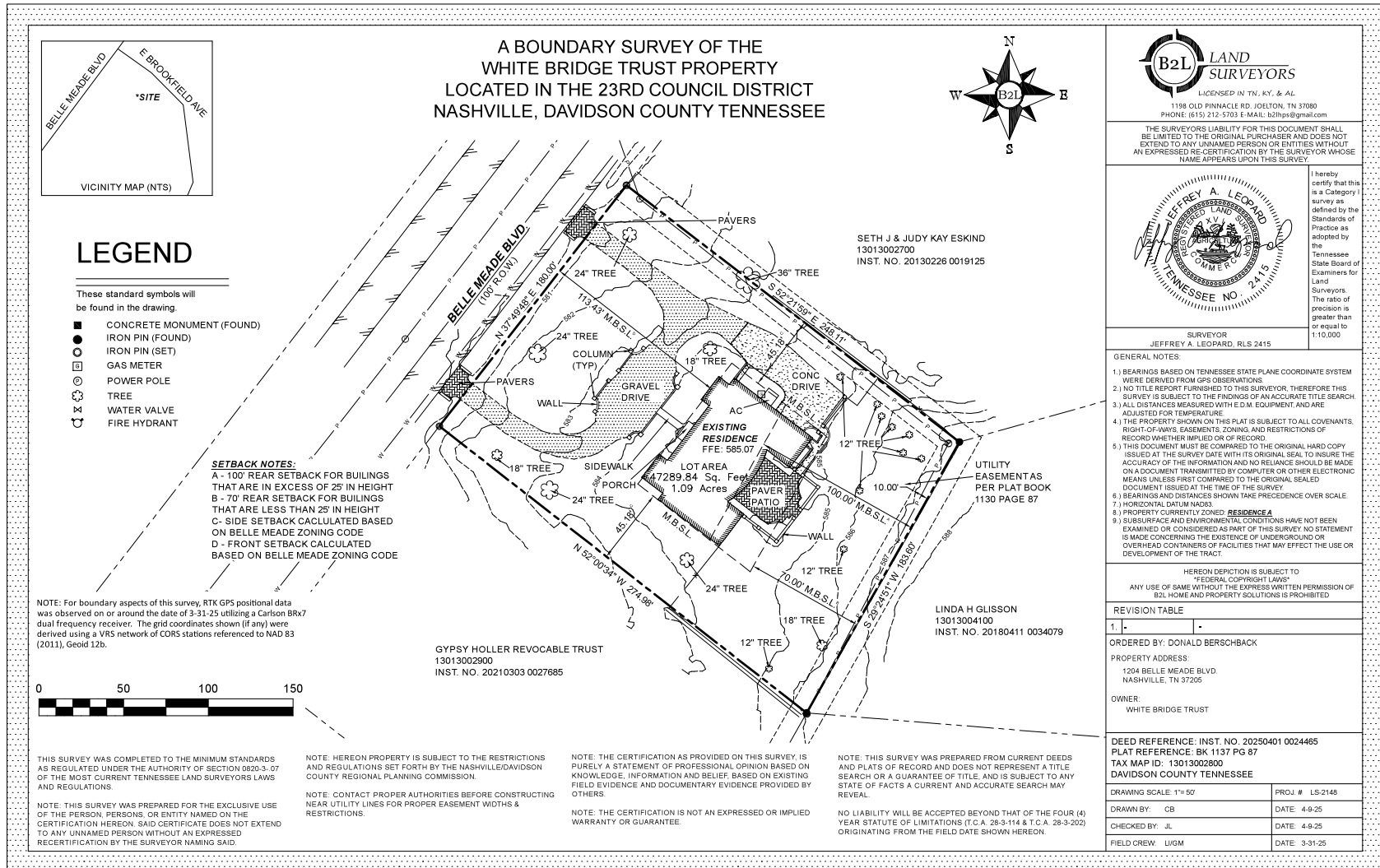
POSITION AND REVISIONS TO
THE VIDALAKIS RESIDENCE
1304 BELLE MEADE BOULEVARD
NASHVILLE, TN 37206
CITY OF BELLE MEADE
NOT FOR CONSTRUCTION

