



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
APRIL 14, 2026, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
APRIL 14, 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 Historic Zoning Commission (HZA), with public hearing and public comment on the agenda items. Public comment will also be heard on any matters related to the HZA. Items for consideration are listed below and are available on the city website, www.citybellemeadetn.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 March 10, 2026.

Attachment: [HZA Minutes March 10 2026.pdf](#)

III. Unfinished Business - None

IV. New Business

A. The application for a Certificate of Appropriateness, #A26-13, of the Berry family, 612 Westview Avenue, for an addition to a single family residence.

Attachment: [COA APPLICATION.pdf](#)

Attachment: [155_C25105---Berry-Residence---Phase-02---Belle-Meade-Historic-Zoning-Commission-Submittal---02.04.2026.pdf](#)

Attachment: [155_C25105---Berry-Residence---Phase-02---Commission-Submittal---02.04.2026.pdf](#)

Attachment: [STAFF REPORT 612 Westview Ave.pdf](#)

B. The application for a Certificate of Appropriateness, #A26-16, of the Wasp Trust, 705 Lynwood Boulevard, for an addition to a single family residence.

Attachment: [APPLICATION.pdf](#)

Attachment: [158_HZA-Certificate-of-Appropriateness-2024.pdf](#)

Attachment: [158_Site-Calculations.pdf](#)

Attachment: [158_Description-of-Property-and-Proposal.pdf](#)

Attachment: [158_Photos-of-Exist---Neighbor-Property.pdf](#)

Attachment: [158_Site-Grading-Plan.pdf](#)

Attachment: [158_Permit-Set.pdf](#)

Attachment: [158_Dormer-BB-Door--Window-Material-and-Color.pdf](#)

Attachment: [158_Transitional-Tudor-Style.pdf](#)

Attachment: [STAFF REPORT 705 Lynwood Blvd.pdf](#)

C. The application for a Certificate of Appropriateness, #A26-20, of the Wynn family, 4319 Glen Eden Drive/500 Westview Avenue, for an addition to a single family residence.

Attachment: [APPLICATION.pdf](#)

Attachment: [162_Wynn-COA-Belle-Meade-HZC-March-2026.pdf](#)

Attachment: [STAFF REPORT 4319 Glen Eden Drive.pdf](#)

D.The application for a Certificate of Appropriateness, #A26-21, of the Gulch Development Corporation, LLC, 602 Lynwood Boulevard, for new construction of a single family residence.

Attachment: [APPLICATION.pdf](#)

Attachment: [Tree Inventory.pdf](#)

Attachment: [163_602-Lynnwood---HZC-Submittal.pdf](#)

Attachment: [GULCH VENTURES 602 LYNNWOOD BLVD 4.1.26.pdf](#)

Attachment: [Gulch Ventures 602 Lynnwood MK Video.MOV](#)

Attachment: [STAFF REPORT 602 Lynwood Blvd.pdf](#)

Attachment: [Letter to Belle Meade HZC 04132026.pdf](#)

E.The application for a Certificate of Appropriateness, #A26-23, of the Turitto family, 510 Lynwood Boulevard, for new construction of a single family residence.

Attachment: [510 Lynwood Blvd Historic Application Filled Out.pdf](#)

Attachment: [property description.pdf](#)

Attachment: [neighbor images existing images inspiration images.pdf](#)

Attachment: [Site Plan with Building Envelope.pdf](#)

Attachment: [garage side elevation materials 510 Lynwood Blvd.pdf](#)

Attachment: [rear elevation materials 510 Lynwood Blvd.pdf](#)

Attachment: [Exterior Elevations.pdf](#)

Attachment: [Wall Section.pdf](#)

Attachment: [STAFF REPORT 510 Lynwood Blvd.pdf](#)

Attachment: [FREEMAN COMMENTS.pdf](#)

V.Other Public Comment

VI.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, May 12, 2026 at Belle Meade City Hall.



**MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
MARCH 10, 2026, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

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

Commission Members Present

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

City Staff Present

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

Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held February 10, 2026.

Motion to approve: Poe Second: Vice-Chairman Rankin Vote: All aye

Unfinished Business

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.

Jim Lowen, architect Lowen & Associates, reviewed the changes of material colors, as per the board request at the February 18, 2026 meeting.

Public Comment Opened

Nicole Vidalakis, homeowner 1204 Belle Meade Boulevard, spoke about the new color choices.

Motion to approve: Poe Second: Vice-Chairman Rankin

A brief period of comments ensued.

Vote: All Aye

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

Ron Farris, architect Farris Concepts in Architecture, provided handouts comparing the elevations presented at the Historic Zoning Commission meeting on February 18 and the changes that had been made to the original presentation. Farris reviewed the four elevations as provided.

Comments from the board ensued.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Vice-Chairman Rankin Second: Harrison

Chairman Blackburn stated for the record that we're grateful that you (Farris) participated in this process with us and that you took the feedback and that's really how, without us designing your house, but you bringing it back is how this committee is supposed to function. We appreciate working with you on this to come up with the best solution for the neighborhood.

Vote: All aye

New Business

The application for a Certificate of Appropriateness, #A26-05, of the Whitehair family, 206 Lynwood Boulevard, for an addition to a single family residence.

Preston Quirk, architect Quirk Designs reviewed the application, as submitted, for the addition of a one story screened porch to the home.

A period of questions from the board ensued, which were addressed by Quirk and the homeowner Jimmy Whitehair.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Poe Second: Harrison

A period of comments from the board ensued.

Motion withdrawn by Poe

Motion to approve with some adjustments to the chimney that Planning Director Mary Samaniego can review, remove fascia board, which is part of the plan already, hips will become a little taller, and perhaps the chimney is a little more narrow as it goes up. I feel like it should be taller also. I would recommend, though not require, that the foundation (of the new addition) change to stone also. Chairman Blackburn Second: Poe Vote: All aye

The application for a Certificate of Appropriateness, #A26-06, of the Phillips family, 4312 Sunnybrook Drive, for the demolition of a single family residence.

Memree Roberts, homeowner 4312 Sunnybrook Drive, reviewed the information as submitted for the demolition request.

A period of comments from the board, questions asked were addressed by Roberts.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Vice-Chairman Rankin Second: Poe Vote: All aye

Other Public Comment - None

The meeting adjourned at 3:36 p.m.

Chairman Bunny Blackburn

City Recorder Rusty Terry

Historic Zoning Commission - Certificate of Appropriateness Application

OWNER INFORMATION

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

RELATIONSHIP TO OWNER:

☐ Contractor☐ Architect☐ Other (explain)

PROPERTY DESCRIPTION & LOCATION

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

PROPOSED ACTIVITY

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

Reason for Request:

The Berry are love their current home, but are looking to make the space more usable for their family. The addition will allow the Berry Family to increase livability of their home by expanding the kitchen and dining areas, creating a small office area and creating a new deck space for exterior living.

Demolition of Structures:

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

The demolition entails partial removal of brick and siding from the rear facing elevation to allow for the new addition to sit between the existing garage and bar/screen porch area. We also plan to remove the existing window front windows and replace them

Historical Significance

The existing home falls into the colonial style home with a combination of brick veneer and lap siding. Dentil Moulding is utilized along the cornice.

☐ Yes ☐ No Is the property habitable?

Give a compelling reason for demolition of property

The goal is to only remove what is necessary to tie-in the new addition to the existing structure to increase the livability of the home. All of the demolished elements will be on the rear (east facing) side of the home and will not be visible from the street.

Describe the proposed reuse of existing materials, if any?

More than likely no existing materials will be salvaged for the addition.

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.

Benjamin Chandler

2026-03-05

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

INDEX

AD.00	COVER
AD.50	EXISTING SURVEY
AD.51	ARCHITECTURAL SITE PLAN
AD.90	DEMOLITION PLAN - BASEMENT LEVEL
AD.91	DEMOLITION PLAN - FIRST LEVEL
AD.92	DEMOLITION PLAN - SECOND LEVEL
A1.10	FOUNDATION PLAN
A1.20	FLOOR PLAN - MAIN LEVEL
A1.21	FLOOR PLAN - UPPER LEVEL
A1.31	REFLECTED CEILING PLAN - MAIN LEVEL
A1.32	REFLECTED CEILING PLAN - SECOND LEVEL
A1.40	ROOF PLAN
A1.01	BUILDING ELEVATIONS AND SECTION
A7.01	INTERIOR ELEVATIONS
A7.02	INTERIOR ELEVATIONS
AP.2	INSPIRATION IMAGERY
AP.3	NEIGHBORING PROPERTIES

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	N/A	NOT APPLICABLE
AF1	ABOVE FINISH FLOOR	O.C.	ON CENTER
AFU	ALL HANDLING UNIT	OCC	OCCUPANT
AL	ALUMINUM	PRF	PREFINISHED
CI	CONTINUOUS INSULATION	REF	REFERENCE
CJ	CONTINUOUS JOINT	REQ	REQUIRED
ELC	ELECTRICAL	RS	SQUARE FOOT / FEET
EQ	ELECTRICAL	SM	SIMILAR
EQ	ELECTRICAL	SS	STAINLESS STEEL
ETR	EXISTING TO REMAIN	STD	STAINED
EXTG	EXISTING	STL	STEEL
FE	FOOT / FEET	TKT	TOKEN
F.V.	FIELD VENT	UNQ	UNLESS NOTED OTHERWISE
GB	GRAB BAR	WASH	WASHER
GYP	GYPHUM	WH	WHEELCHAIR
HGT	HEIGHT	WLD	WOOD
HR	HOUR		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFL	MINIMUM		
MEN	MENHUS		

GENERAL PROJECT NOTES:

- [illegible]

PROJECT CONTACTS:

CLIENT

John & Janie Berry
612 Westview Ave.
Nashville, TN 37205
Contact: johnkberry@gmail.com

DESIGNERS

ARCHITECT
Chandler Design Studio, LLC
611 Commerce Street, Suite 2712
Nashville, Tennessee 37203
Phone: 662.801.0220
Contact: Ben Chandler, AIA
TN License No: 105222
Phone: 901.326.7668

WINDOW SCHEDULE

Mark	Unit Size			Comments
	Width	Height	Head Height	
101	2'-6"	5'-0"	8'-1"	
102	2'-6"	5'-0"	8'-1"	
103	2'-6"	5'-0"	8'-1"	
104	2'-6"	5'-0"	8'-1"	
105	3'-0"	3'-0"	7'-6"	
106	3'-0"	3'-0"	7'-6"	
107	3'-0"	4'-6"	7'-6"	
108	3'-0"	4'-6"	7'-6"	
200	2'-6"	5'-0"	7'-0"	
201	2'-6"	5'-0"	7'-0"	
202	2'-6"	5'-0"	7'-0"	
203	2'-6"	5'-0"	7'-0"	

DOOR SCHEDULE

Door Number	Door		Comments
	Width	Height	
02A	10'-0"	7'-0"	Grand Opening
02B	8'-0"	7'-0"	8'-0" Solid Doors
104A	2'-6"	6'-8"	Pocket Door
108A	2'-6"	8'-0"	Half Glass Door w/ Screen, Match Mutton Bars with Window
109A	2'-6"	8'-8"	DM: Pocket Door
109B	2'-6"	8'-8"	Grand Opening, GC to confirm sizing
110H	2'-6"	8'-8"	with opening
203A	3'-0"	7'-0"	DM: Sizing
203B	2'-4"	8'-8"	Pocket Door
203C	2'-4"	8'-8"	Glass Shower Door
204A	2'-6"	8'-8"	Pocket Door
206A	2'-6"	8'-8"	Sol. Sizing
209A	2'-6"	8'-8"	Sol. Sizing
209B	2'-6"	8'-8"	DM: Sizing

ENERGY CODE REQUIREMENTS

CLIMATE ZONE			
CITY	STATE	COUNTY	CLIMATE ZONE

BASED ON TAB 301 1 PER INTL ENERGY CONSERVATION CODE 2006

BUILDING ENVELOPE REQUIREMENTS		
BUILDING ELEMENT	INSULATION REQUIRED	INSULATION PROVIDED
ROOF 		
WALL ABOVE GROUND 		
WALL BELOW GROUND 		
DOOR 		
GLAZED DOOR 		
GLAZED WINDOW 		
CEILING 		

BASED ON TAB 402 1 3 & 402 4 PER INTL ENERGY CONSERVATION CODE 2006



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Contractor must verify all construction.

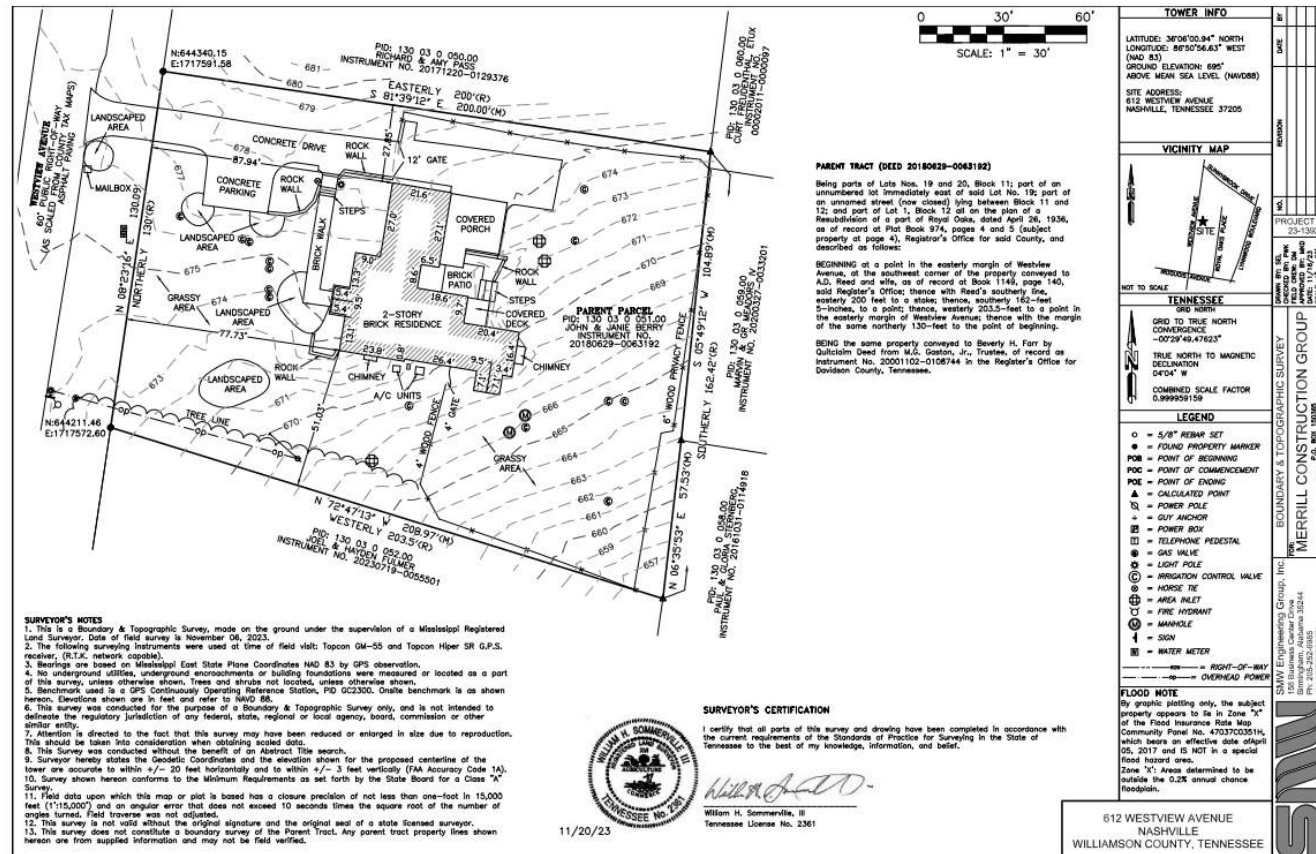
Berry Residence
John & Janie Berry

PROJECT No.	C24296
DATE	02.03.2006

SHEET NAME
COVER

SHEET NUMBER
A0.00

BELLE MEADE HISTORIC ZONING COMMISSION SUBMITTAL



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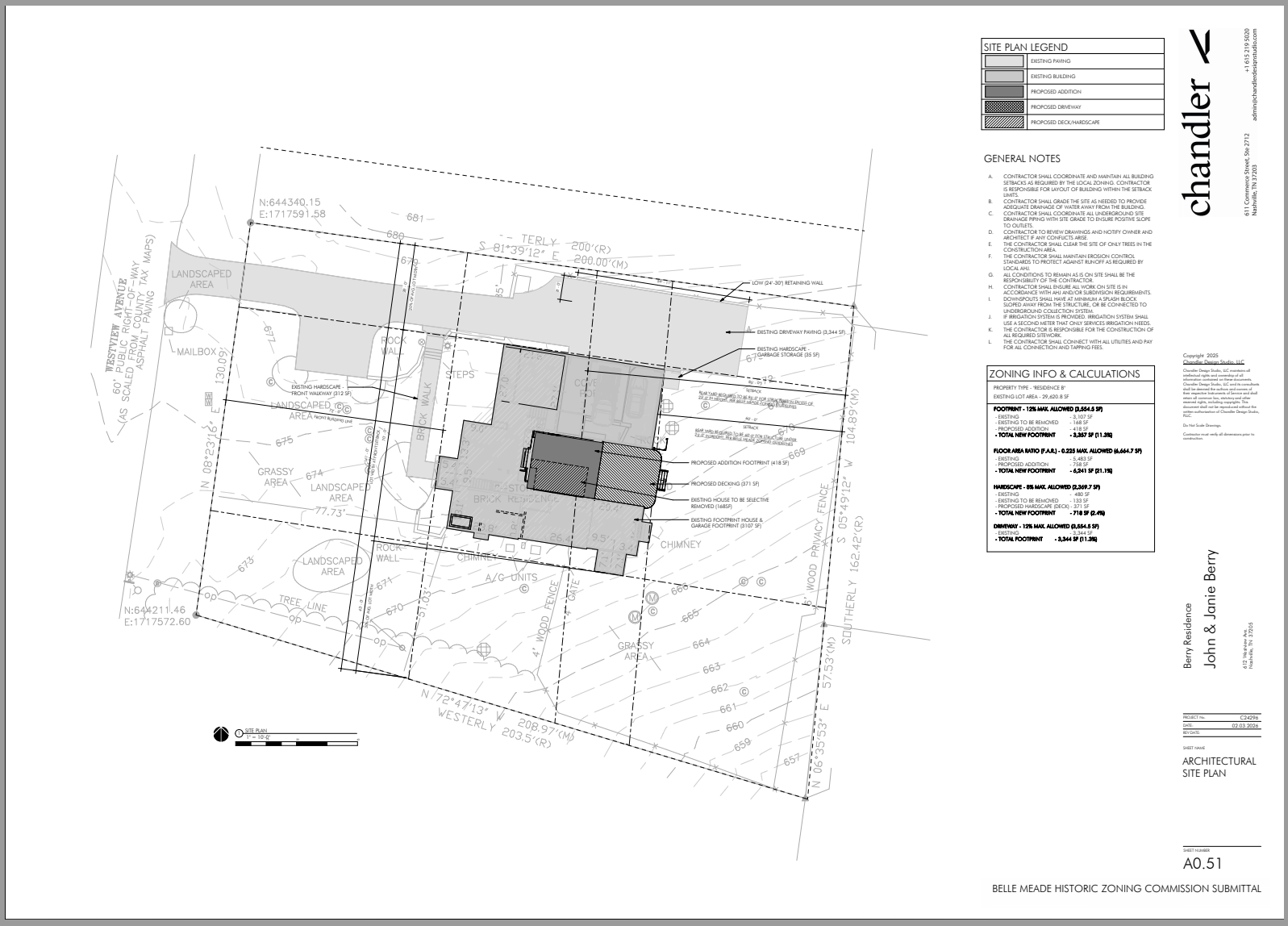
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admin@schandlerdesignstudio.com
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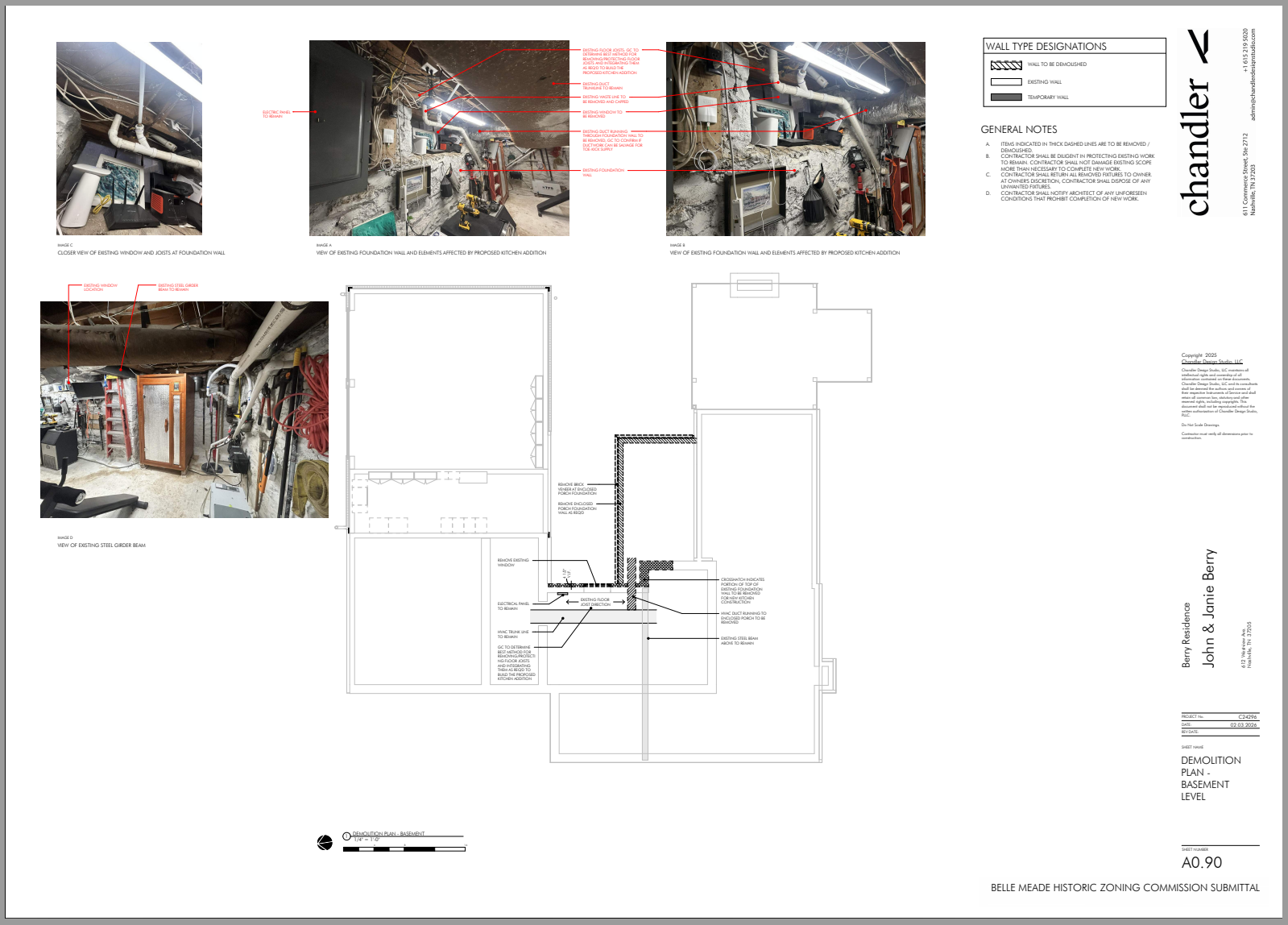
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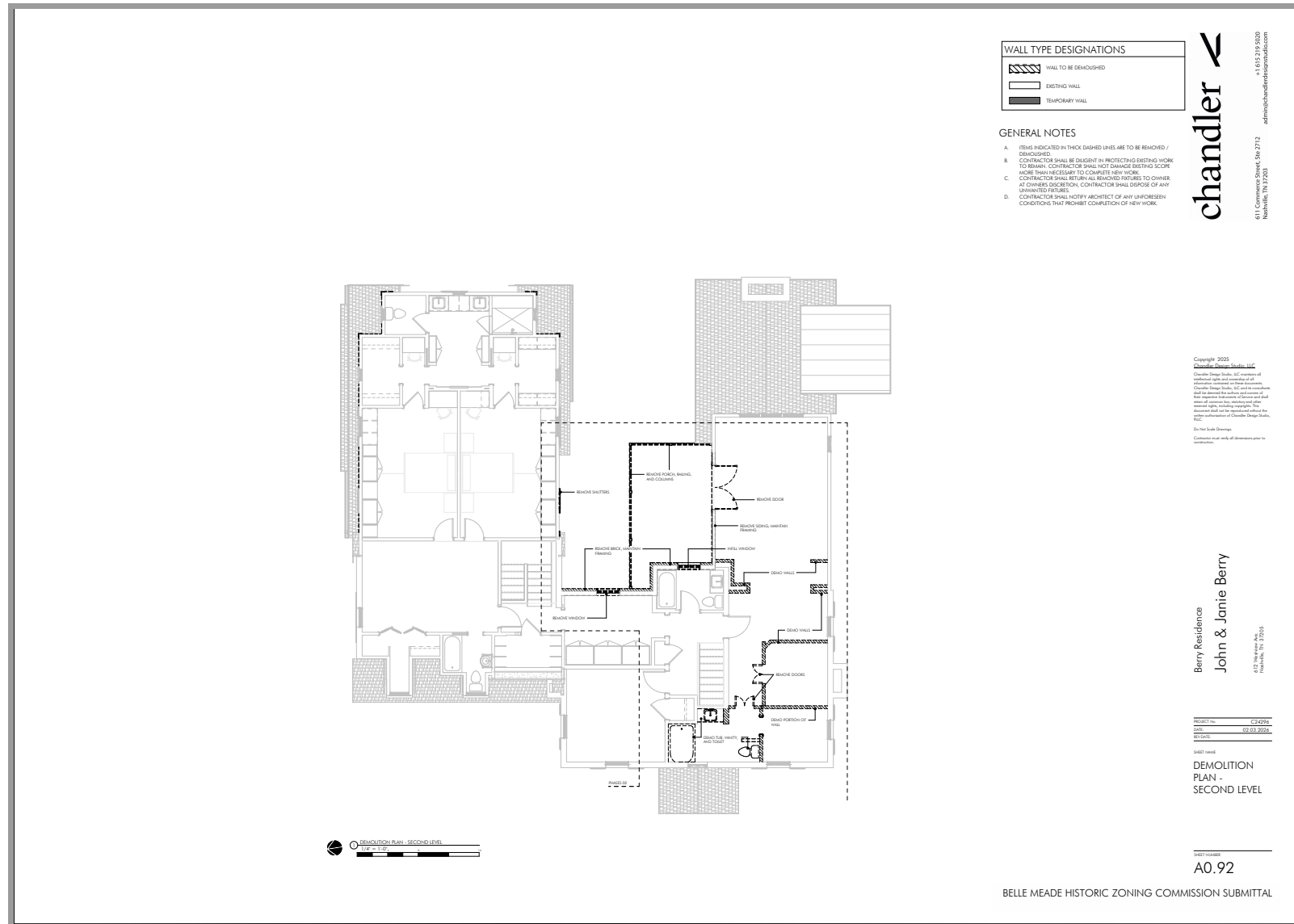
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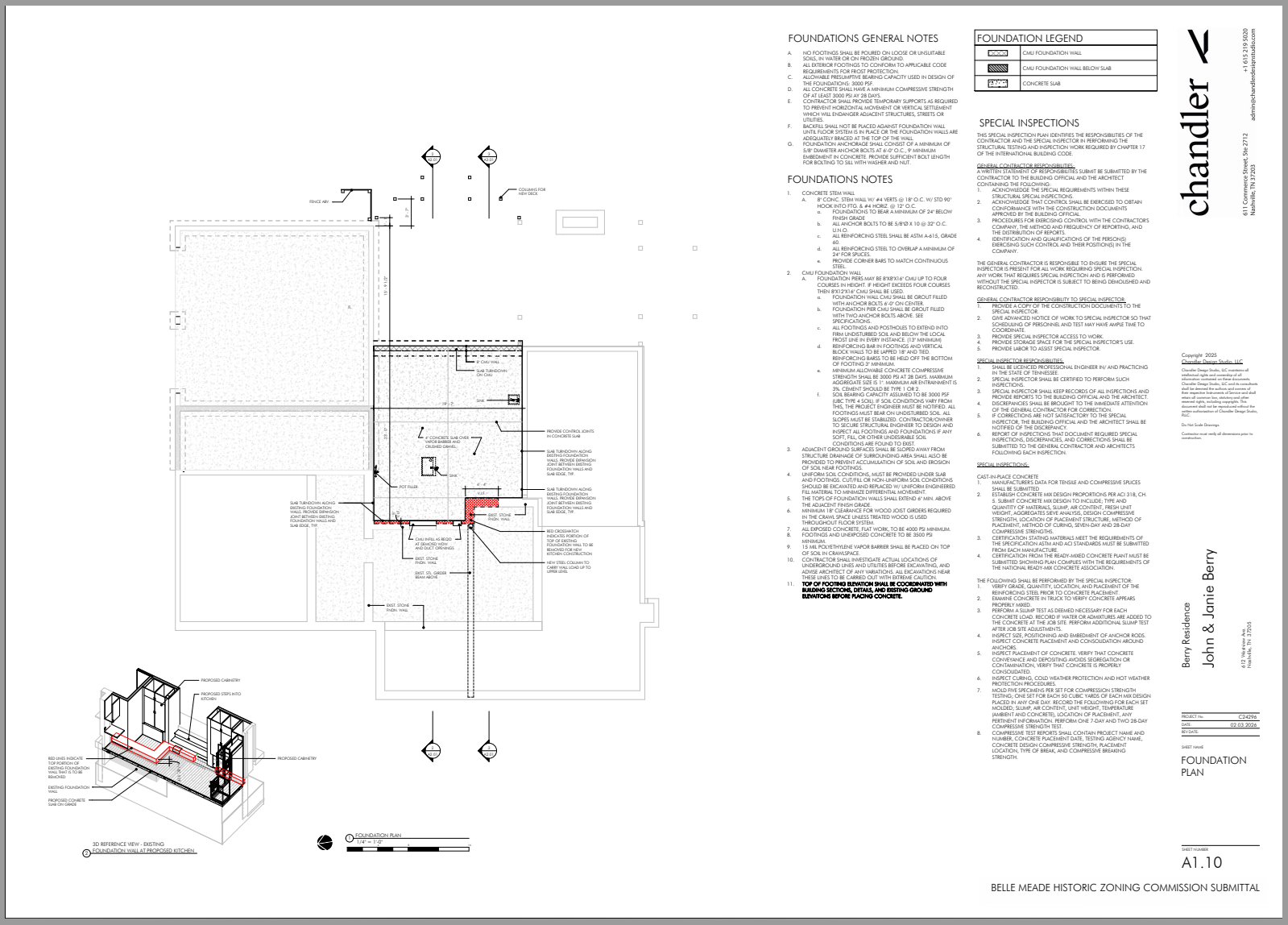
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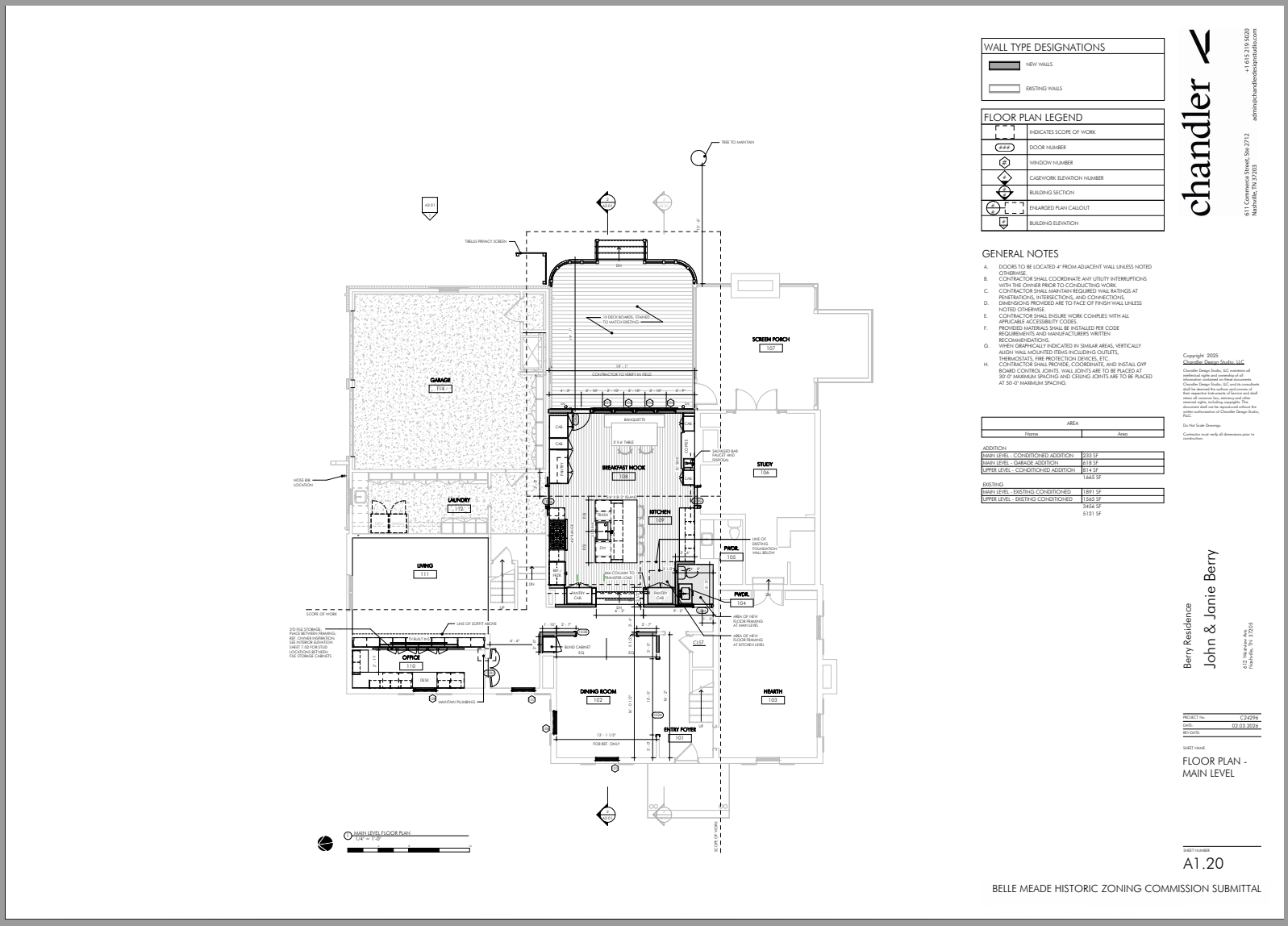
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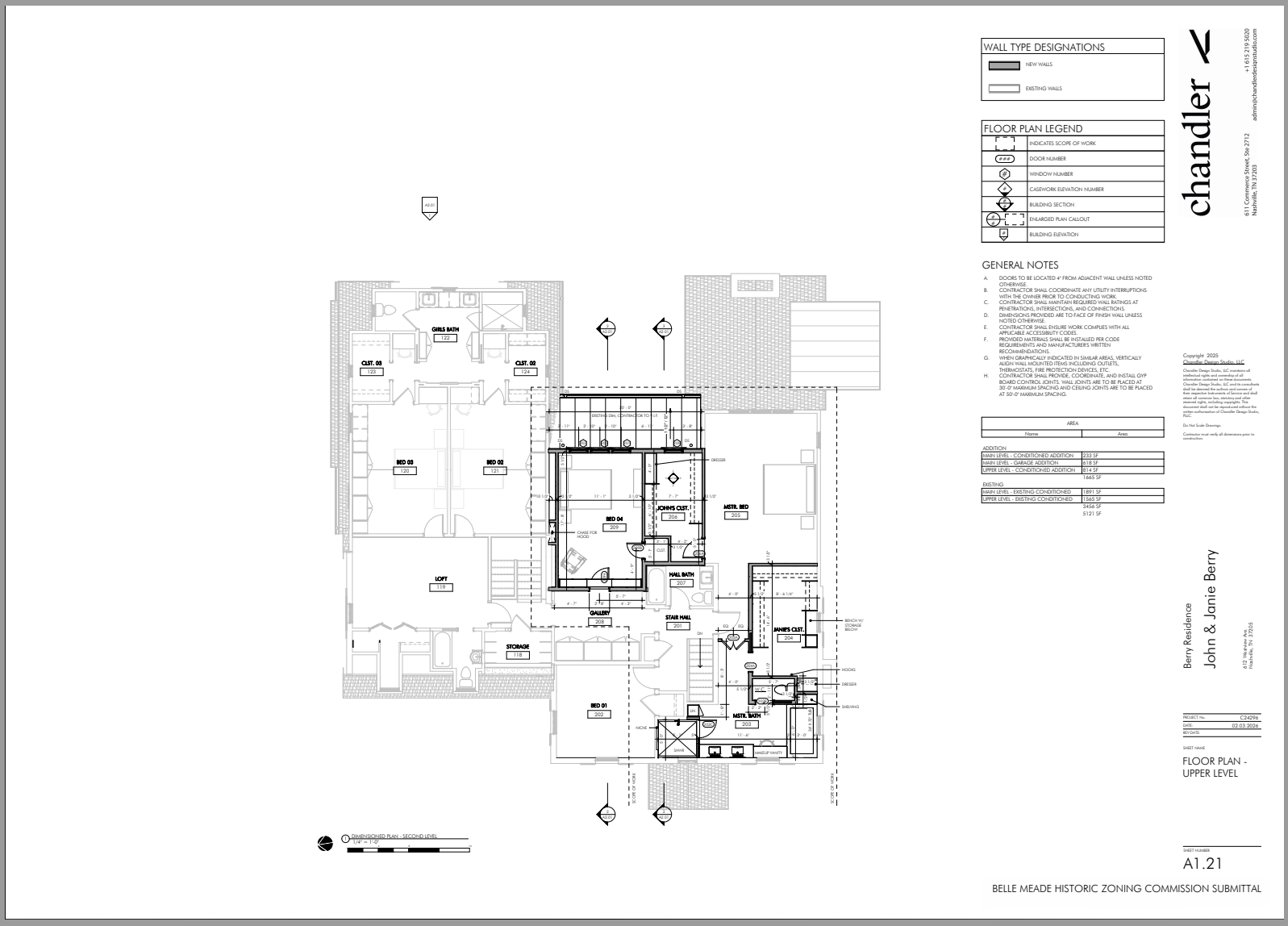