PHASE:
DESIGN DOCUMENTS
PROJECT NUMBER:
25-08
ISSUE DATE:
January 16, 2026
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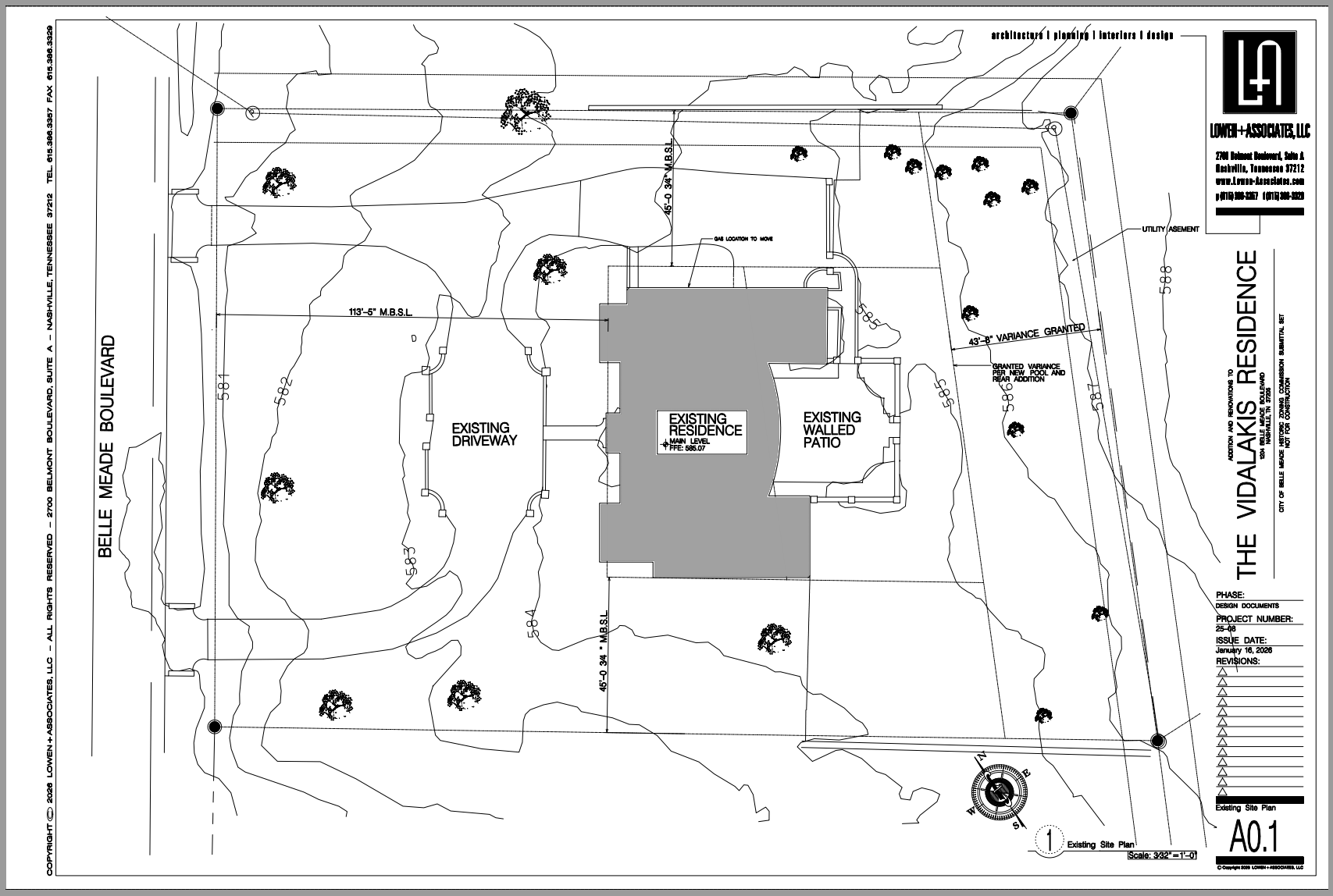
Existing Property Photos