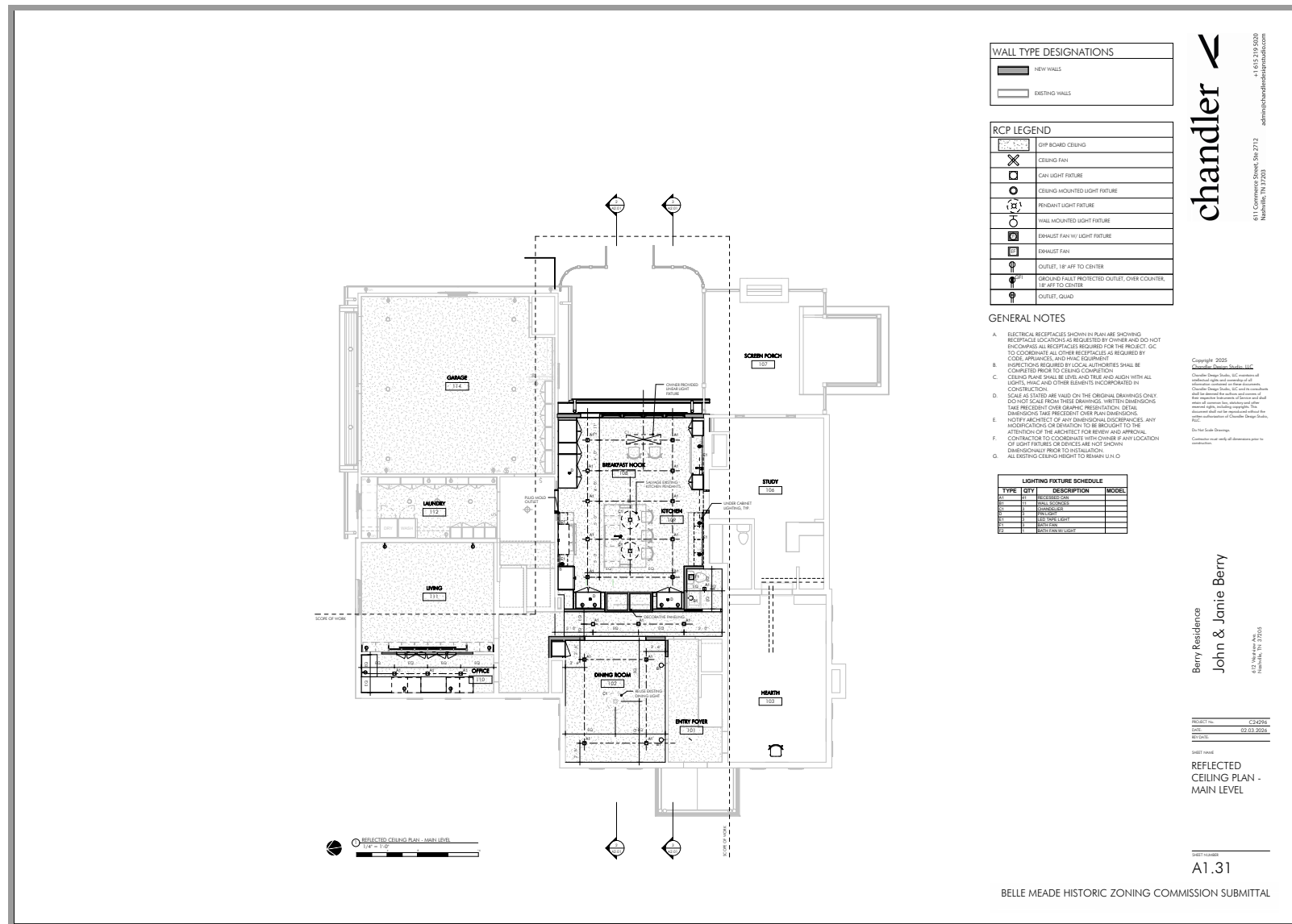


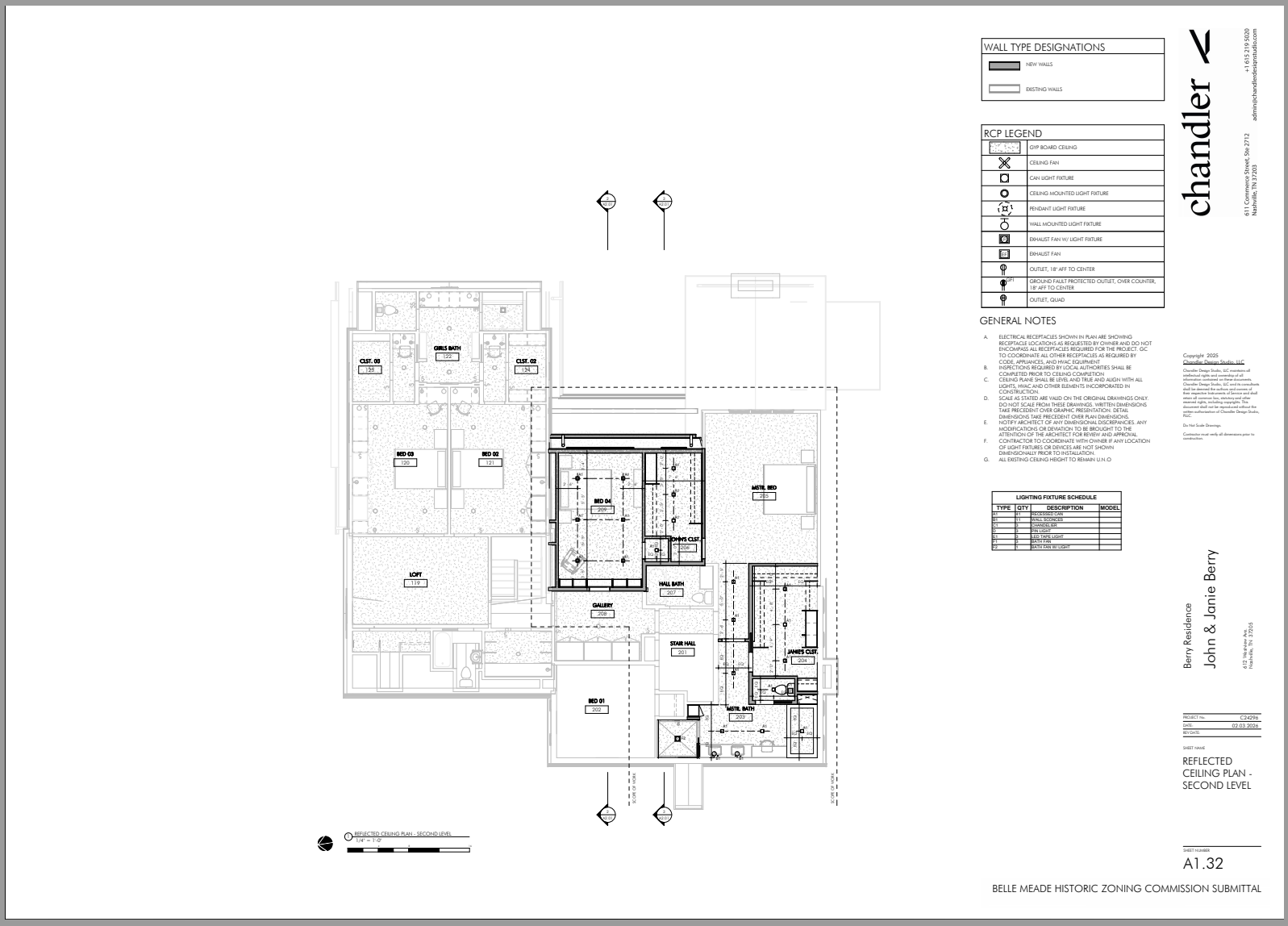


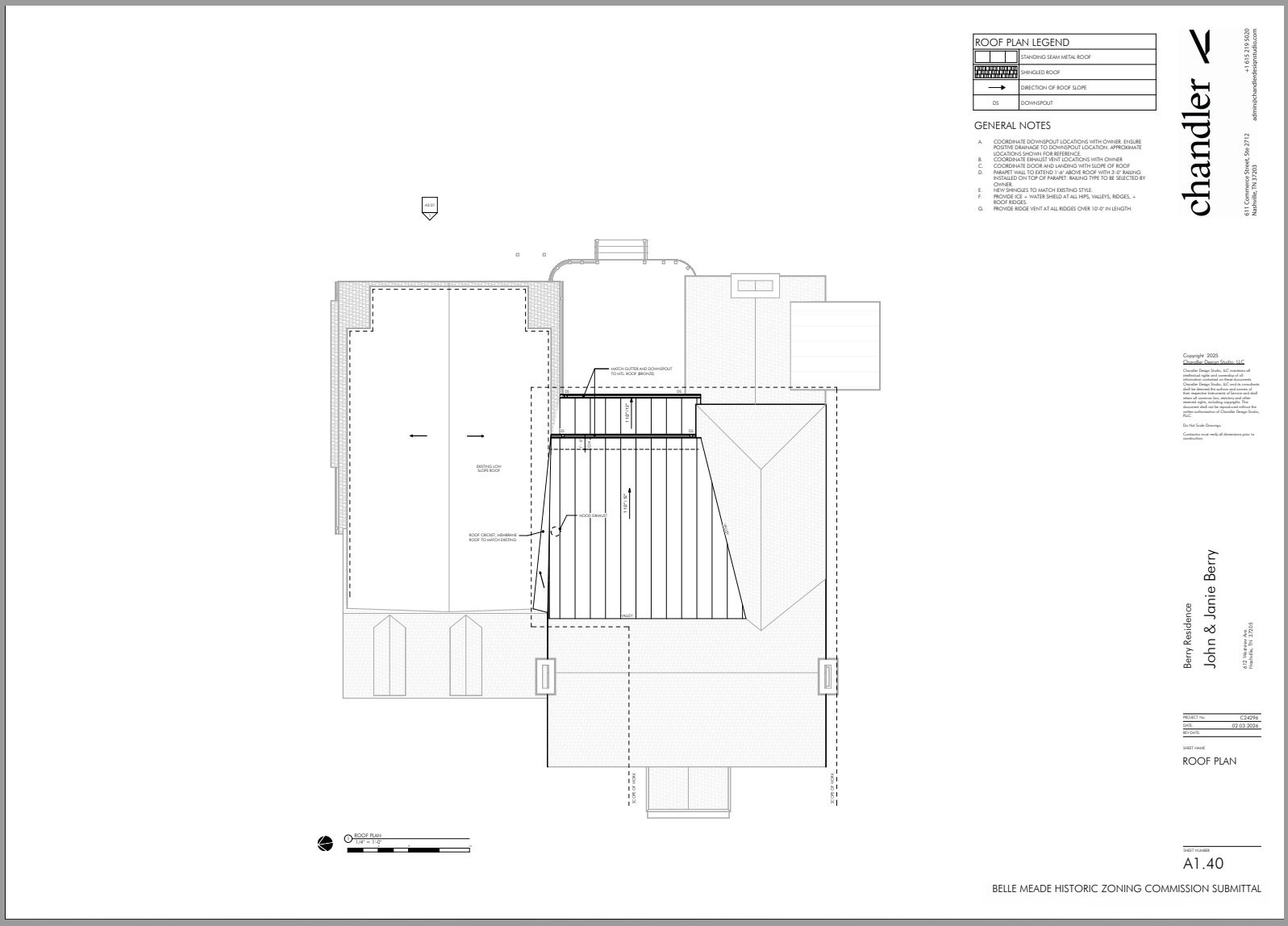


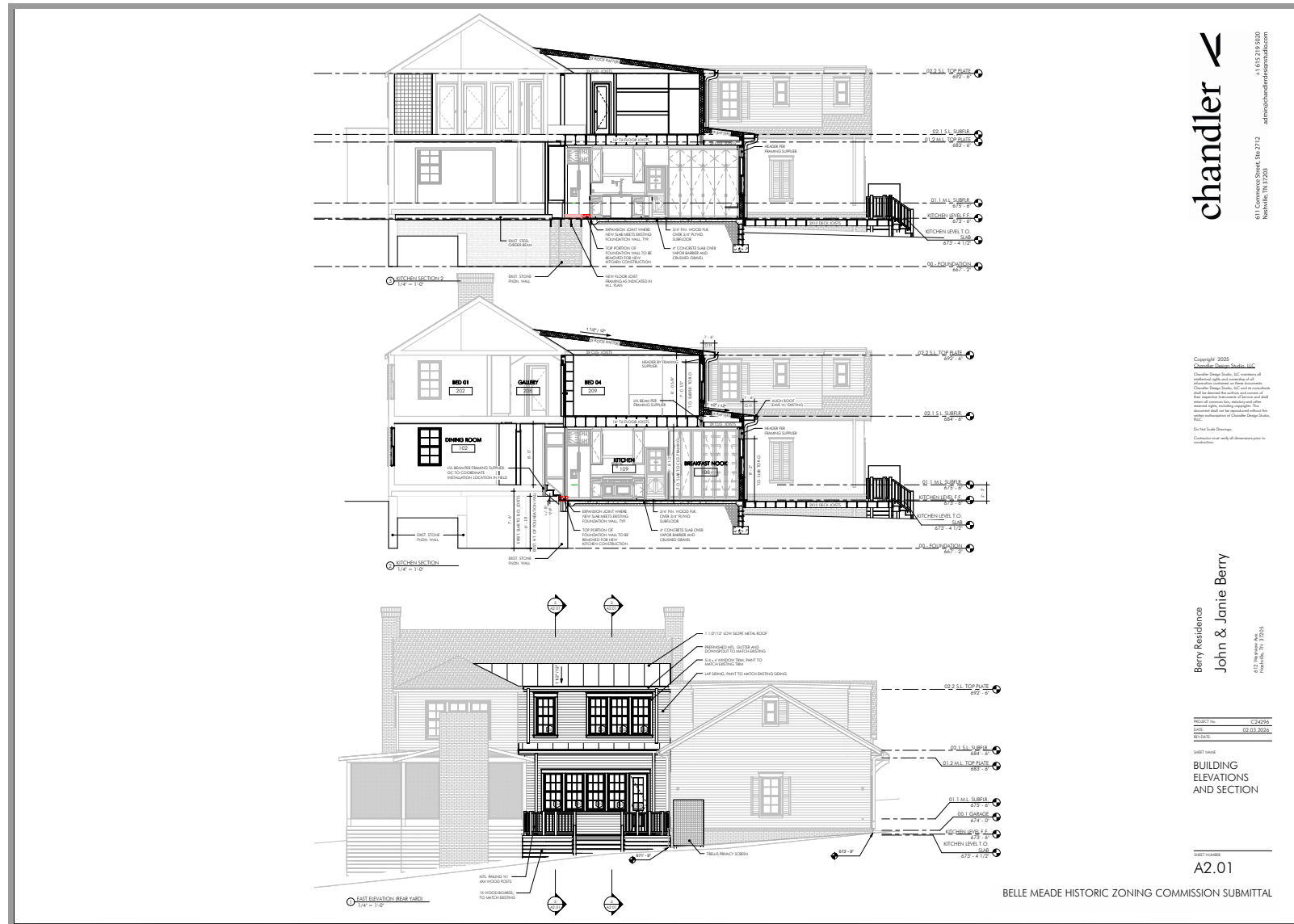


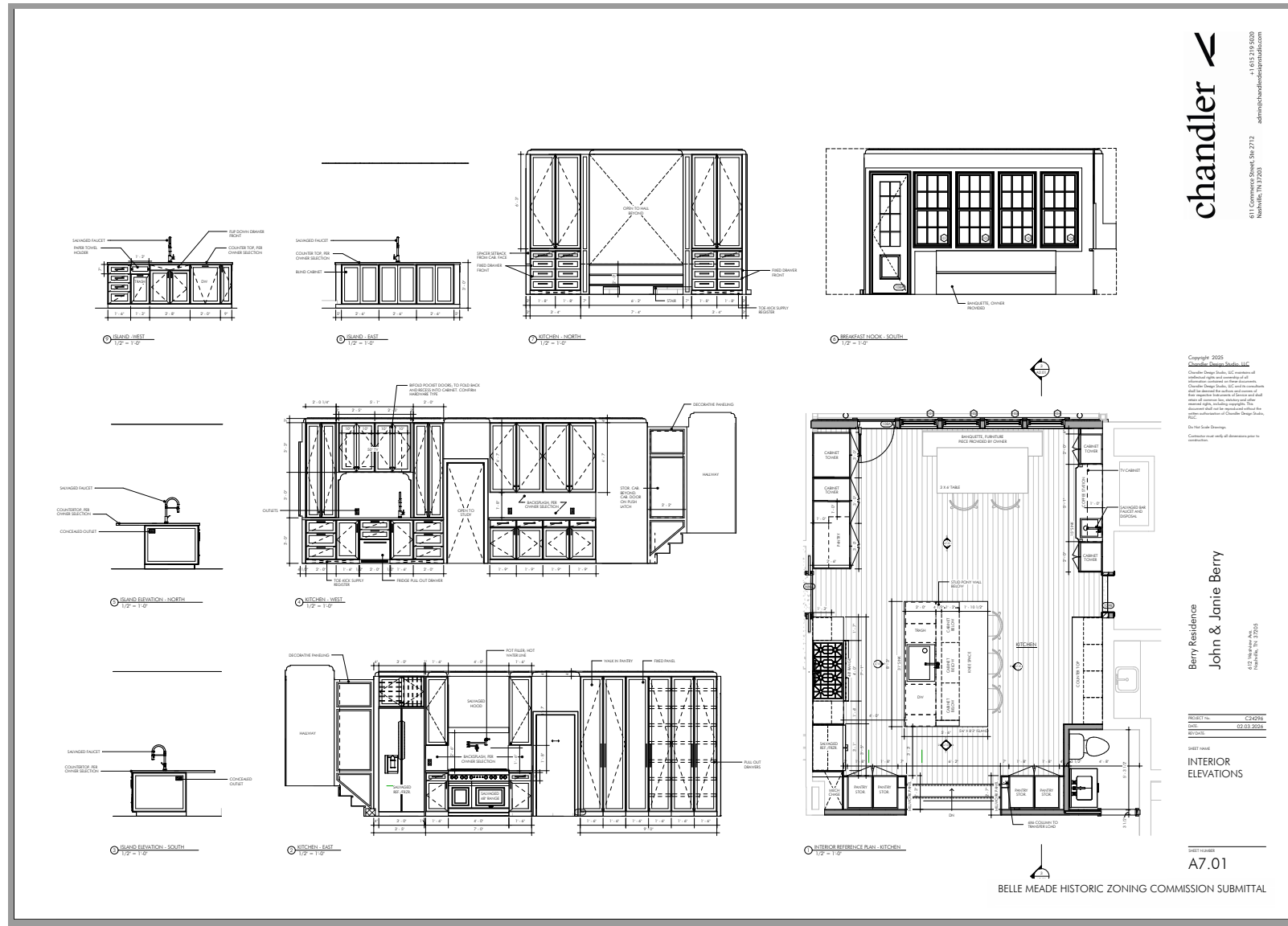


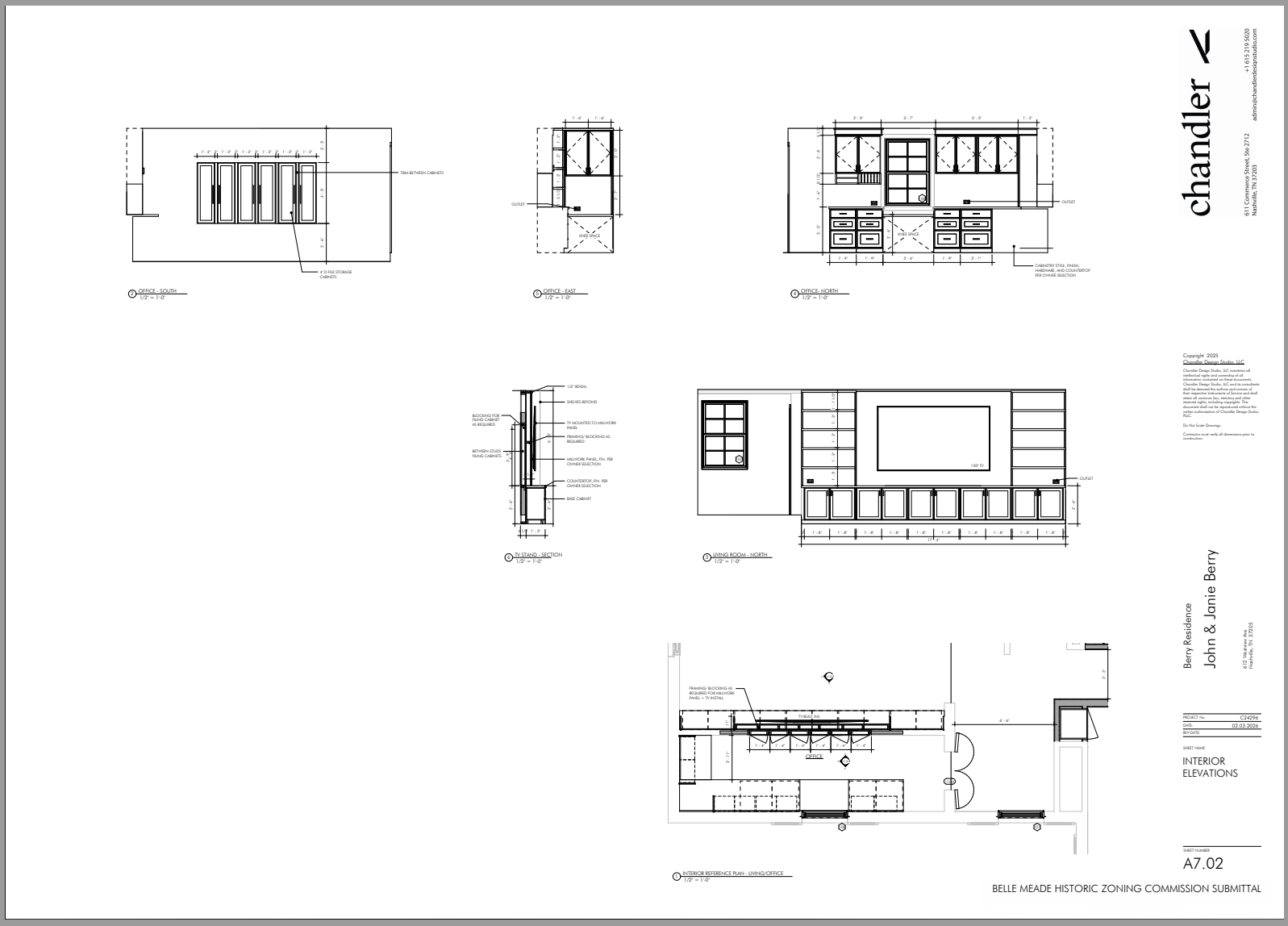


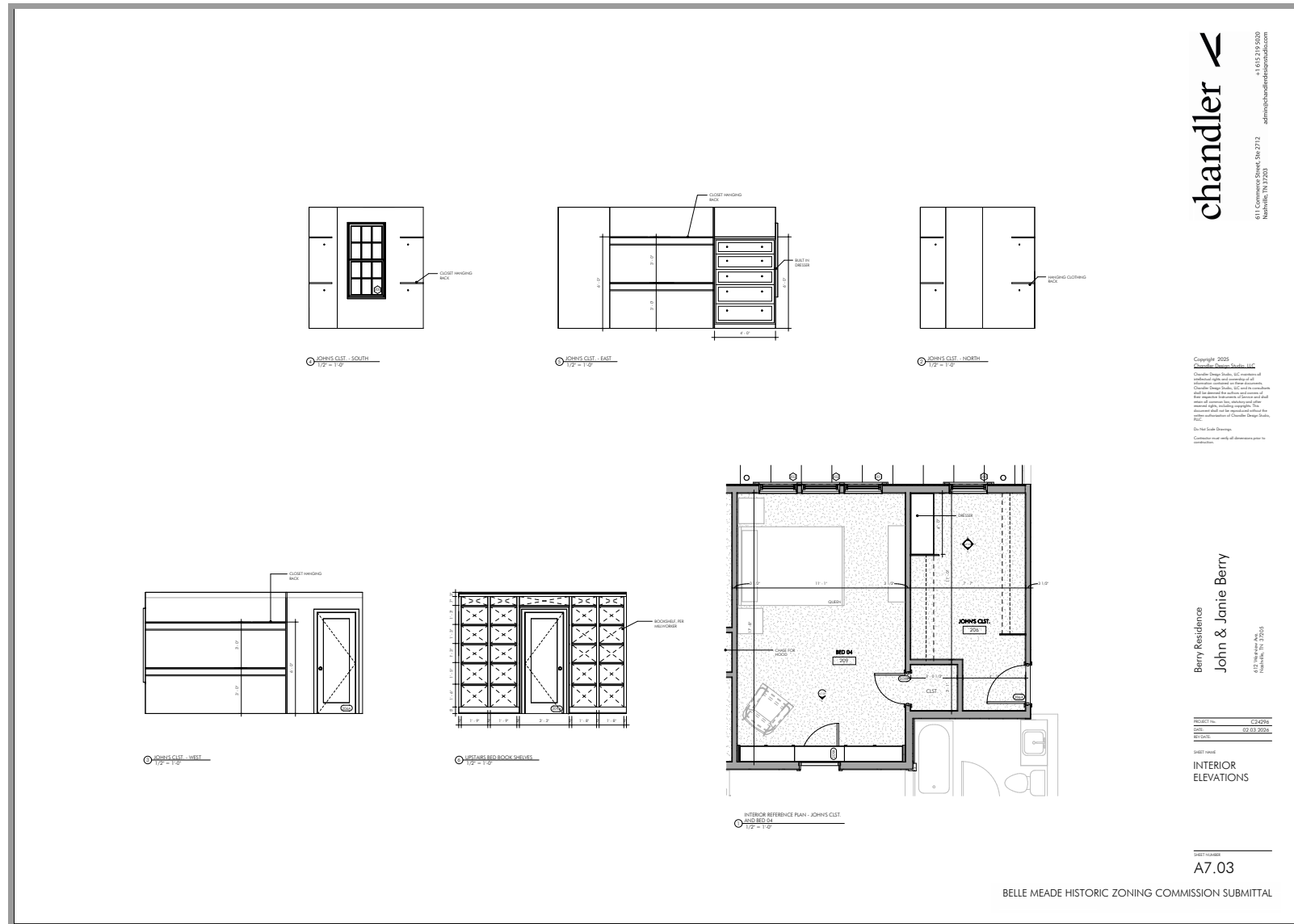


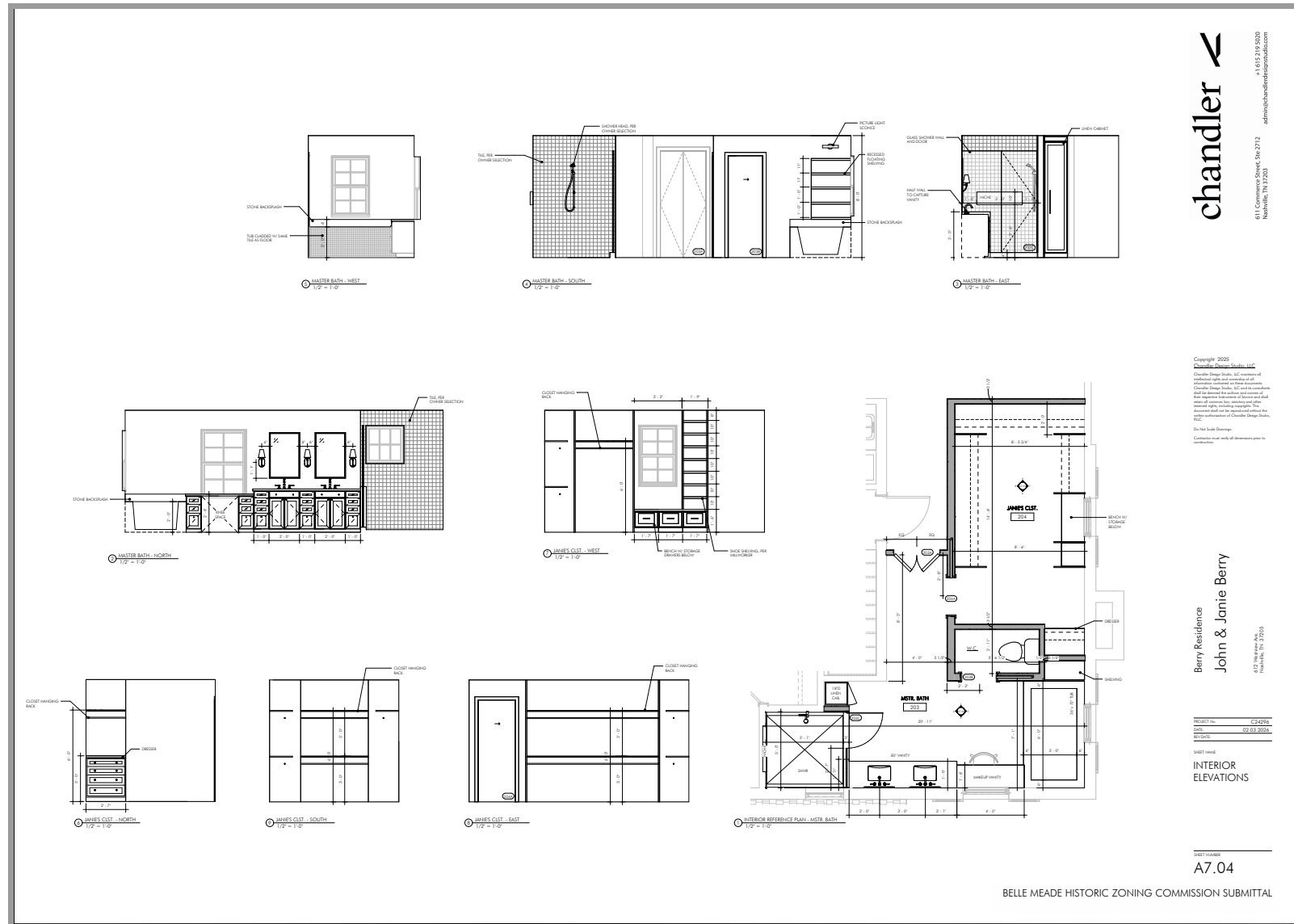


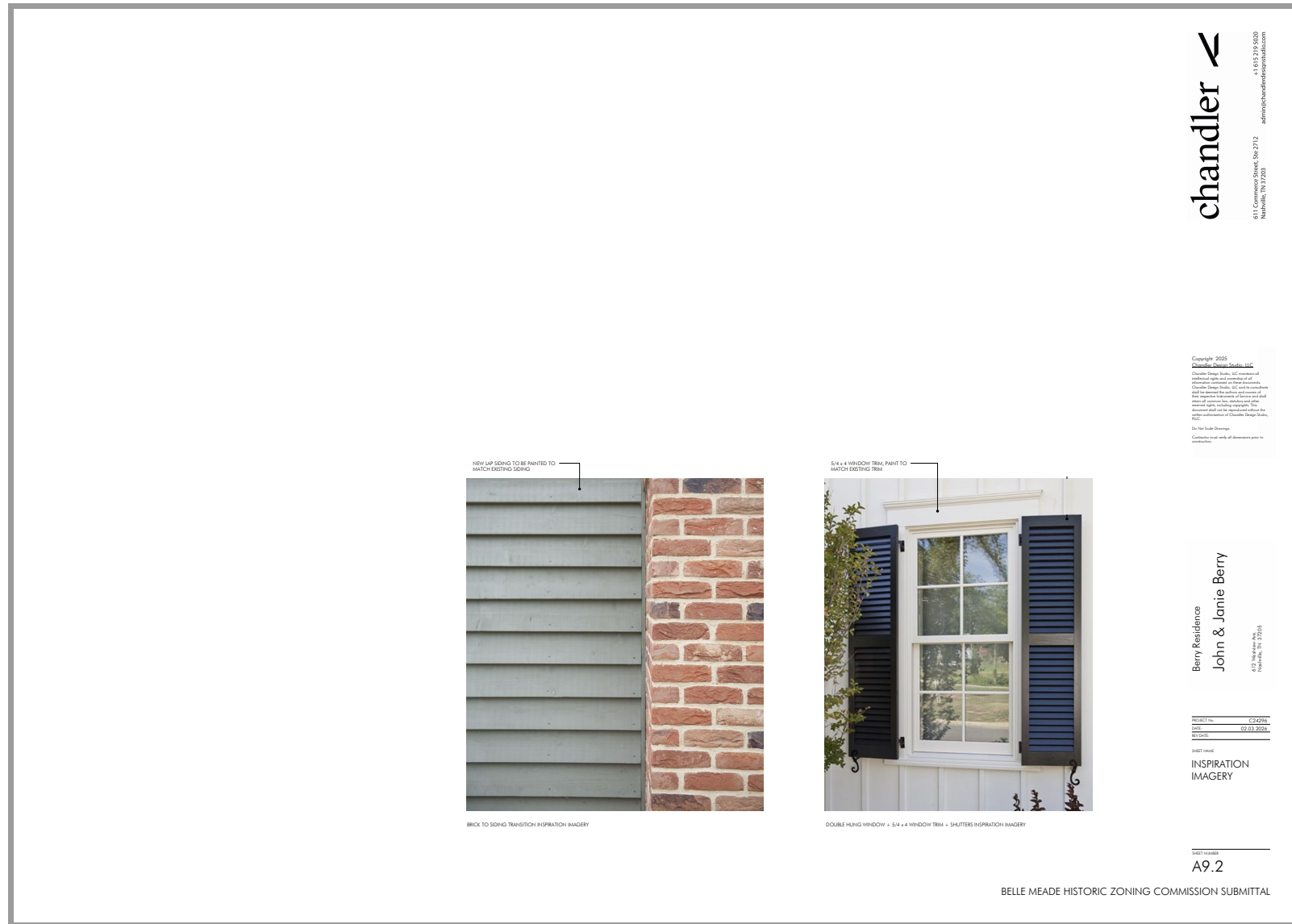














A17 WESTVIEW AVE. EXISTING RESIDENCE



A14 WESTVIEW AVE. EXISTING RESIDENCE



A10 WESTVIEW AVE. EXISTING RESIDENCE

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construction.

Berry Residence
John & Jamie Berry
412 Westview Ave.
Nashville, TN 37203

PROJECT NO.	C14028
DATE	02.03.2026
BY DATE	

SHEET NAME
NEIGHBORING
PROPERTIES

SHEET NUMBER
A9.3

BELLE MEADE HISTORIC ZONING COMMISSION SUBMITTAL

INDEX

COVER

AL000

AL001

AL002

AL003

AL004

AL005

AL006

AL007

AL008

AL009

AL010

AL011

AL012

AL013

AL014

AL015

AL016

AL017

AL018

AL019

AL020

AL021

AL022

AL023

AL024

AL025

AL026

AL027

AL028

AL029

AL030

AL031

AL032

AL033

AL034

AL035

AL036

AL037

AL038

AL039

AL040

AL041

AL042

AL043

AL044

AL045

AL046

AL047

AL048

AL049

AL050

AL051

AL052

AL053

AL054

AL055

AL056

AL057

AL058

AL059

AL060

AL061

AL062

AL063

AL064

AL065

AL066

AL067

AL068

AL069

AL070

AL071

AL072

AL073

AL074

AL075

AL076

AL077

AL078

AL079

AL080

AL081

AL082

AL083

AL084

AL085

AL086

AL087

AL088

AL089

AL090

AL091

AL092

AL093

AL094

AL095

AL096

AL097

AL098

AL099

AL100

AL101

AL102

AL103

AL104

AL105

AL106

AL107

AL108

AL109

AL110

AL111

AL112

AL113

AL114

AL115

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AL117

AL118

AL119

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AL121

AL122

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AL159

AL160

AL161

AL162

AL163

AL164

AL165

AL166

AL167

AL168

AL169

AL170

AL171

AL172

AL173

AL174

AL175

AL176

AL177

AL178

AL179

AL180

AL181

AL182

AL183

AL184

AL185

AL186

AL187

AL188

AL189

AL190

AL191

AL192

AL193

AL194

AL195

AL196

AL197

AL198

AL199

AL200

AL201

AL202

AL203

AL204

AL205

AL206

AL207

AL208

AL209

AL210

AL211

AL212

AL213

AL214

AL215

AL216

AL217

AL218

AL219

AL220

AL221

AL222

AL223

AL224

AL225

AL226

AL227

AL228

AL229

AL230

AL231

AL232

AL233

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AL256

AL257

AL258

AL259

AL260

AL261

AL262

AL263

AL264

AL265

AL266

AL267

AL268

AL269

AL270

AL271

AL272

AL273

AL274

AL275

AL276

AL277

AL278

AL279

AL280

AL281

AL282

AL283

AL284

AL285

AL286

AL287

AL288

AL289

AL290

AL291

AL292

AL293

AL294

AL295

AL296

AL297

AL298

AL299

AL300

AL301

AL302

AL303

AL304

AL305

AL306

AL307

AL308

AL309

AL310

AL311

AL312

AL313

AL314

AL315

AL316

AL317

AL318

AL319

AL320

AL321

AL322

AL323

AL324

AL325

AL326

AL327

AL328

AL329

AL330

AL331

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AL335

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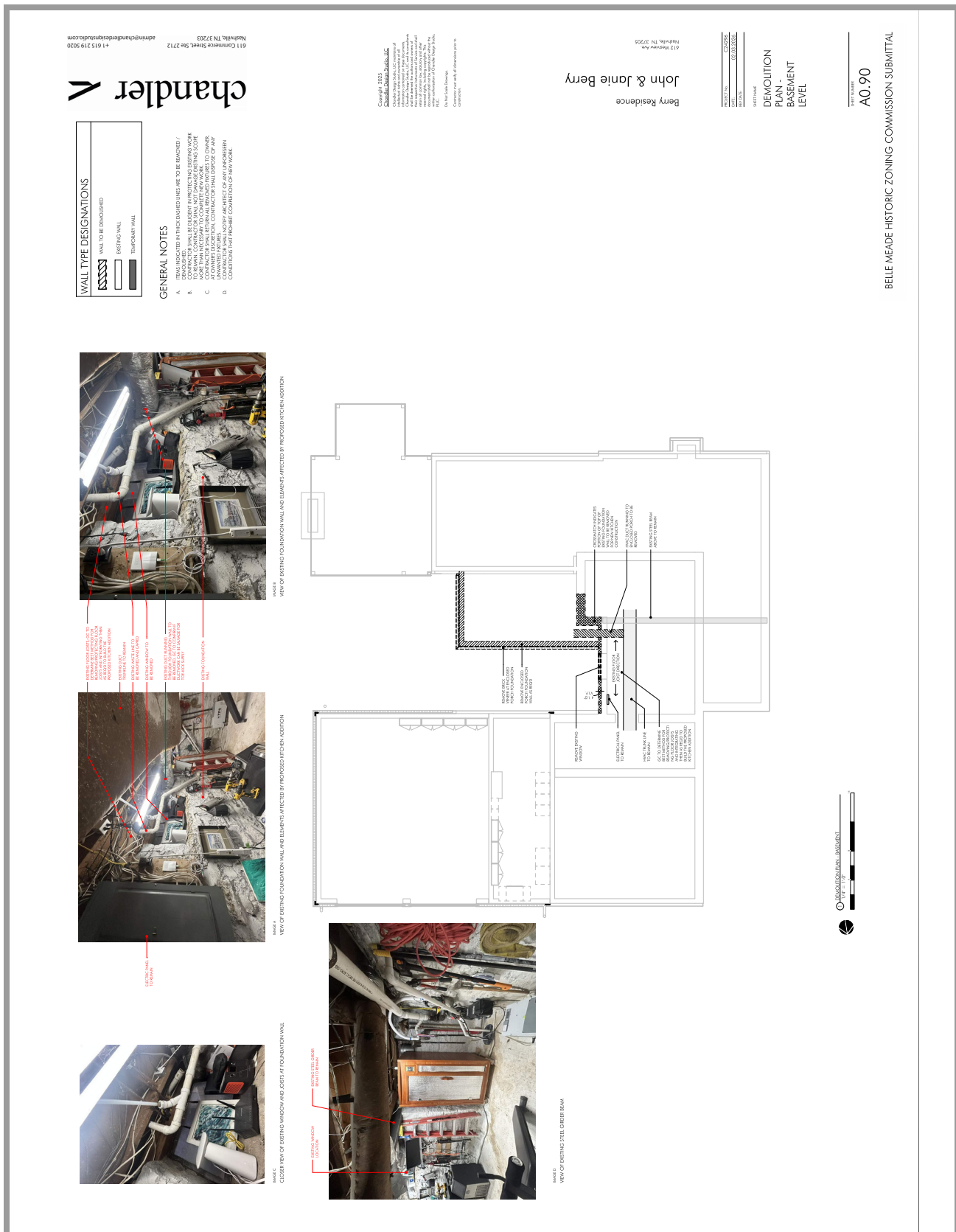
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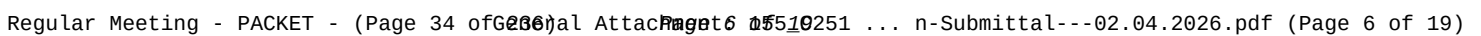
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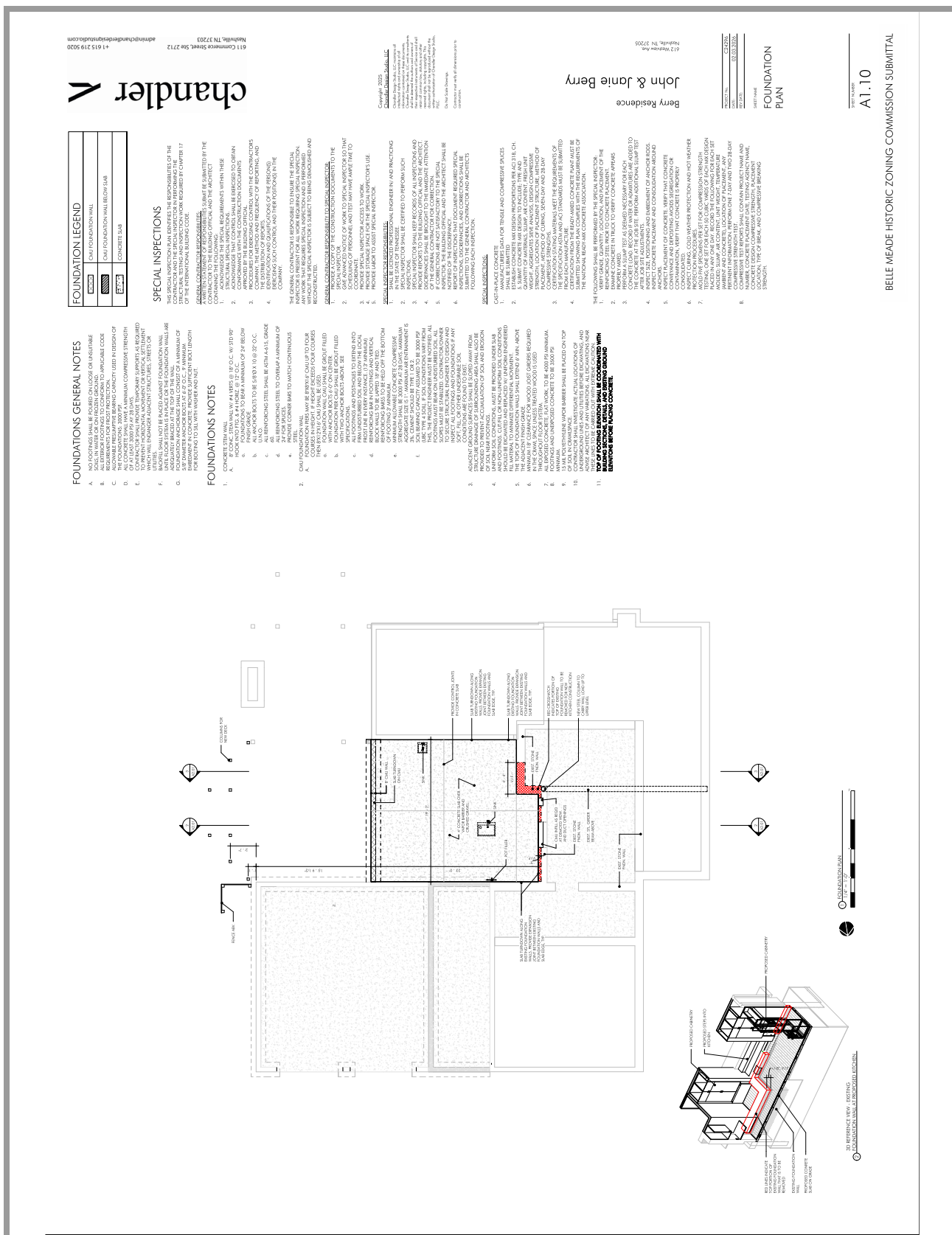
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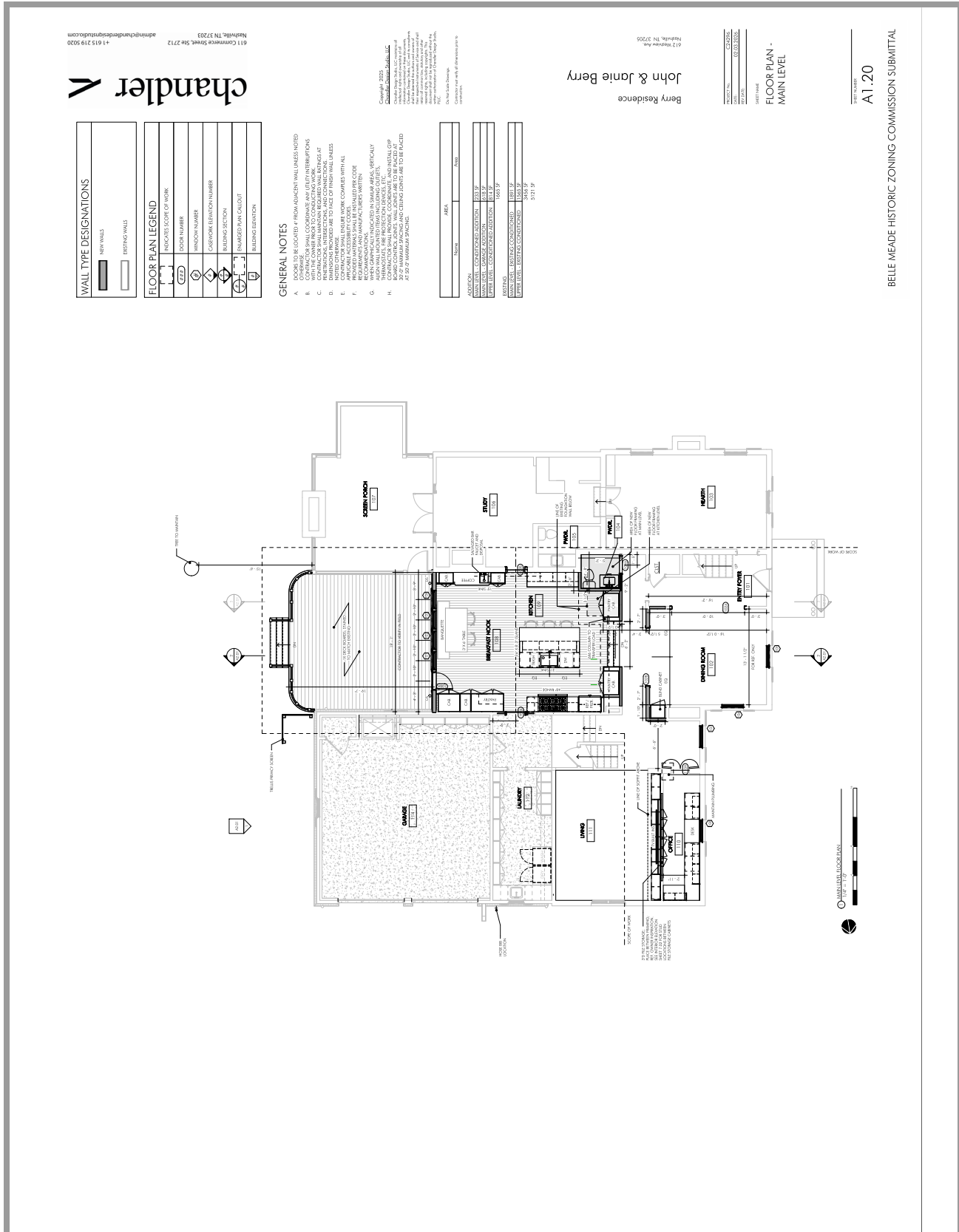
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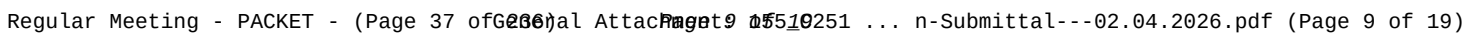