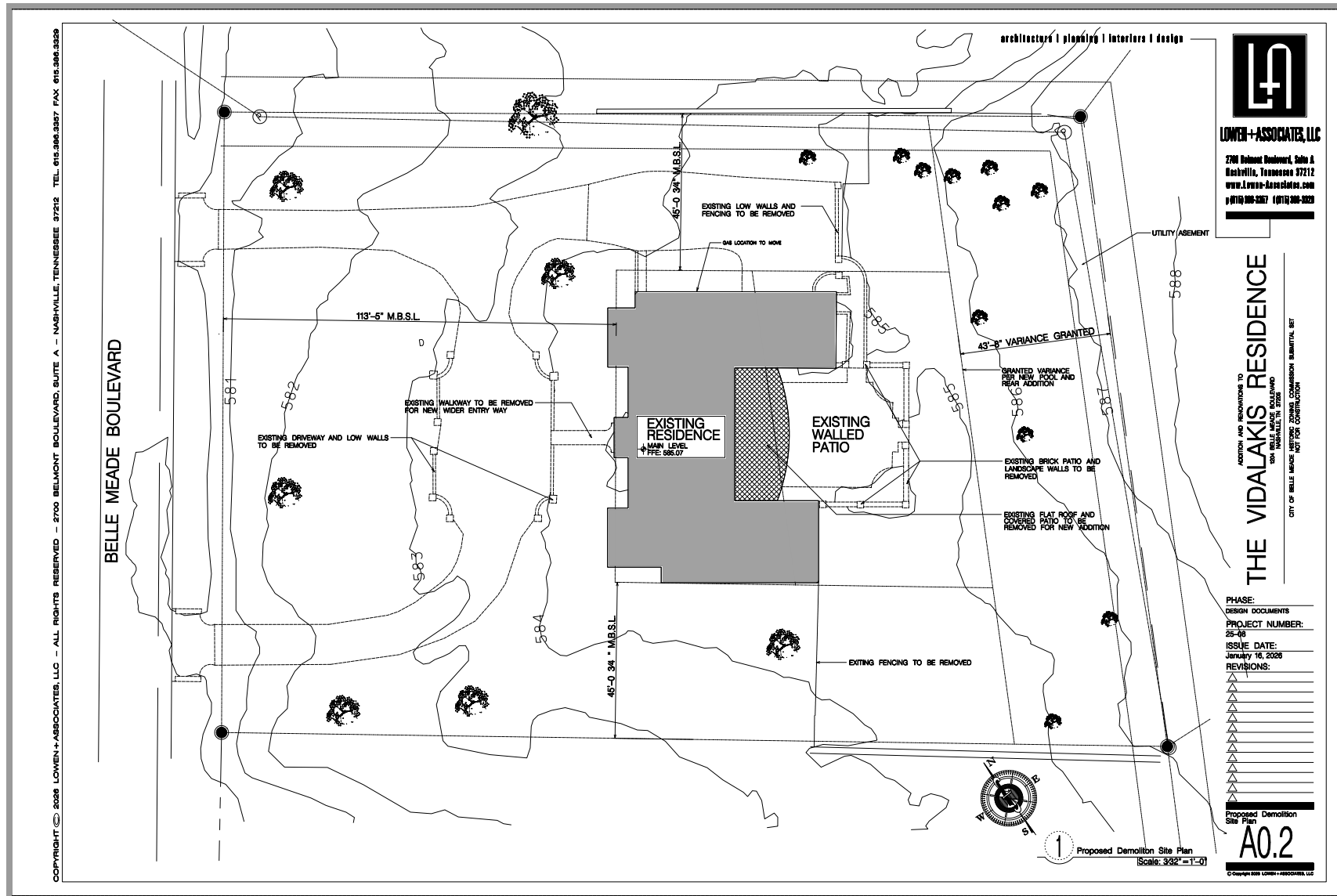
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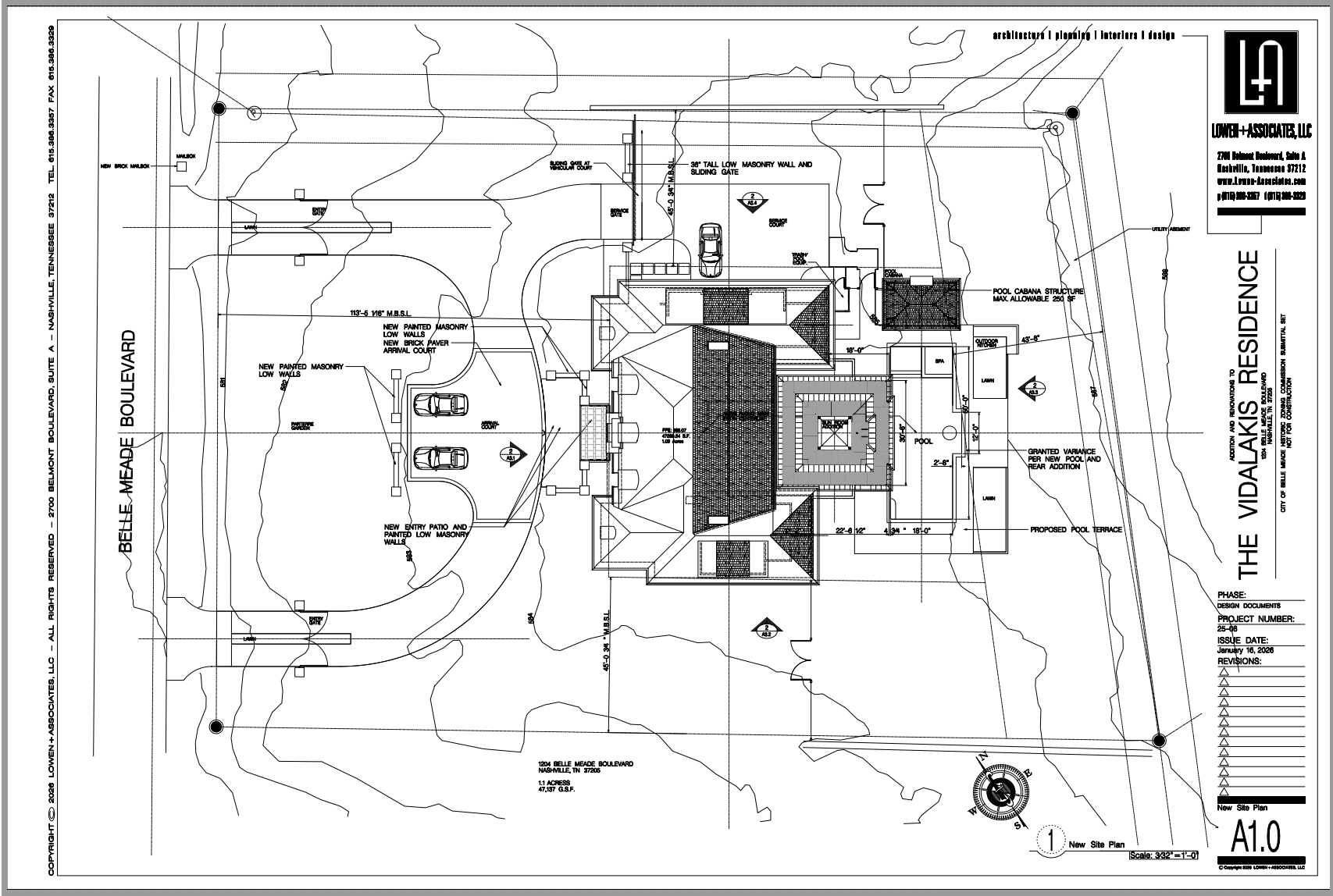