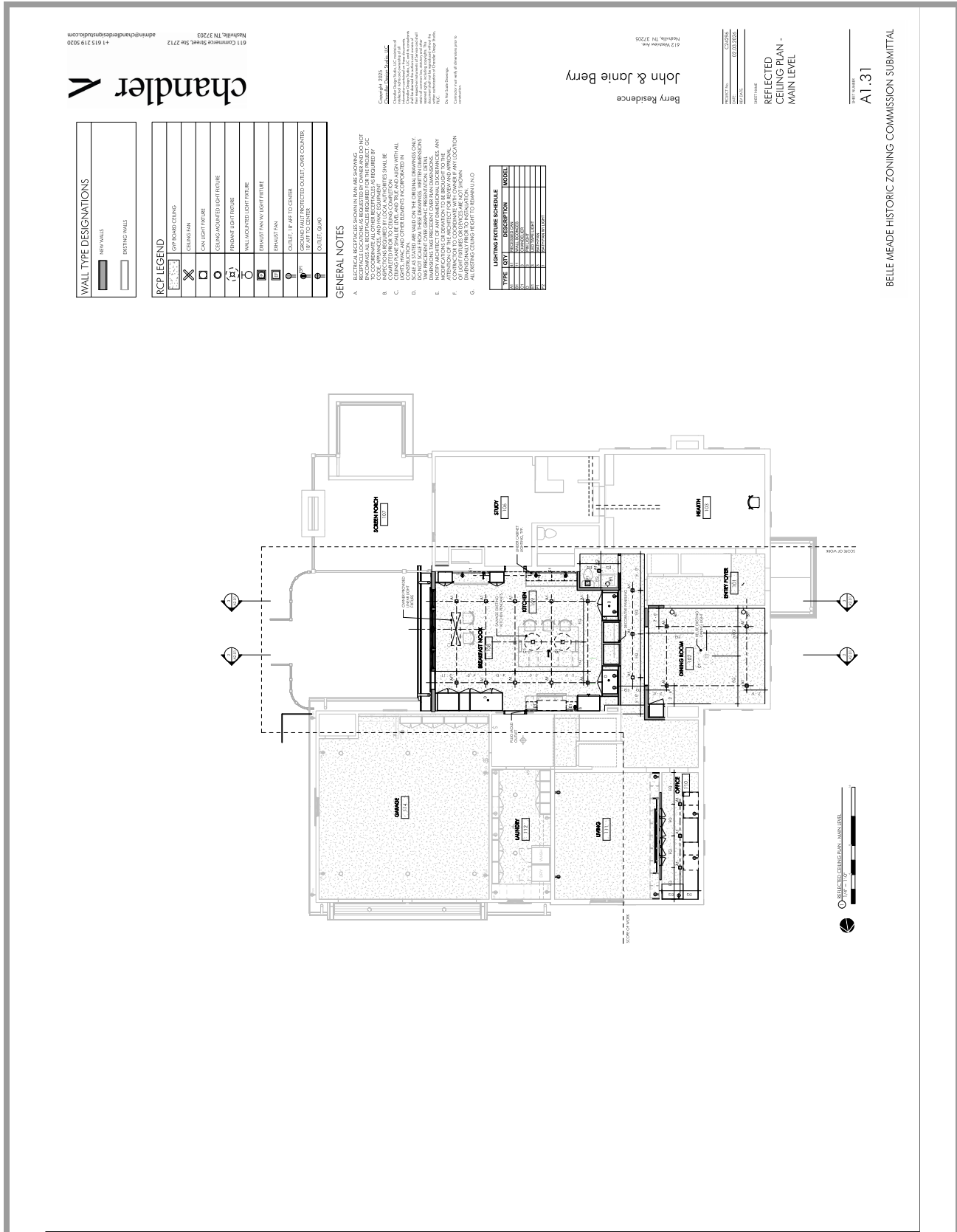


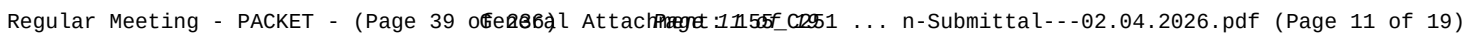


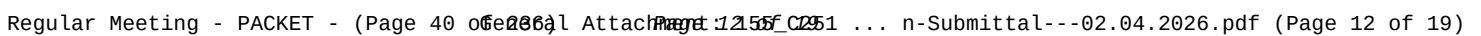


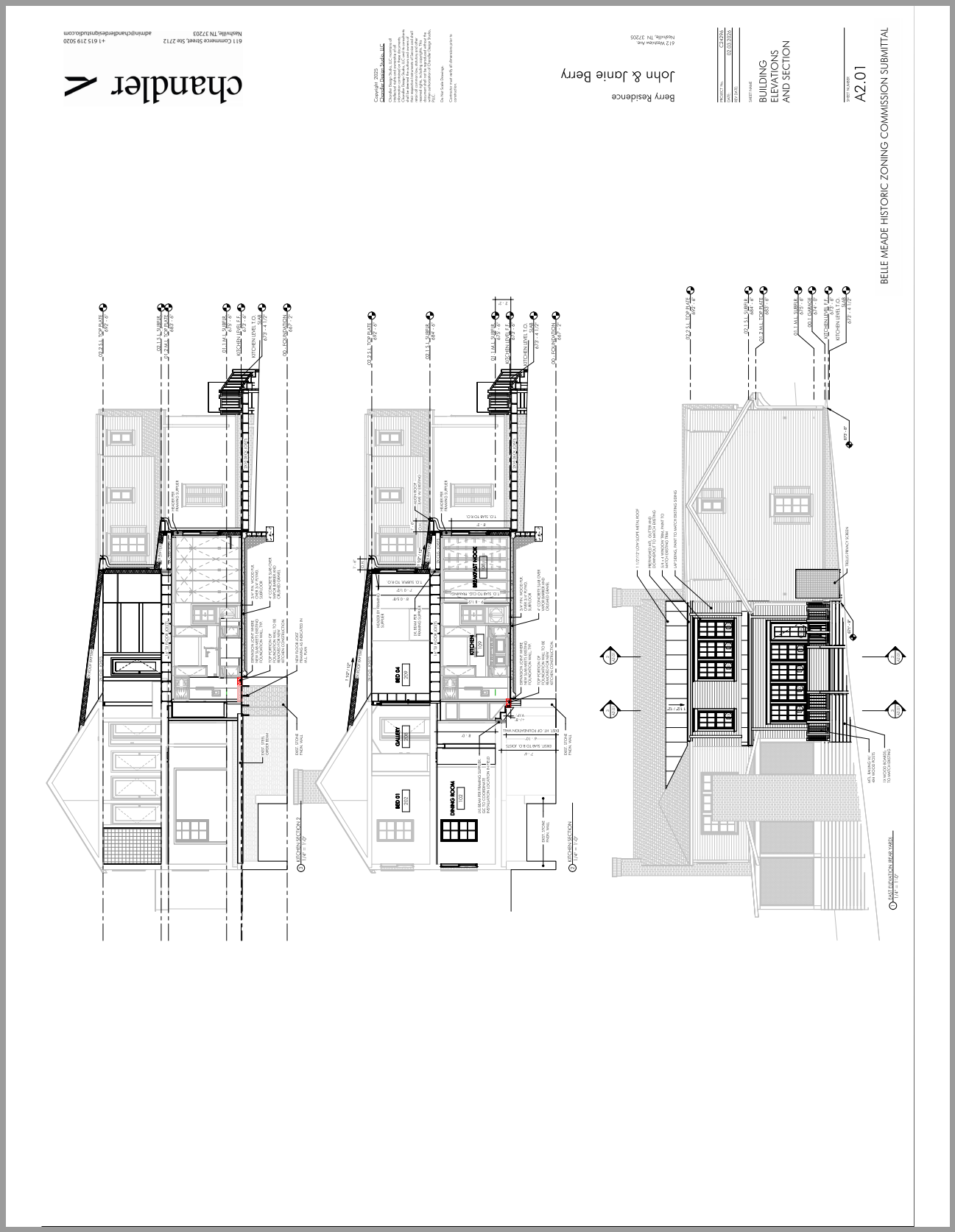












Staff Report

Agenda No.: IV.A.
Case No.: A26-13
Staff: Mary Samaniego, Planning Director
Applicant: The Berry Family
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 612 Westview Avenue

Summary:

The applicant/owner, the Berry family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for a rear addition to expand the existing kitchen and dining area, create a new office, and create a new deck. This residence was previously approved by HZC in December 2024 to demolish a carport and second floor dormer and add a garage addition with for a second-story to the rear of the residence. The proposed architectural style is Colonial/Federal 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 0.68 acres (29,620 square feet).
2. The proposed addition has a footprint of 418 square feet with an overall area, including the second floor, of 758 square feet. The total new overall footprint will be 3,357 square feet and an overall gross floor area of 6,241 square feet.
3. The existing dwelling was constructed in 1954 and includes a two-car garage. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
4. The dwelling has been identified in the 1993 historical survey (DV-22792) as having: frame construction type; gable with asphalt roof; double-hung wood windows; two brick chimneys; stone foundation; and a side addition.
5. The residence has been owned by eight families over the last 50 years.
6. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.
7. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
8. Materials list:

New Construction Material List DescriptionWindow Manufacturer: Window Material: Frame Material: Windowsills: Brick, Painted/Natural: Brick/Stone Thickness: Clapboard Material: Clapboard Dimensions/Reveal: Railings, Columns, Pilasters: Chimney Material: Roofing Material: Exterior Doors: Eaves/Cornice: Gutters: Gutter Dimensions: **Staff Recommendations and Findings of Fact:**

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

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

The HZC will encourage the preservation of *properties worthy of conservation*. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the

HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

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

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

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

1. Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.
2. Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone or synthetic stone. Only wrapping an interior flue chase that penetrates the roof would be allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.
3. Front Doors: No front door shall be of aluminum or vinyl.
4. Front Porch: No front steps visible from the street shall be finished concrete.

5. Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.
6. Deck Material: No deck shall be constructed of vinyl clad materials.
7. Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.
8. Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.
9. Gutters: No gutter shall have less than a six-inch (6") opening. Downspouts shall be a minimum of three by four inches (3"x4") in circumference.
10. Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern "type") may not be constructed. When chimneys are above the roofline, the materials may have a nominal thickness between 2" – 4". Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.
11. Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the proposed plans.
12. Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.
13. Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.
14. Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door.

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

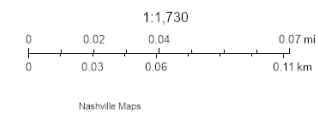
Attachment:

1. Location Map

Nashville Parcel Viewer Map 612 WESTVIEW AVE



11/22/2024, 8:53:00 AM



Historic Zoning Commission - Certificate of Appropriateness Application

OWNER INFORMATION

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

RELATIONSHIP TO OWNER:

☐ Contractor☐ Architect☐ Other (explain)

PROPERTY DESCRIPTION & LOCATION

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

PROPOSED ACTIVITY

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

Reason for Request:

Demolition of Structures:

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

Historical Significance

☐ Yes ☐ No Is the property habitable?

Give a compelling reason for demolition of property

N/A

Describe the proposed reuse of existing materials, if any?

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.

Gregory Huddy

2026-03-19

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION



**CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION**

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

APPLICATION # _____

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: _____

AGE/YEAR OF STRUCTURE: _____

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

PROPERTY OWNER or APPLICANT

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

New Construction

Demolition

Exterior Alteration or Repair

Addition

Define Architectural Style

Describe Proposed Work

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

- ☐ Description of Property Condition and Proposal

☐ PDF Photos of Existing Property
- ☐ Site Plan showing building envelope

☐ PDF Photos of Neighboring Properties
- ☐ All building elevations showing finish grade

☐ PDF Inspirational Photos
- ☐ Wall Section with siding, roofing, doors, windows, and ornamentation.

- Additional submittal requirements for Exterior Alteration or Repairs:

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

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

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

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

➤ **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer:

Railings, Columns, Pilasters:

Window Material:

Chimney Material:

Frame Material:

Roofing Material:

Windowsills:

Exterior Doors:

Brick, Painted/Natural:

Eaves/Cornice:

Brick/Stone Thickness:

Gutters:

Clapboard Material:

Gutter Dimensions:

Clapboard Dimensions/Reveal:

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: _____

ADDRESS - 705 Lynnwood Blvd, Nashville, TN 37205					
LOT SF - 36,590	ALLOWABLE	EXISTING	TOTAL	NEW TOTAL	% OVER
FOOTPRINT (RES. A, RES B, RES C, ESTATE B) 12% OF LOT SF	8,232	7,150	7,150	7,396	0
FOOTPRINT (ESTATE A) 8% OF LOT SF					
FAR					
LOTS < 40,00 SF and Residence C = 0.225 X LOTS SF	0.225	0.195	0.195	0.202	0
LOTS > 40,00 SF = 0.200 X LOTS SF					
FRONT YARD SF					
DRIVEWAY 12%	Not Changing				
DRIVEWAY/PARKING IN FRONT YARD = MAX. 22% OF FRONT YARD SF					
HARDSCAPE TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY	Not Changing				
HARDSCAPE MAX. 8% OF LOT SF					
POOL (WATER AREA) = MAX. 2% OF LOT SF					
HARDSCAPE + POOL = MAX. 8%					

Property Description, Scope of Work, and Architectural Style 705 Lynnwood Boulevard, Nashville, TN

Description of Property Condition and Scope of Work

The property at 705 Lynnwood Boulevard, Nashville, TN, is a one-and-a-half-story residence with five bedrooms and five bathrooms, constructed in 2016. The property also includes a rear pool, pool deck, and detached pool house. The home is currently in good condition.

The proposed scope of work includes two primary modifications:

1. **Enclosure of the Rear Porch:** The existing rear porch will be enclosed to create a sunroom. The design will incorporate substantial glazing to maximize natural light and maintain views from the main living areas toward the rear pool and yard.
2. **Addition of Office Space:** A new dormer with office space will be added partially above the proposed sunroom. This space will also be oriented to take advantage of views toward the rear pool area.

These modifications are intended to be fully consistent with the existing architectural style, materials, and color palette of the home, ensuring compatibility with the character of the property and the surrounding neighborhood.

Note: The dormer addition will not alter existing roof drainage.

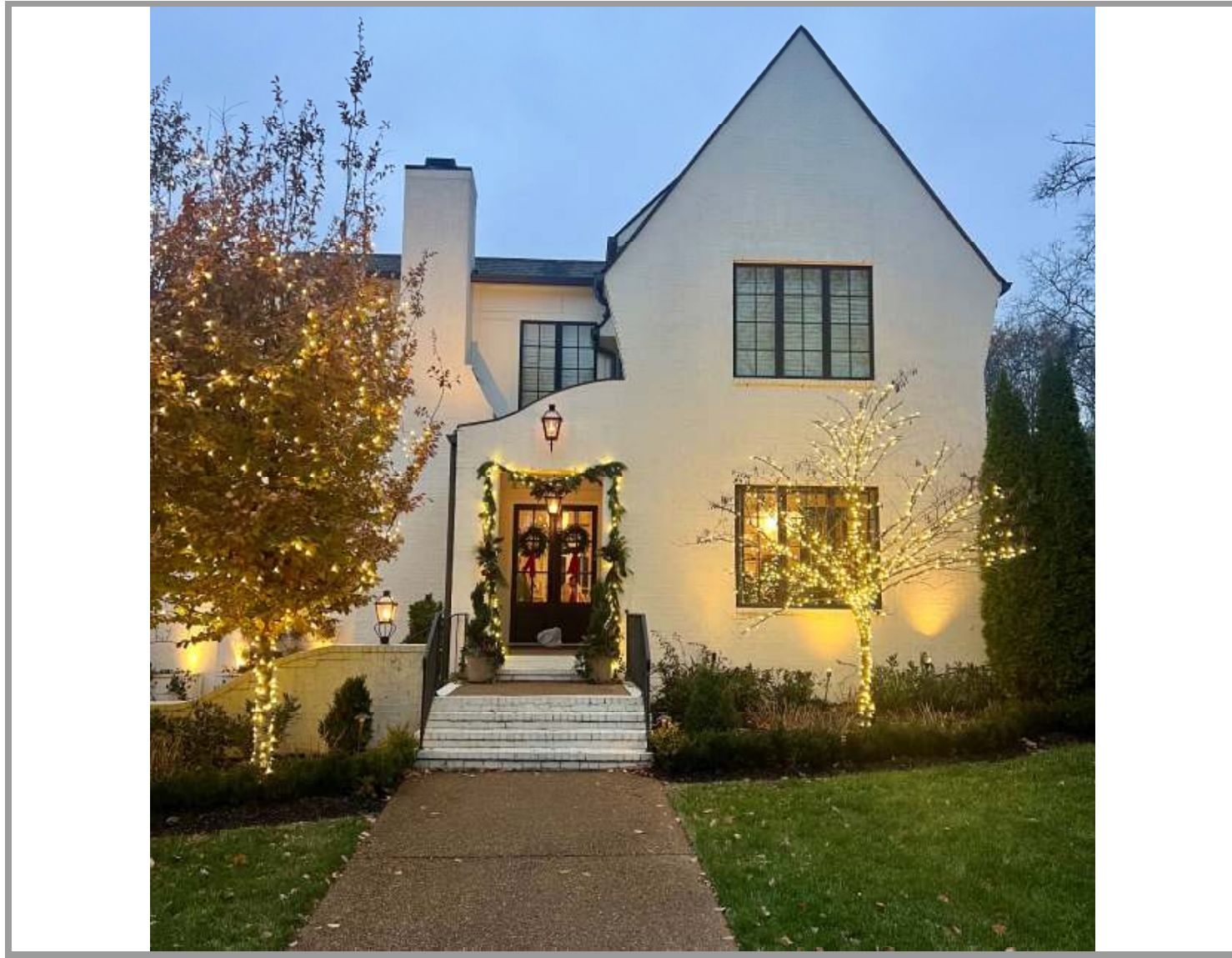
Existing House style

Our professional opinion is that the style is best described as Transitional Tudor. A Transitional Tudor is an architectural style that blends traditional Tudor elements, such as steep gables, tall windows, and decorative half-timbering, with modern, minimalist design, resulting in a cleaner, lighter, and often white-painted brick exterior. It bridges historic charm with contemporary, open-concept living, featuring neutral palettes and updated materials.

Key Characteristics of Transitional Tudor Design:

- Exterior Features: These homes often feature white painted brick, lighter stone accents, or Hardie clapboard siding instead of traditional dark timbering. They retain steep, prominent gables, but often with simplified, cleaner lines.
- Interior Elements: The interior usually features an open floor plan, replacing the traditional, compartmentalized rooms of classic Tudors. Key design elements include custom millwork, arched doorways, and natural, bright materials.
- Color Palette: A neutral palette, such as whites, grays, and beiges, is used to modernize the aesthetic, sometimes with dark, contrasting trim.
- Modern Touches: Modern features like black-framed windows, larger expanses of glass, and minimalist décor are commonly incorporated to create a "fresh," updated look.
- Historical Context: The term "transitional" also refers to the original 15th-16th century Tudor period in England, which acted as a transition between the Perpendicular Gothic and Renaissance architectural styles.

Source: Vanderhornarchitects.com





































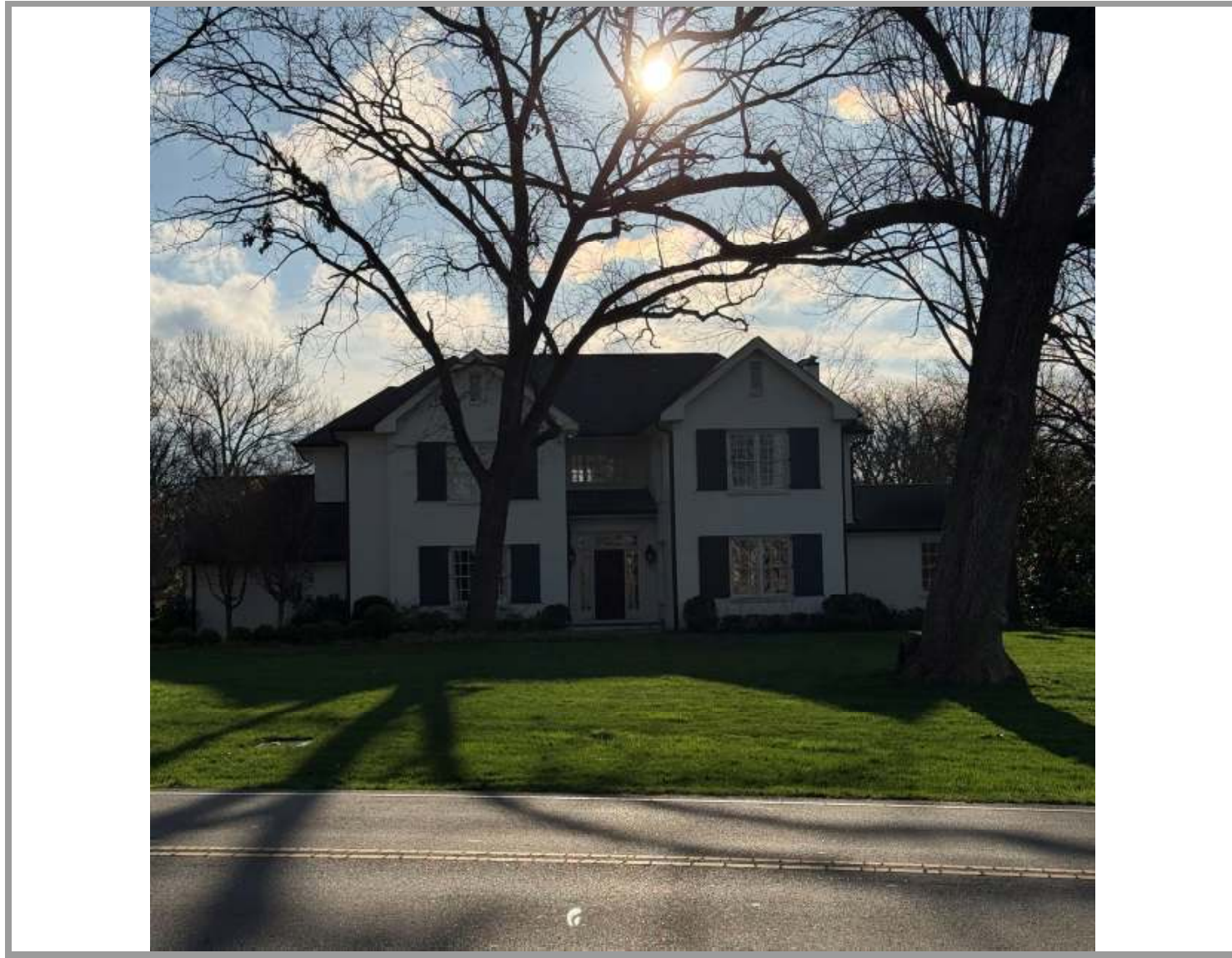




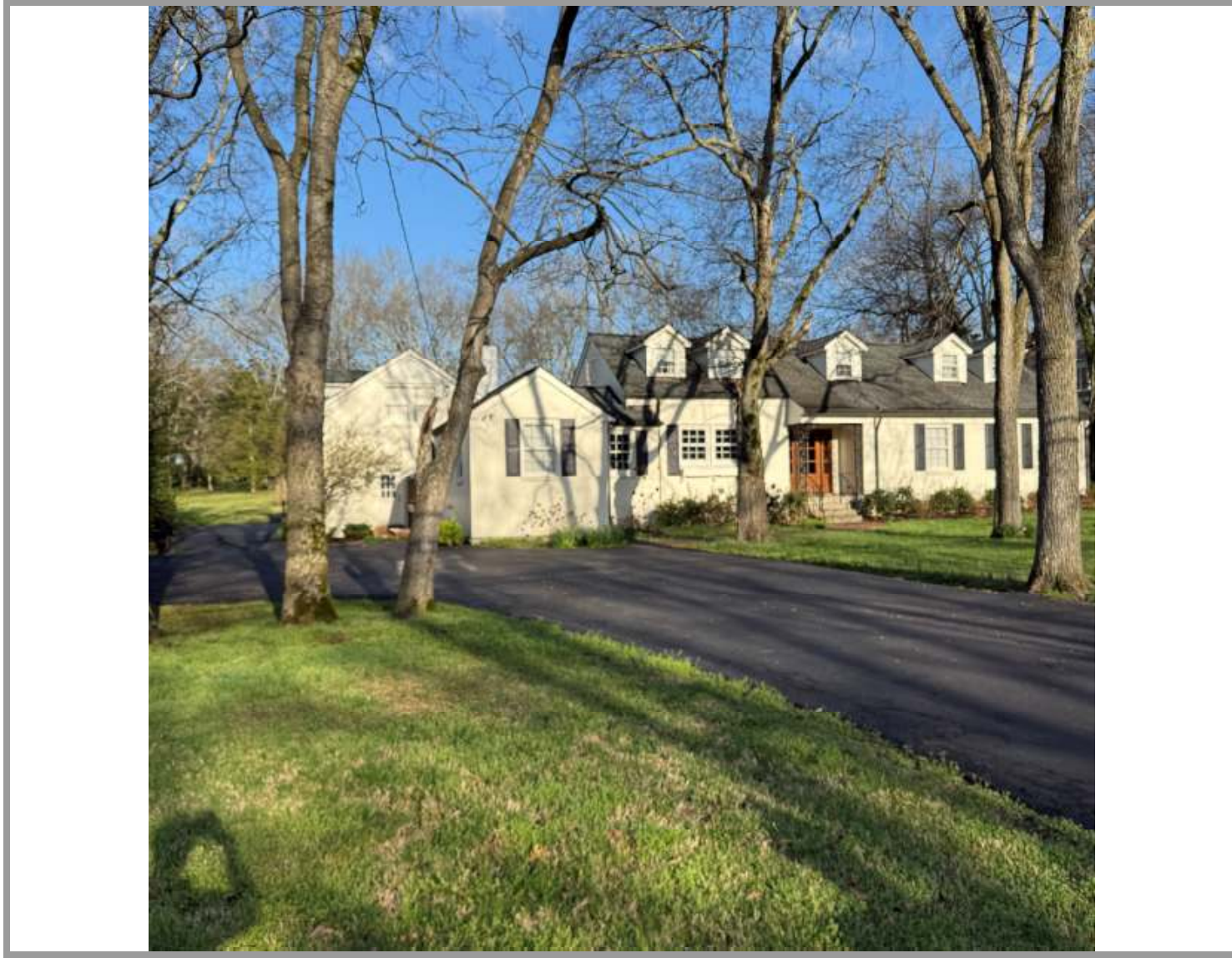


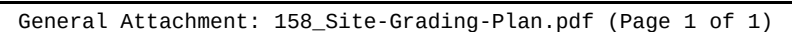












General Attachment: 158_Permit-Set.pdf (Page 1 of 10)



FIRST FLOOR EXISTING
158-112

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Nashville, TN 37002
615-309-4481
www.C3StudioLLC.com



COLEMAN ADDITION

705 LYNNWOOD BLVD, NASHVILLE, TN 37205

REVISIONS

DATE
Permit Set
March 17, 2026

PROJECT
2405007

DRAWN
KF

CHECKED
BL

021



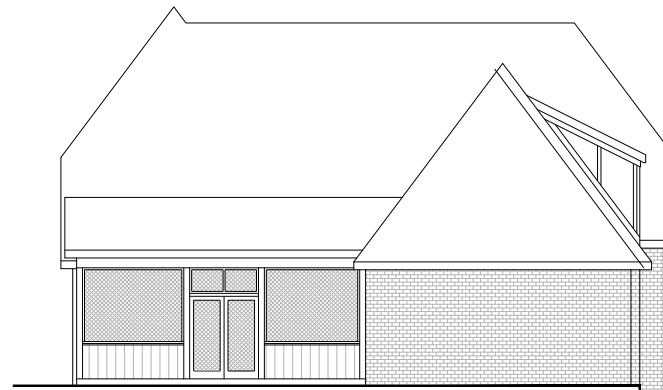
705 LYNNWOOD BLVD, NASHVILLE, TN 37205

022





RIGHT ELEVATION EXISTING
1/4" = 1'-0"

REAR ELEVATION EXISTING
1/4" = 1'-0"

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865-309-4461
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COLEMAN ADDITION

705 LYNNWOOD BLVD, NASHVILLE, TN 37205

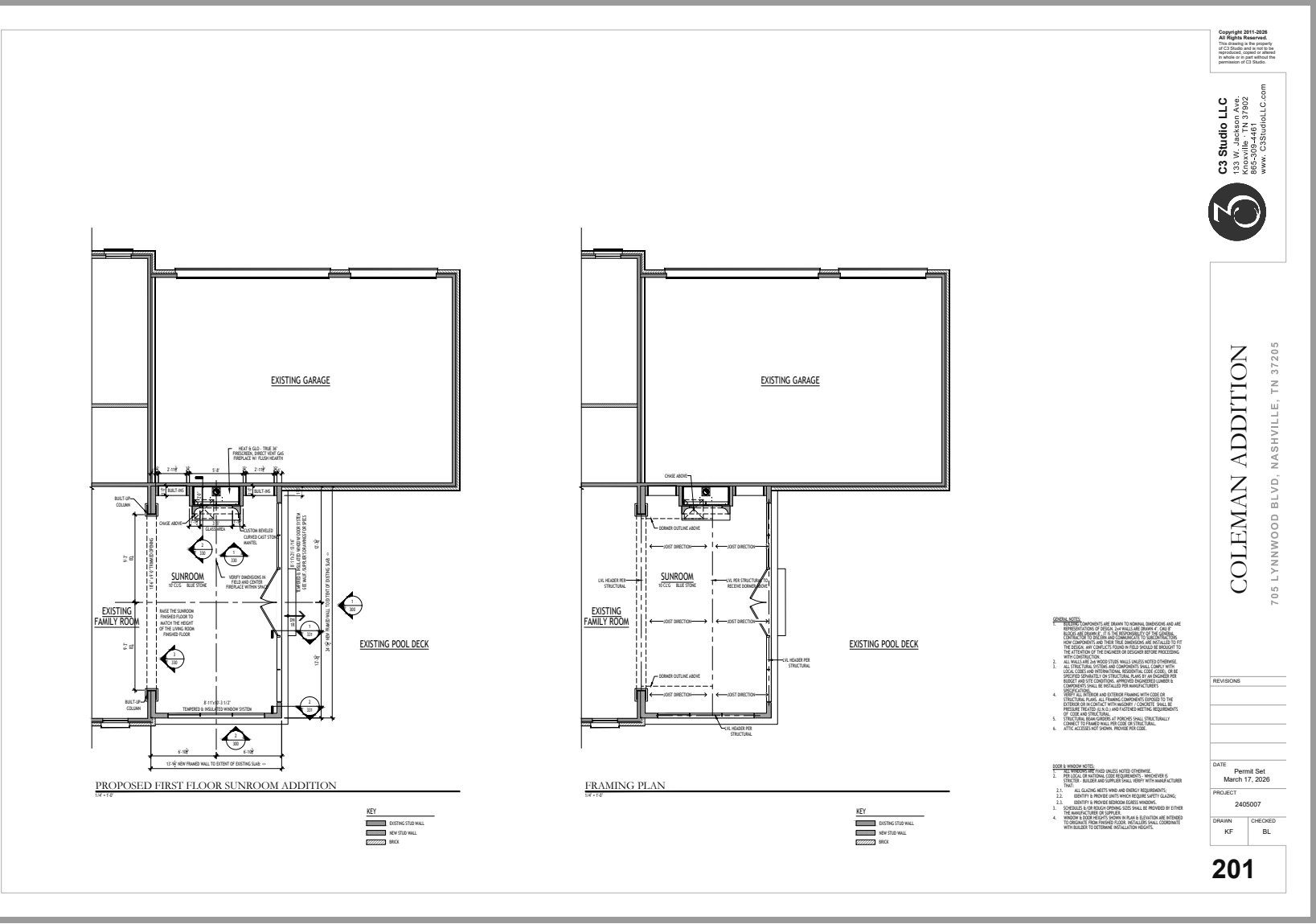
REVISIONS

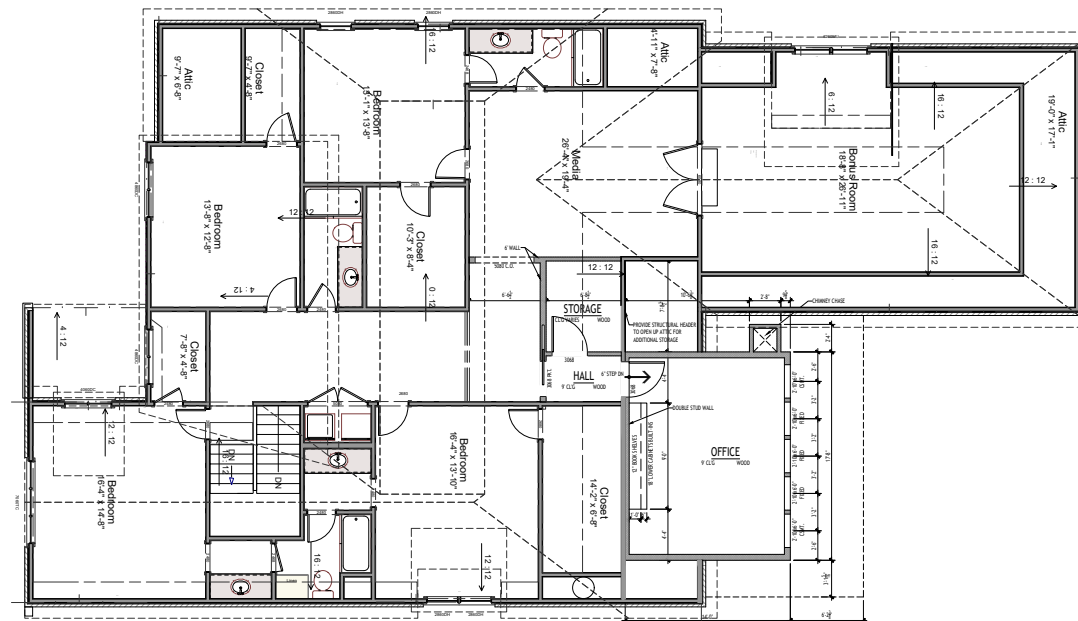
DATE	Permit Set March 17, 2026
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PROJECT	2405007
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DRAWN	CHECKED
KF	BL

031



PROPOSED SECOND FLOOR OFFICE ADDITION
1/4" = 1'-0"

KEY

	EXISTING STUD WALL
	NEW STUD WALL
	BRICK

- GENERAL NOTES**
1. BUILDING COMPONENTS ARE DRAWN TO NOMINAL DIMENSIONS AND ARE REPRESENTATIONS OF DESIGN. 2/4 WALLS SHALL BE SUBMITTALS. C/F B/L ARE DRAWN TO 1/4" = 1'-0". THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR TO DESIGN AND COMMUNICATE TO SUBCONTRACTORS WITHIN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIT THE DESIGN. ANY CONFLICTS FOUND IN FIELD SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR DESIGN BEFORE PROCEEDING WITH CONSTRUCTION.
 2. ALL WALLS ARE 2/4 WALLS UNLESS NOTED OTHERWISE.
 3. ALL INTERIOR, EXTERIOR AND COMMON WALLS SHALL BE WITH LOCAL CODES AND INTERNATIONAL RESIDENTIAL CODE (ICC). OR BE SPECIFIED SEPARATELY ON STRUCTURAL PLANS BY AN ENGINEER PER SPECIFIED CODES.
 4. ALL INTERIOR PARTITION WALLS SHALL BE 1/2" WALLS. COMPONENTS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 5. VERIFY ALL INTERIOR AND EXTERIOR FRAMING WITH CODE OR STRUCTURAL PLANS. ALL FRAMING COMPONENTS EXPOSED TO THE EXTERIOR ARE IN CONTACT WITH THE EXTERIOR. VERIFY THE PRELIMINARY DESIGN (P.L.D.) AND THE MATCHING MEMBER REQUIREMENTS OF THE CODE OR STRUCTURAL PLANS.
 6. STRUCTURAL BEAM/GIRDS AT PORCHES SHALL STRUCTURALLY CONNECT TO FRAMED WALL OR PER STRUCTURAL.
 7. ATTIC ACCESSES NOT SHOWN. PROVIDE PER CODE.

DOOR & WINDOW NOTES:

- 1. ALL WINDOWS ARE FIXED UNLESS NOTED OTHERWISE.
- 2. PER LOCAL OR NATIONAL CODE REQUIREMENTS, WHICHEVER IS STRicter, BUILDER AND SUPPLIER SHALL VERIFY WITH MANUFACTURER THAT:
 - 2.1. ALL GLAZING MEETS WIND AND ENERGY REQUIREMENTS;
 - 2.2. IDENTIFY & PROVIDE UNITS WHICH REQUIRE SPECIAL GLAZING;
 - 2.3. IDENTIFY & PROVIDE BEDROOM EGRESS WINDOWS.
- 3. SCHEDULES & /OR ROUGH-OPENING SIZES SHALL BE PROVIDED BY EITHER THE MANUFACTURER OR SUPPLIER.
- 4. WINDOWS & DOOR HEIGHTS, SHOW IN PLACE & ELEVATION ARE INTENDED TO BE DETERMINED FROM FINISHED FLOOR, RISE SHALL BE COORDINATE WITH BUILDER TO DETERMINE INSTALLATION HEIGHTS.