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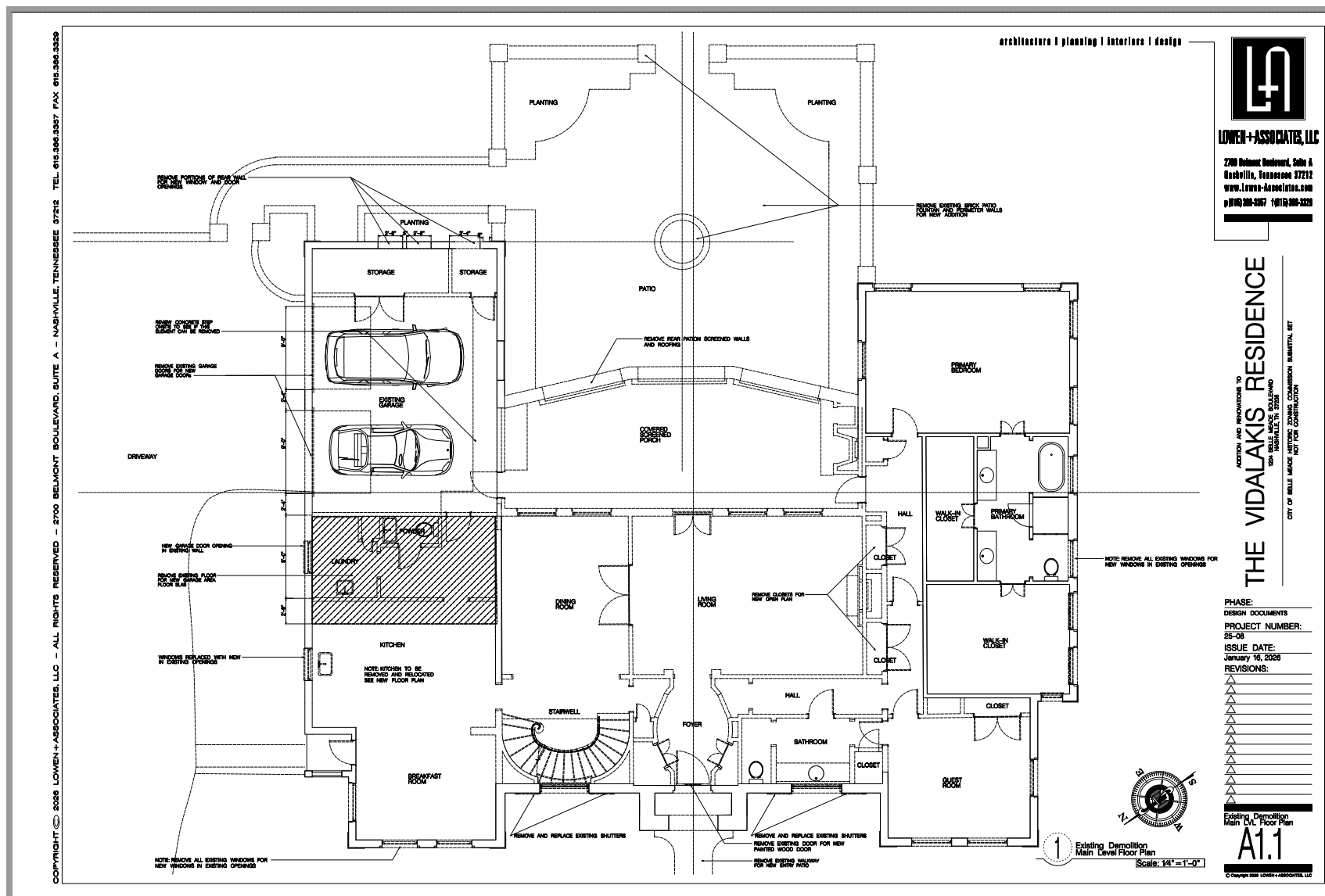


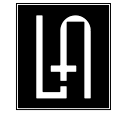












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ADDITION AND RENOVATIONS TO
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1024 BELLE MEADE BOULEVARD

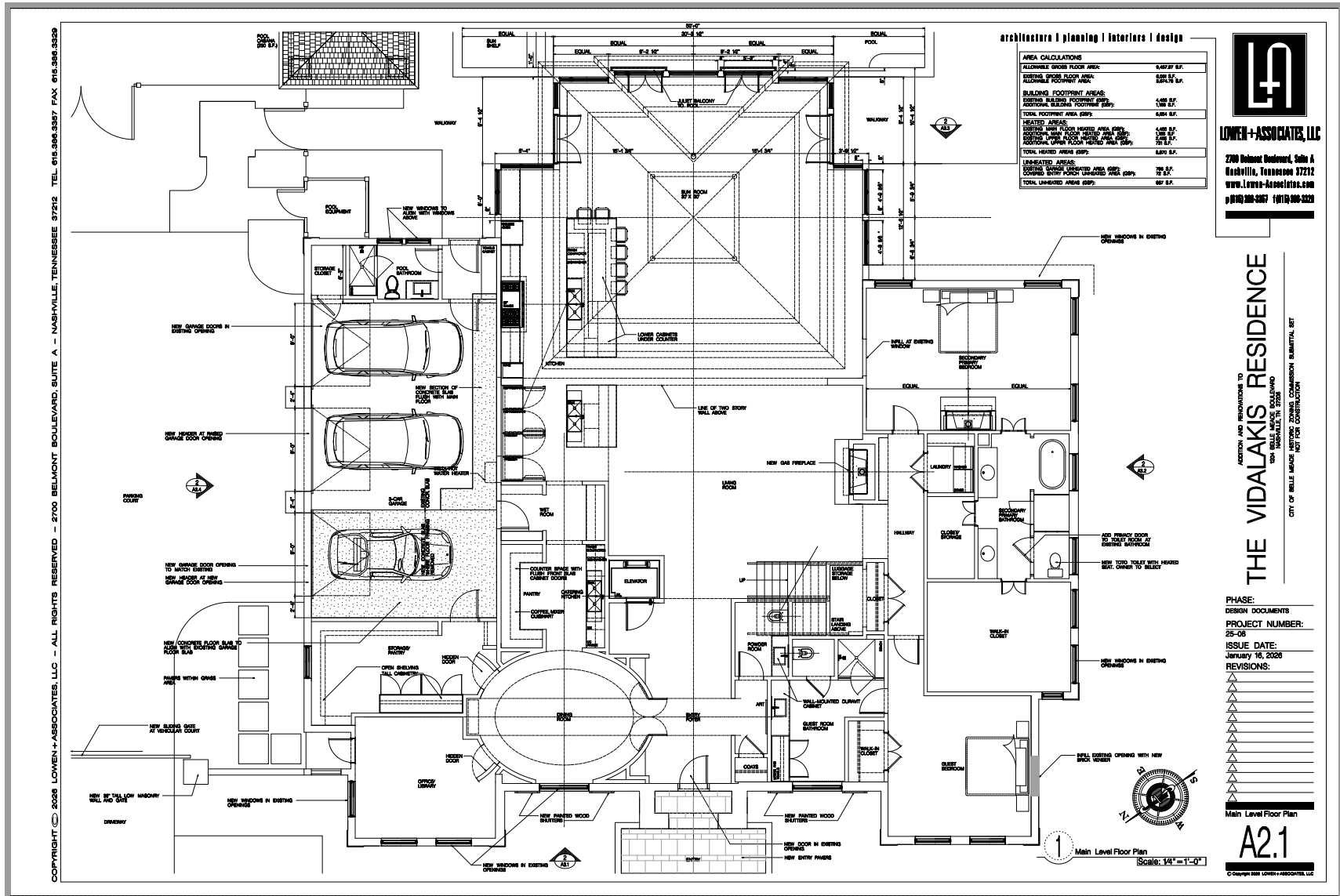
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VIDALAKIS RESIDENCE
1204 BELLE MEADE BOULEVARD
NASHVILLE, TN 37208