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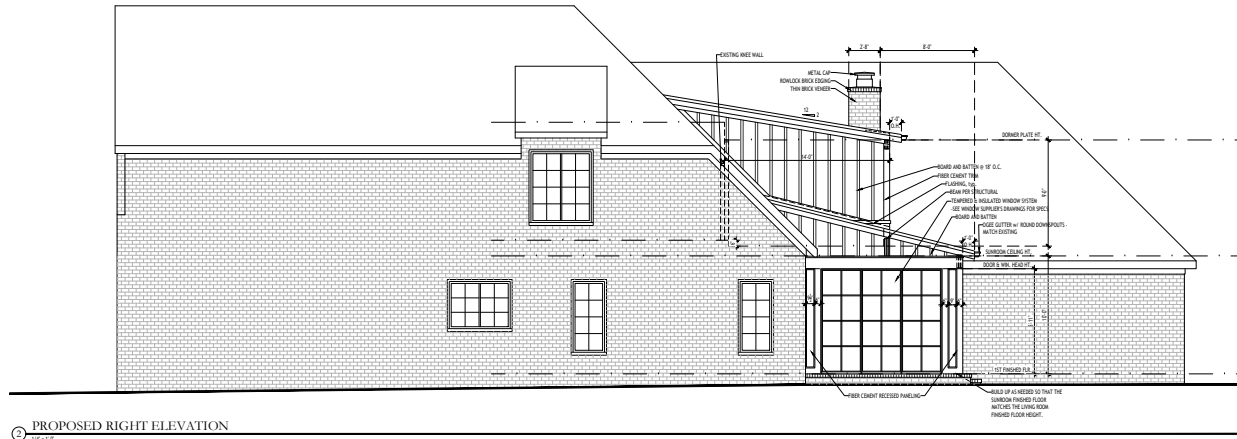


COLEMAN ADDITION

705 LYNNWOOD BLVD, NASHVILLE, TN 37205

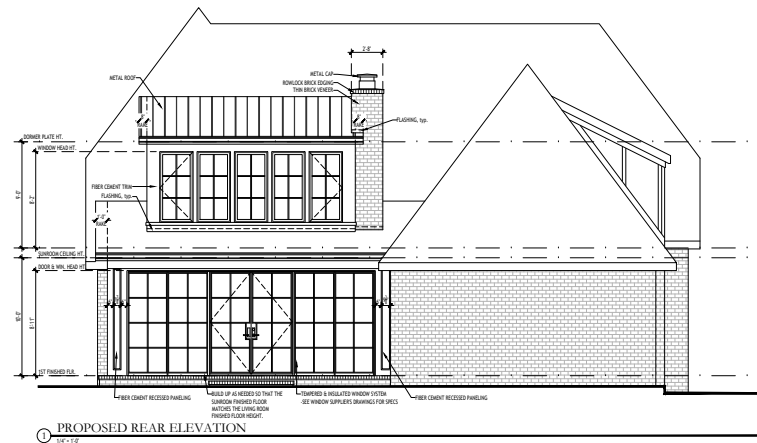
REVISED
DATE
Permit Set March 17, 2026
PROJECT
2405007
DRAWN
KF
CHECKED
BL

202



2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

EXTERIOR-EXPOSED WOOD NOTE:
WOOD DETAILS WHICH ARE EXPOSED TO THE
EXTERIOR SHALL BE SEALED ON ALL SIDES, & WITH
SMOOTH FINISH & STAINED AT EXPOSED FACES.



1 PROPOSED REAR ELEVATION

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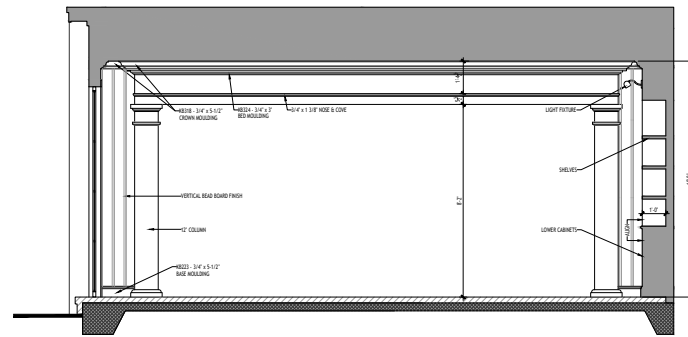


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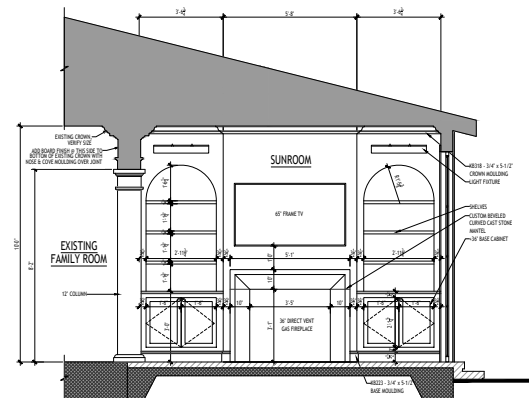
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DATE	
Permit Set March 17, 2026	
PROJECT	
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KF	BL

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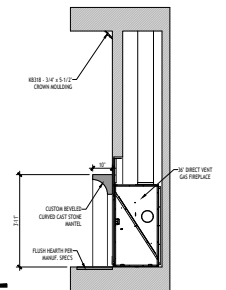
③ EAST WALL ELEVATION (FACING FAMILY ROOM)

K2 • KUNEN BROTH



CURVED CAST STONE MANTEL
SOUTH WALL ELEVATION

① SOL



FIREPLACE SECTION DIAGRAM

82 • KLEIN'S REVIEW

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COLEMAN ADDITION

705 LYNNWOOD BLVD, NASHVILLE, TN 37205

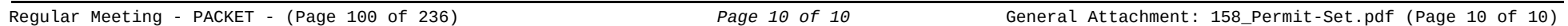
REVISIONS

DATE
Permit Set
March 17, 2026

PROJECT	2405007
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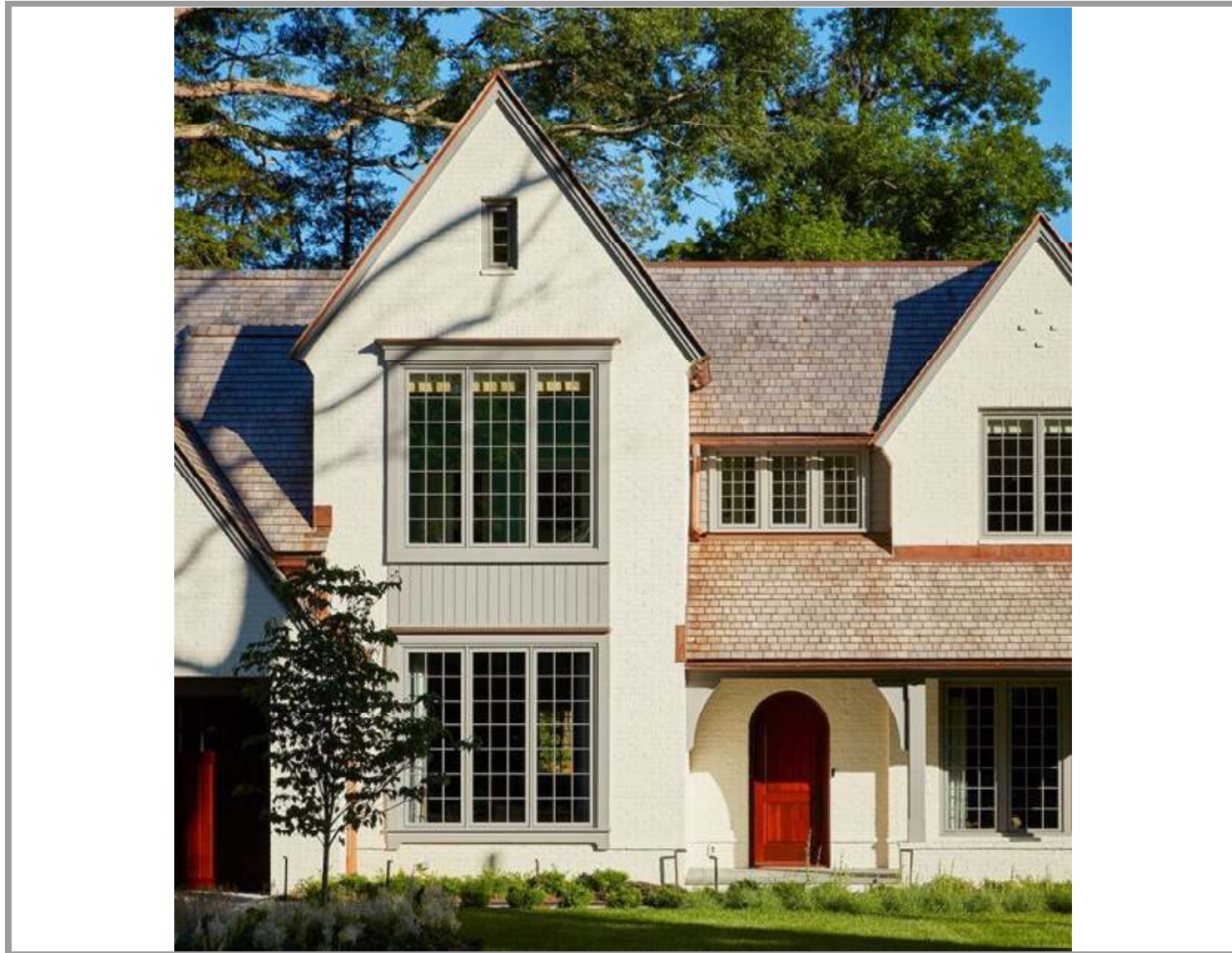
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330















Staff Report

Agenda No.: IV.B.
Case No.: A26-16
Staff: Mary Samaniego, Planning Director
Applicant: The Wasp Trust
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 705 Lynwood Boulevard

Summary:

The applicant/owner, the Wasp Trust, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for the addition of a dormer and converting a rear porch into a sunroom. The architectural style is Transitional Tudor with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 0.84 acres (36,590 square feet).
2. The proposed addition has a footprint of 337 square feet with an overall area, including the second floor, of 584 square feet.
3. The existing dwelling was constructed in 2016 and includes a two-car garage. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
4. The dwelling has been not been identified in the 1993 historical survey due to its age.
5. The residence has been owned by four families over the last 10 years.
6. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.
7. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
8. Materials list:

New Construction Material List DescriptionWindow Manufacturer: Window Material: Frame Material: Windowsills: Brick, Painted/Natural: Brick/Stone Thickness: Clapboard Material: Clapboard Dimensions/Reveal: Railings, Columns, Pilasters: Chimney Material: Roofing Material: Exterior Doors: Eaves/Cornice: Gutters: Gutter Dimensions: **Staff Recommendations and Findings of Fact:**

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

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

The HZC will encourage the preservation of *properties worthy of conservation*. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while

preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

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

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

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

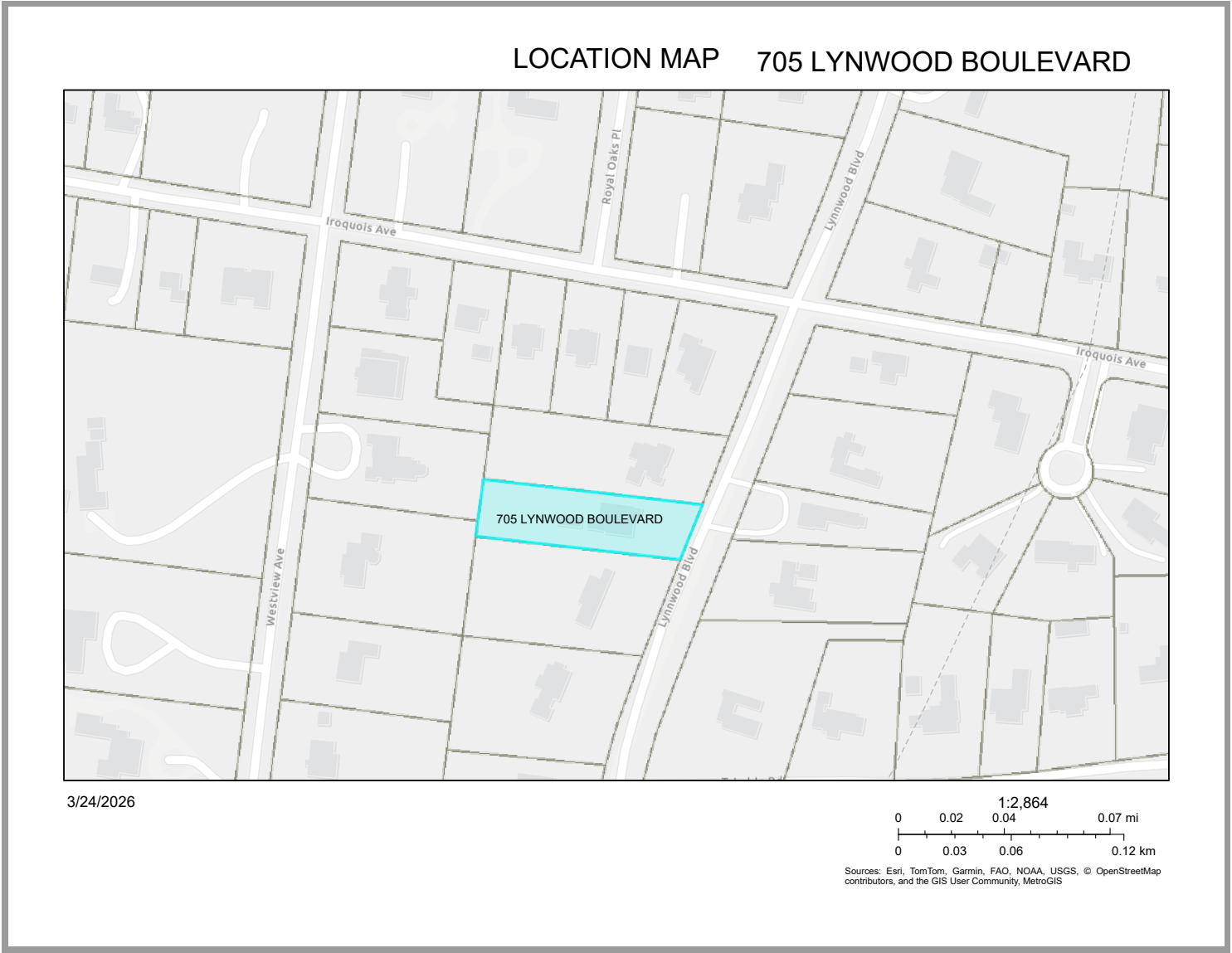
1. Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.
2. Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone or synthetic stone. Only wrapping an interior flue chase that penetrates the roof would be allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.
3. Front Doors: No front door shall be of aluminum or vinyl.
4. Front Porch: No front steps visible from the street shall be finished concrete.

5. Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.
6. Deck Material: No deck shall be constructed of vinyl clad materials.
7. Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.
8. Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.
9. Gutters: No gutter shall have less than a six-inch (6") opening. Downspouts shall be a minimum of three by four inches (3"x4") in circumference.
10. Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern "type") may not be constructed. When chimneys are above the roofline, the materials may have a nominal thickness between 2" – 4". Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.
11. Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the proposed plans.
12. Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.
13. Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.
14. Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door.

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

Attachment:

1. Location Map



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:

The addition is proposed to accommodate a functional owner's bathroom and closet, which cannot be achieved within the existing layout without significant alteration to original interior spaces. The rear-side location was selected to minimize impact on the primary structure and preserve the historic character of the home.

Demolition of Structures:

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

Interior demolition has been completed, including removal of drywall, trim, select flooring, and cabinetry, with the exception of the formal dining room and upper level. The existing home generally maintains 8-foot ceiling heights throughout, with a

Historical Significance

Based on the year built, the property meets the definition of Belle Meades Property of Significance category.

☐ Yes ☐ No Is the property habitable?

Give a compelling reason for demolition of property

Only interior demolition has occurred. There will be demolition of the rear fireplace for a full wall of windows.

Describe the proposed reuse of existing materials, if any?

There is no intended reuse of materials beside interior doors potentially. All new materials will mostly match existing conditions.

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.

Jeremiah Pierce

2026-03-20

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

Cover Page

Leverick Homes
PO Box 290
Ridgetop, TN 37152



March 18, 2026

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

Re: "Proposed Work Description" for Certificate of Appropriateness Application for 4319 Glen Eden Drive Nashville, TN 37205 (aka mailing address 500 Westview Avenue)

Table of Contents

Pages 1 – 5: Property Condition and Proposal
Pages 6 – 8: Photos of subject property (pre-demo)
Pages 9 – 10: Photos of neighboring properties
Page 11: Additional subject exterior photos
Pages 12 – 14: Site Plan
Pages 15 – 20: Architecture
Pages 21: Inspiration Photos

COA Belle Meade HZC

Leverick Homes
PO Box 290
Ridgetop, TN 37152



March 18, 2026

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

Re: "Proposed Work Description" for Certificate of Appropriateness Application for 4319 Glen Eden Drive Nashville, TN 37205 (aka mailing address 500 Westview Avenue)

Description of Proposed Work:

General Description

The subject property retains many of the defining characteristics of the original structure. While there are indications of a prior rear addition, the applicant has not been able to confirm this through permitting records.

The structure appears stable overall. Previously identified termite damage within the crawl space has been addressed. The home generally maintains 8-foot ceiling heights, and portions of the kitchen appear to have been updated at some point. The roof is showing signs of deterioration, which may be accelerated by the presence of overhanging trees.

The primary front and upper levels of the home maintain their original floor plan and millwork. It is the intent of the client to preserve these elements and replicate the existing millwork throughout the home wherever modifications occur.

Interior demolition of the main level has taken place. The applicant is before the board to address revisions resulting from challenges encountered with the original plan.

Exterior

1. Rear Addition (Owner's Suite)

The proposed scope includes a modest addition at the left rear of the home to accommodate an owner's bathroom. The existing bathroom will be repurposed as a closet. This approach minimizes alterations to the existing primary rooms and preserves the character of the original layout.

- **Windows:** Marvin Ultimate wood windows will be used, with grid patterns matched to the existing home and painted accordingly.
- **Foundation:** The foundation will utilize natural stone consistent with the existing structure. The material will be within the Ashlar limestone family, and a sample board will be provided for review.
- **Roofing:** The addition will carry a wood shake roof consistent with the existing home roof approval.
- **Exterior Walls:** Painted brick will be used to match the existing exterior.

2. Dining Nook Infill

The proposal includes infilling the existing void between the garage and living room to create a dining nook. This modification does not extend beyond the current footprint of the living room.

- The addition is approximately **48 square feet**.
- This item has been previously approved and is included here for continuity.

3. Garage Door Modifications

The applicant proposes increasing the garage door height from 7 feet to 8 feet, with no change in width.

- Final door selections will be submitted for approval.
- This item has been previously approved and is included here for reference.

4. Rear Window and Door Modifications

The client proposes modifications to the rear elevation to improve natural light and functionality:

- Removal of the existing rear fireplace to allow for a window wall
- Increasing window heights in the living room to extend from floor to ceiling
- Addition of a new window in the primary bedroom

All new windows will be Marvin Ultimate wood windows with grid patterns consistent with the existing home.

The existing rear French doors will be replaced due to age and deterioration. Replacement doors will be Marvin Ultimate or comparable. The existing doors do not include grids, and the client may maintain this condition for continuity and increased light.

Existing windows at the dining nook will be salvaged and reused where feasible. If not, they will be replaced using Marvin's Ultimate series.

This scope has been previously approved and is included here for continuity.

5. Electrical Service Upgrade

The existing overhead 200-amp electrical service will be converted to an underground service and upgraded to 400 amps.

A generator and transfer switch are proposed. All equipment, including panels and generator, will be located at the rear of the home near the existing HVAC equipment or behind the proposed addition.

Landscape screening will be installed to minimize visibility from Glen Eden.

6. Roof Replacement

The existing roof is nearing the end of its effective life. Replacement will be completed using wood shake roofing consistent with the existing structure.

This item has been previously approved and is included here for continuity.

7. Exterior Paint

The exterior will be repainted due to the addition and general maintenance. The intent is to match the existing color, with only minor variation within the same color family.

8. Exterior Trim

All exterior trim will match the existing profiles and detailing. Materials will include James Hardie soffit, fascia, and trim boards to replicate existing conditions.

9. Exterior Lighting

The client proposes:

- Two gas lanterns at the front entry
- Removal of non-functioning and non-historic floodlights
- Potential addition of modest sconce lighting at the garage

This item has been previously approved and is included here for continuity.

10. Landscaping

The client intends to replace trees lost during the recent ice storm with a curated selection of:

- Yoshino Cherry
- Magnolia
- Green Giant Arborvitae (rear property line)

- October Glory Maple (front yard)
- Crepe Myrtle

The intent is to restore the tree canopy and overall landscape character of the property.

Interior

1. Interior Layout & Finishes

Interior work includes updates to:

- Cabinetry
- Appliances
- Countertops
- Paint and fixtures

The kitchen and primary bathroom will be updated. Select walls will be adjusted to improve flow, including partial opening between the kitchen and living room.

Additional reconfiguration includes the current half bath, hallway, and laundry areas to improve functionality.

2. Mechanical, Electrical, and Plumbing Systems

- **Plumbing:** Updates to kitchen, primary bath, laundry, and half bath
- **HVAC:** System to be re-evaluated based on final approved square footage
- **Electrical:** Panel relocation (if required), new lighting, updated outlets and switches, and reconfiguration for kitchen and bath layouts
- **Low Voltage:** Updated wiring for smoke/CO detectors, security, Wi-Fi access points, and CAT6 data lines

3. Garage Improvements

The garage will include:

- Vaulted ceiling with tongue-and-groove finish
- Exposed structural beams
- Mini-split HVAC system
- Epoxy flooring
- Custom cabinetry

4. General Interior Work

Additional improvements include:

- Interior paint
- Stair railing updates
- Trim and casing replication using poplar to match existing profiles
- Solid wood interior doors designed to match existing panel styles

Final

The intent of this project is to preserve the defining characteristics of the existing home while making thoughtful, limited modifications that improve functionality for modern living. All exterior work has been designed to remain consistent with the existing materials, proportions, and architectural character of the structure.