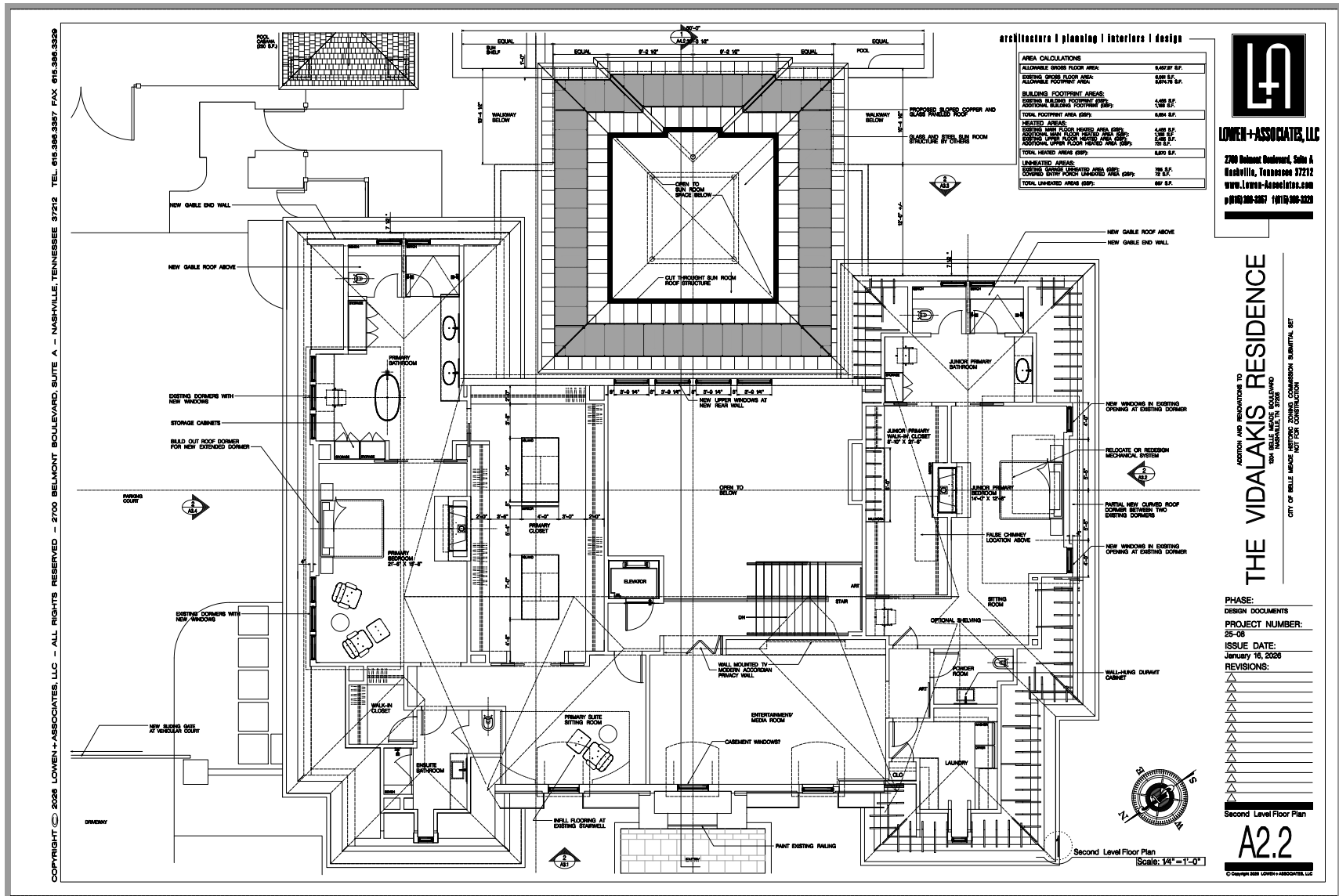
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION SUBMITTAL SET
NOT FOR CONSTRUCTION

PHASE: _____
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 25-08
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 January 16, 2026
 REVISIONS: _____

Existing Second LVL Floor Plan
A1.2
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ADDITION AND RENOVATIONS TO
THE VIDALAKIS RESIDENCE

ADDITION AND RENOVATIONS TO

ADALAKIS
1204 BELLE MEADE BOULEVARD
NASHVILLE, TN 37208

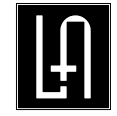
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NASHVILLE, TN 37208

PHASE:
DESIGN DOCUMENTS
PROJECT NUMBER:
25-08
ISSUE DATE:
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REVISIONS:

Existing and Proposed
New Elevations

A3.1

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ADDITION AND RENOVATIONS TO
THE VIDALAKIS RESIDENCE
1024 BELLE MEADE BOULEVARD

ADDITION AND RENOVATIONS TO
VIDALAKIS RESIDE
300 BELLE MEADE BOULEVARD
NASHVILLE, TN 37208

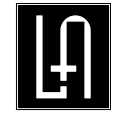
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION SUBMITTAL SET
NOT FOR CONSTRUCTION

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DESIGN DOCUMENTS
PROJECT NUMBER:
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ISSUE DATE:
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REVISIONS:

Existing and Proposed
New Elevations

A3.2

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ADDITION AND RENOVATIONS TO
THE VIDALAKIS RESIDENCE
300 BELLE MEADE BOULEVARD

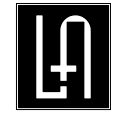
ADDITION AND RENOVATIONS TO
VIDALAKIS RESIDENCE
1204 BELLE MEADE BOULEVARD
NASHVILLE, TN 37208

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DESIGN DOCUMENTS
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ISSUE DATE:
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REVISIONS:

Existing and Proposed
New Elevations

A3.3

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THE VIDALAKIS RESIDENCE

ADDITION AND RENOVATIONS TO
VIDALAKIS RESIDENCE
1204 BELLE MEADE BOULEVARD
NASHVILLE, TN 37208

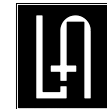
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DESIGN DOCUMENTS
PROJECT NUMBER:
25-08
ISSUE DATE:
January 16, 2026
REVISIONS:

A3.4



ADDITION AND RENOVATIONS TO
THE VIDALAKIS RESIDENCE
5001 WELLS MASON COLLEANO
HARVARD, TN 37068
CITY OF WELLS MASON HISTORIC ZONING COMMISSION SUBMITTAL SET
NOT FOR CONSTRUCTION

[illegible]



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ADDITION AND RENOVATIONS TO
THE VIDALAKIS RESIDENCE
10001 WILSON BLVD., NEWTON, MASSACHUSETTS

ADDITION AND RENOVATIONS TO
VIDALAKIS RESIDENCE
1204 BELLE MEADE BOULEVARD
NASHVILLE, TN 37208

PHASE:
DESIGN DOCUMENTS
PROJECT NUMBER:
25-08
ISSUE DATE:
January 16, 2026
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Building Sections

A4.1



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ADDITION AND RENOVATIONS TO
THE VIDALAKIS RESIDENCE

ADDITION AND RENOVATIONS TO
WIDALAKIS RESIDES
1504 BELLE MEADE BOULEVARD
NASHVILLE, TN 37208
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION SUBMITTAL SET
NOT FOR CONSTRUCTION

PHASE:
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Wall Sections

A4.2



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ADDITION AND RENOVATIONS TO
THE VIDALAKIS RESIDENCE
100A BELLE MEADE BOULEVARD

ADDITION AND RENOVATIONS TO
VIDALAKIS RESIDENCE
1204 BELLE MEADE BOULEVARD
NASHVILLE, TN 37208

[illegible]

Abstract

A5.1

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Proposed Front Rendering



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Proposed Rear Rendering

ADDITION AND RENOVATIONS TO
THE VIDALAKIS RESIDENCE
1204 BELLE MEADE BOULEVARD

[illegible]

A B C

A5.2

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Staff Report

Agenda No.: IV.D.

Case No.: A26-03

Staff: Mary Samaniego, Planning Director

Applicant: The White Bridge Trust family

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

Location: 1204 Belle Meade Boulevard

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 total of 1,185 square feet primarily for a rear conservatory to be built on an existing terrace slab matching the existing house's style and materials. The designated architectural style is French Country (Eclectic) with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 1.09 acres (47,290 square feet).
2. The existing dwelling was constructed in 1951 and includes a two-car garage.
3. The lot is irregularly shaped trapezoid with slanted rear property line and is relatively shallow in depth compared to other lots in the immediate area. However, the front property line and existing residence are parallel to Belle Meade Boulevard.
4. This project required several variances which were approved by the Board of Zoning Appeals in November 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 5,675 square feet. The existing residence has a building footprint of 4,518 square feet and the addition of 1,185 square feet will then provide an overall building footprint of 5,703 square feet (28 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 5,675 square feet. The existing driveway is 6,449 square feet and the proposed is 7,019 square feet (1,344 square feet over allowable).
 - c. Per Section 14-205(1)(j)(iii) of the Zoning Ordinance, the total of all driveway/parking areas on any lot in the front yard shall not exceed twenty-two (22) percent of the total lot area. The allowable area of driveway/parking area for the proposed lot is 4,485 square feet. The existing driveway is 4,811 square feet and the proposed is 5,237 square feet (752 square feet over allowable.)

5. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
6. The dwelling has been identified in the 2021 historical survey as DV-26266 with: French Eclectic architectural style; brick construction type; hip and gable wooden-shake roof; double-hung casement wood windows; stucco wall covering; one brick chimney; and brick foundation.
7. The residence has had four owners over the last 30 years.
8. The property is located within the Residence "A" zoning district and is not within the regulated floodplain.
9. Materials list:

Window Manufacturer:

Sierra Pacific

Window Material:

Aluminum-Clad Wood

Frame Material:

Aluminum-Clad Wood

Windowsills:

Aluminum-Clad Wood

Brick, Painted/Natural:

Painted (Existing Painted)

Brick/Stone Thickness:

Nominal 4"

Clapboard Material:

None

Clapboard Dimensions/Reveal:

None

Railings, Columns, Pilasters:

Existing and New , Painted Metal

Chimney Material:

Stucco Veneer

Roofing Material:

Main House - Wood Shakes

Sun Room - Glass and Copper

Exterior Doors:

Painted Wood Entry Door

Others Aluminum-Clad

Eaves/Cornice:

Painted Wood

Gutters:

Copper to match existing

Gutter Dimensions:

Copper to match existing

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 thinner 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.

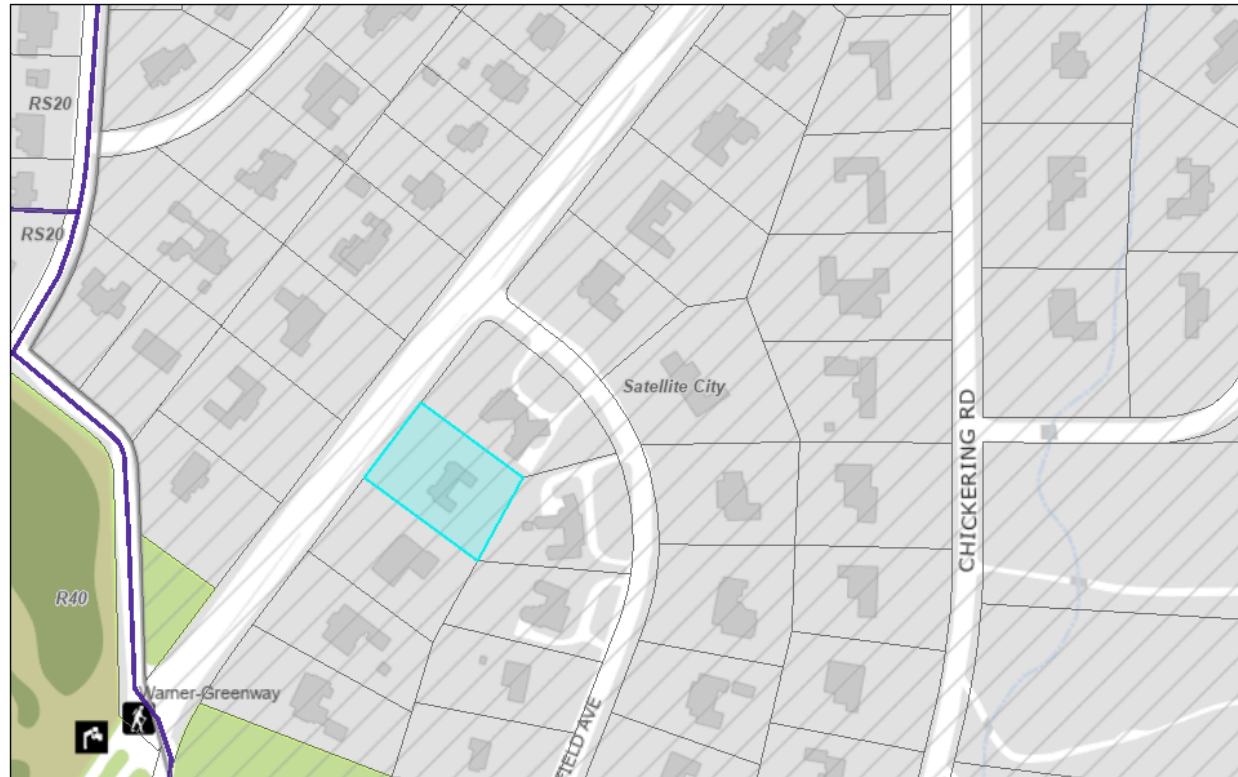
3. Front Doors: No front door shall be of aluminum or vinyl.
4. Front Porch: No front steps visible from the street shall be finished concrete.
5. Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full 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

Nashville Parcel Viewer Map



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