Photos of the home (Pre-Interior Demo)







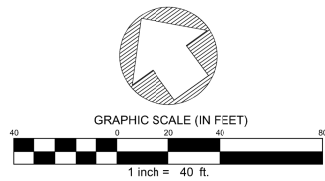
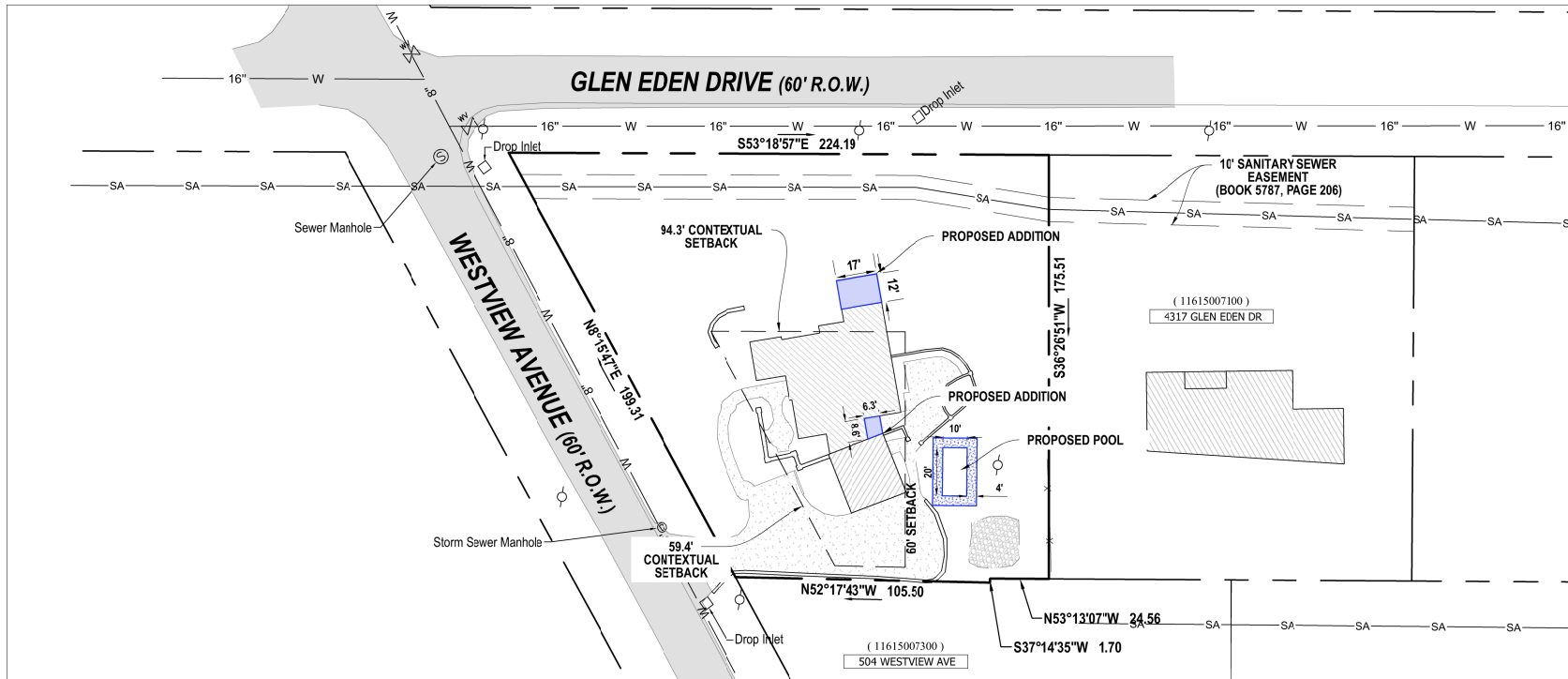
Neighboring Properties





Additional subject exterior photos





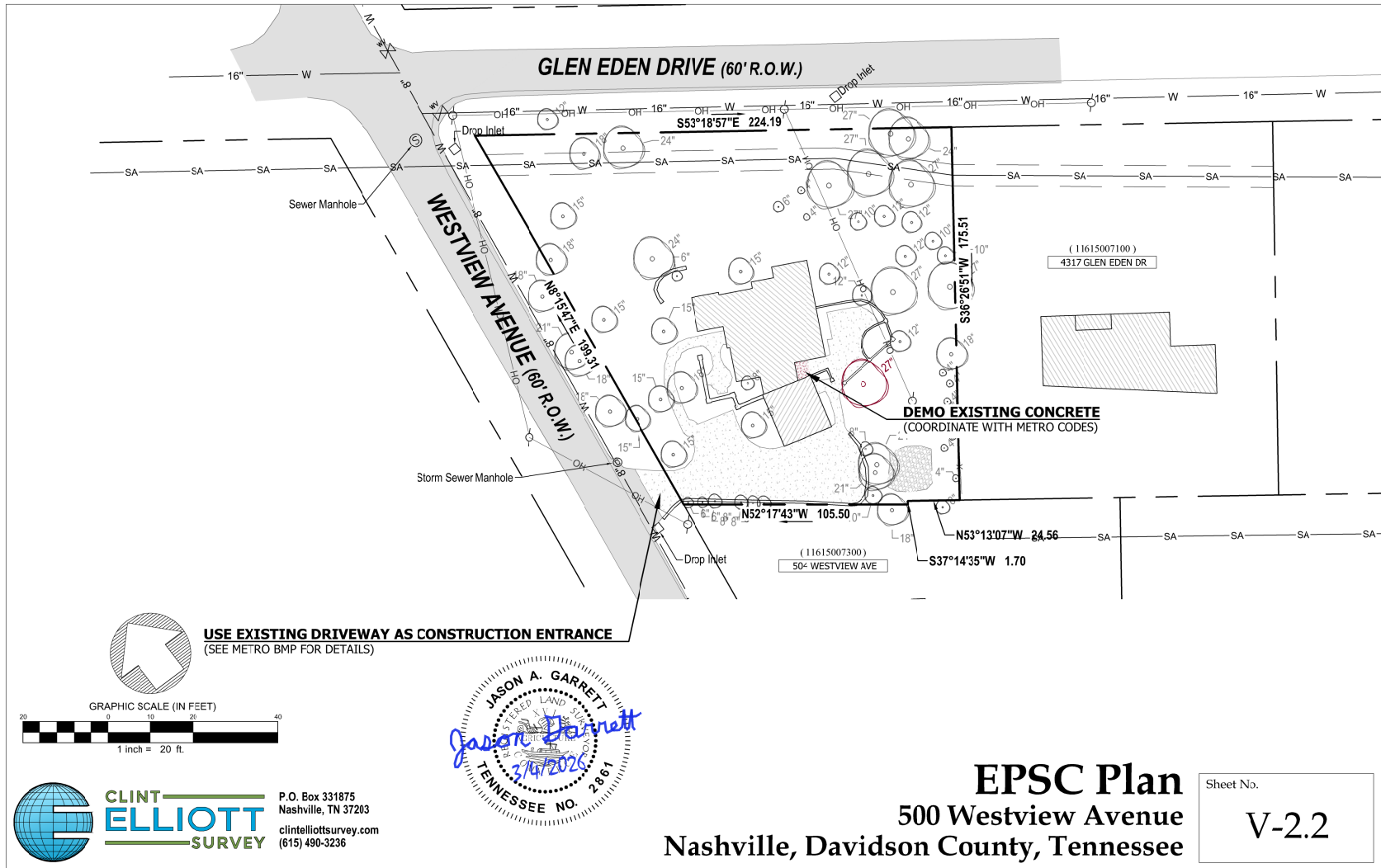
CLINT ELLIOTT SURVEY

P.O. Box 331875
Nashville, TN 37203
clintelliotsurvey.com
(615) 490-3236



Site Plan
500 Westview Avenue
Nashville, Davidson County, Tennessee

Drafted By: MH
Sheet No.
V-2.1



SITE DATA: PRE-DEVELOPMENT

Total Site Area 31,152 SF

PRE-DEVELOPMENT IMPERVIOUS: 8,228 SF

Buildings 3,188 SF
Parking/Drives 4,228 SF
Walks/Misc Pads 812 SF

SITE DATA: POST-DEVELOPMENT

Total Site Area 31,152 SF

POST-DEVELOPMENT IMPERVIOUS: 8,936 SF (27.8 %)

Buildings 3,443 SF
Parking/Drives 4,228 SF
Walks/Misc Pads 761 SF
Pool /Surround 504 SF

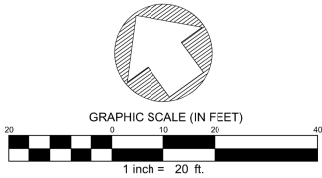
POST- IMPERVIOUS NET GAIN: 708 SF (TIER NA)

STORMWATER NET GAIN TREATMENT

Total Site Area 31,152 SF

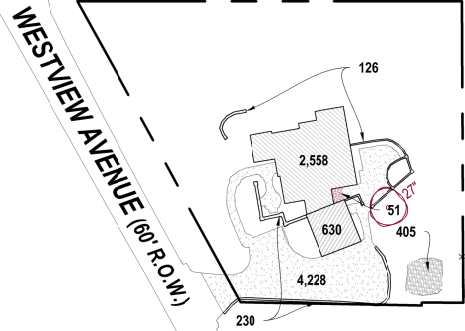
POST-DEVELOPMENT STORMWATER TREATMENT: 0 SF

TOTAL POST IMPERVIOUS NET GAIN < 800 SF

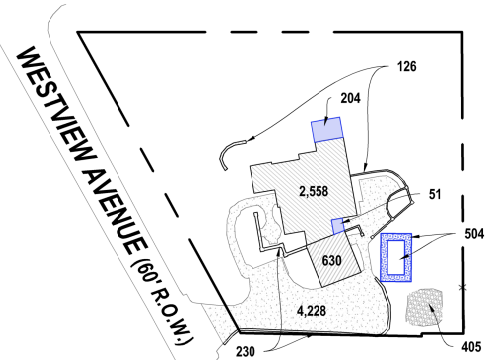


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SURVEY**

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Nashville, TN 37203
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PRE-DEVELOPMENT

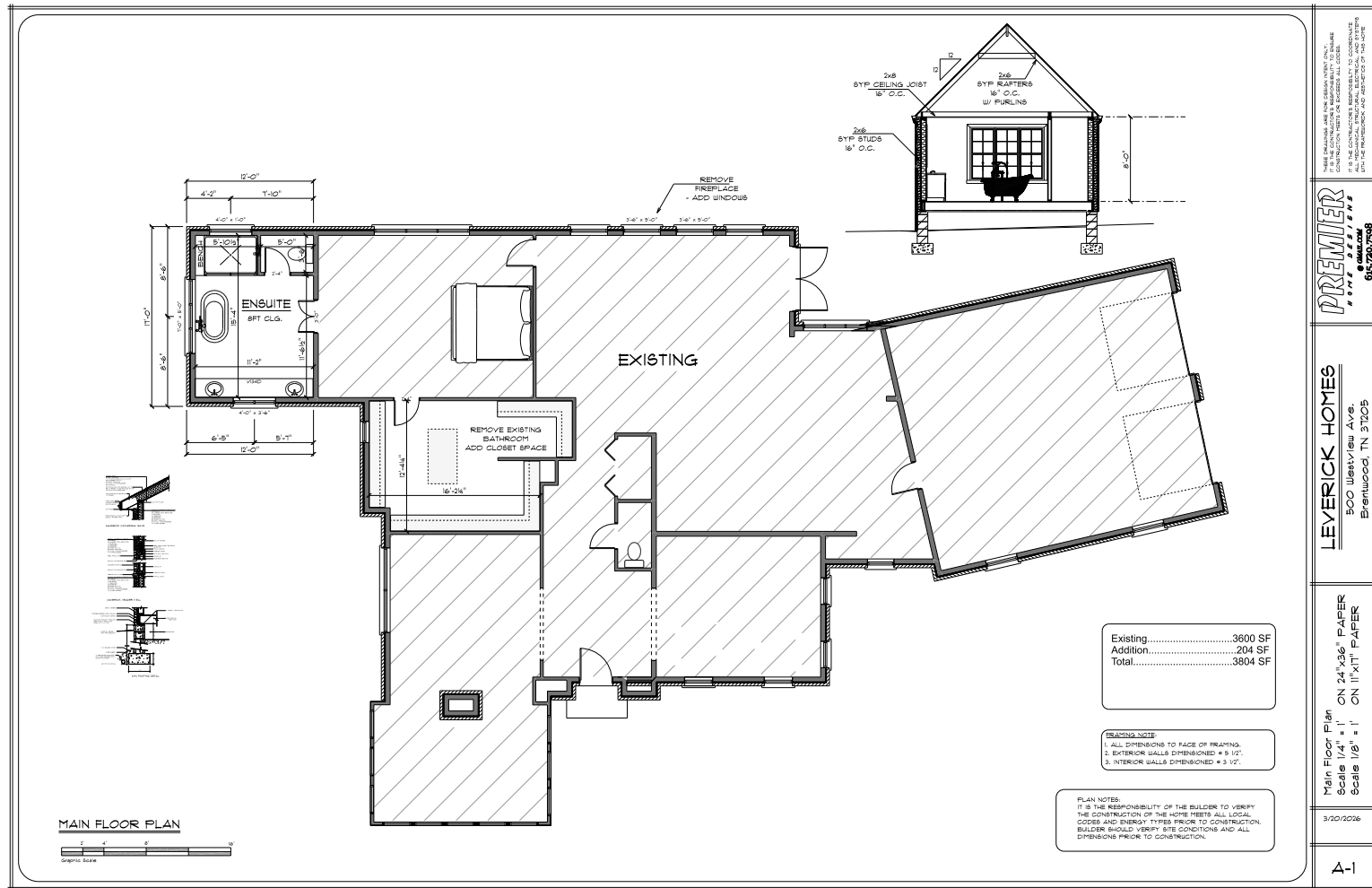


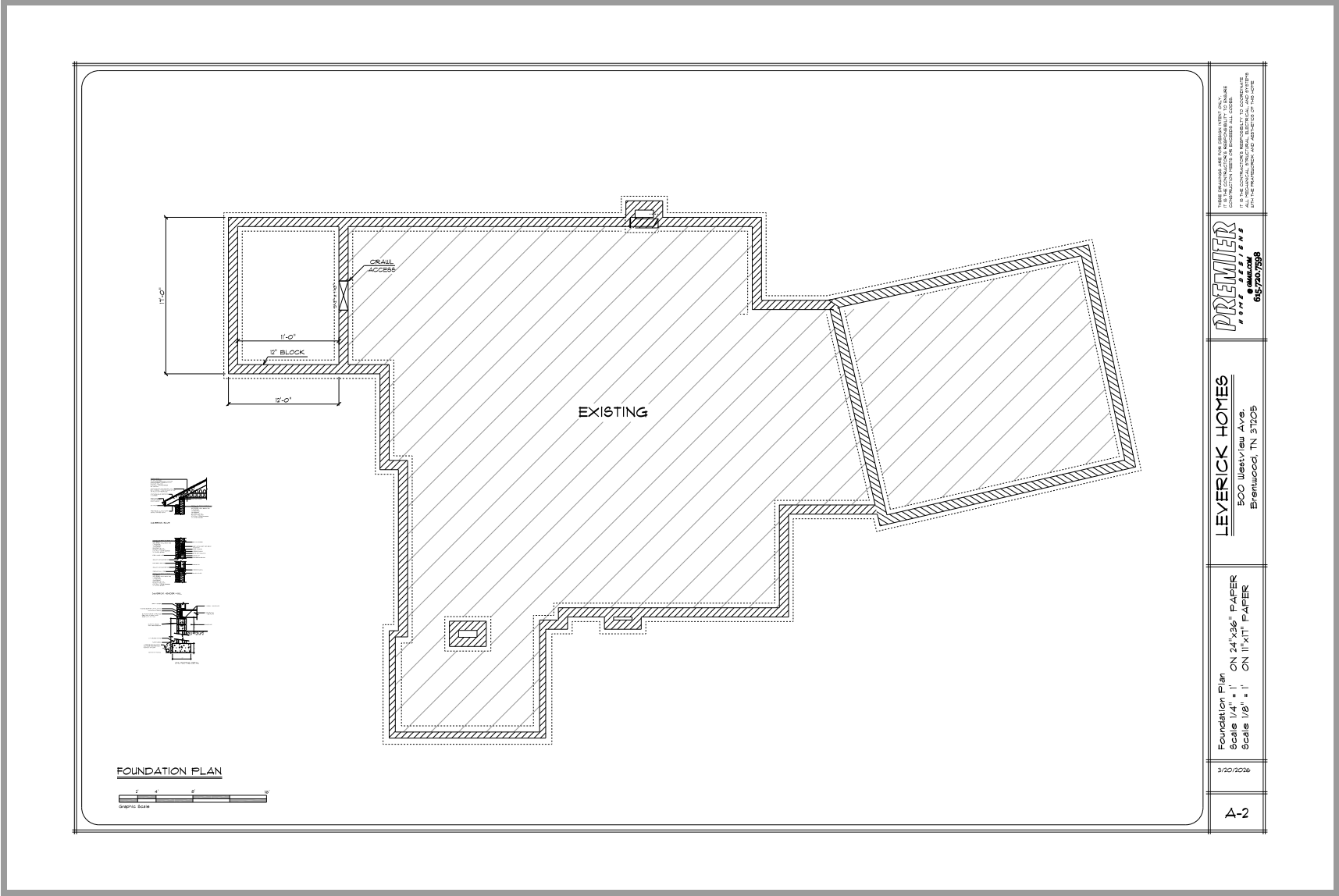
POST-DEVELOPMENT

Impervious Areas
500 Westview Avenue
Nashville, Davidson County, Tennessee

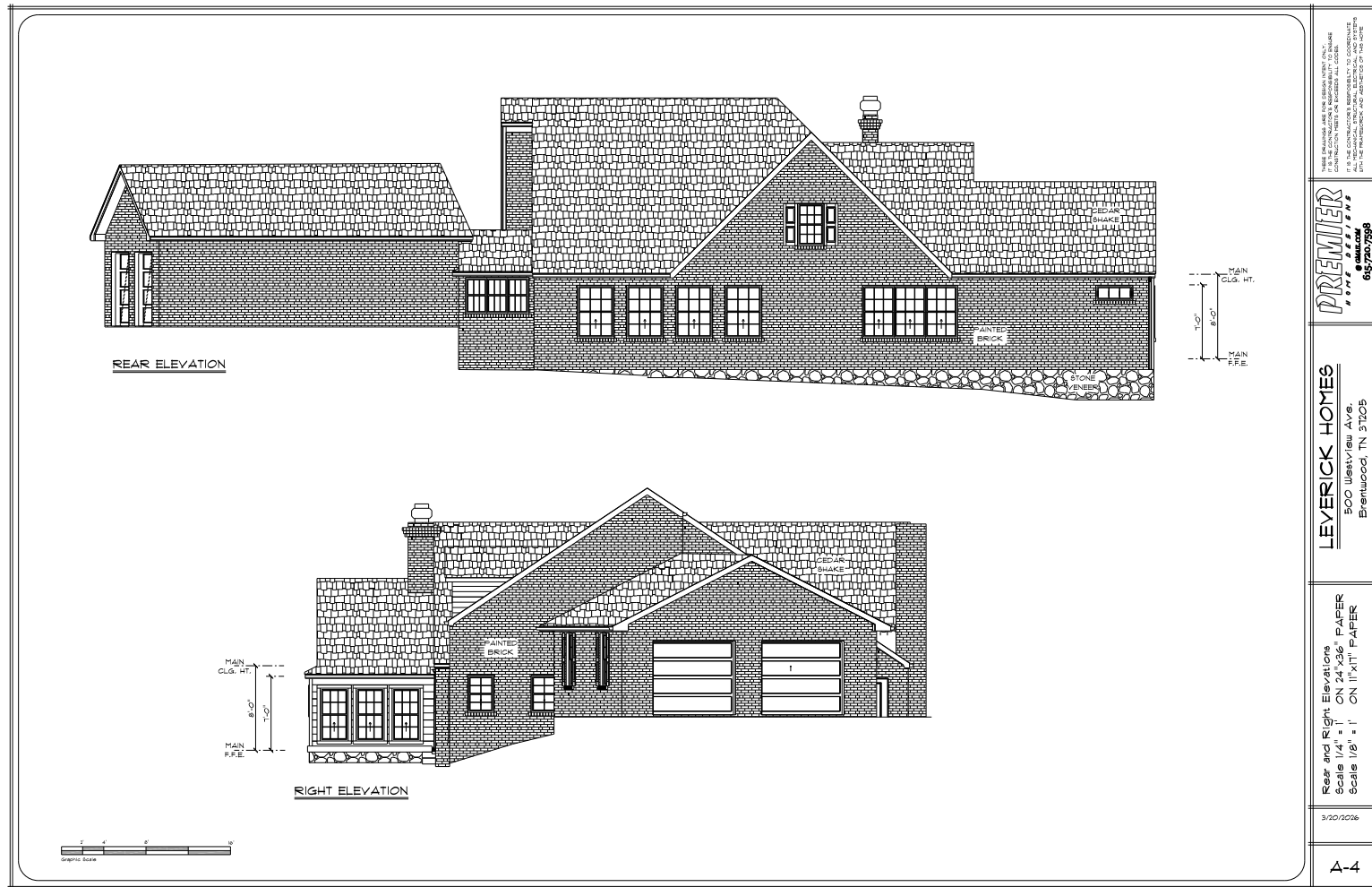
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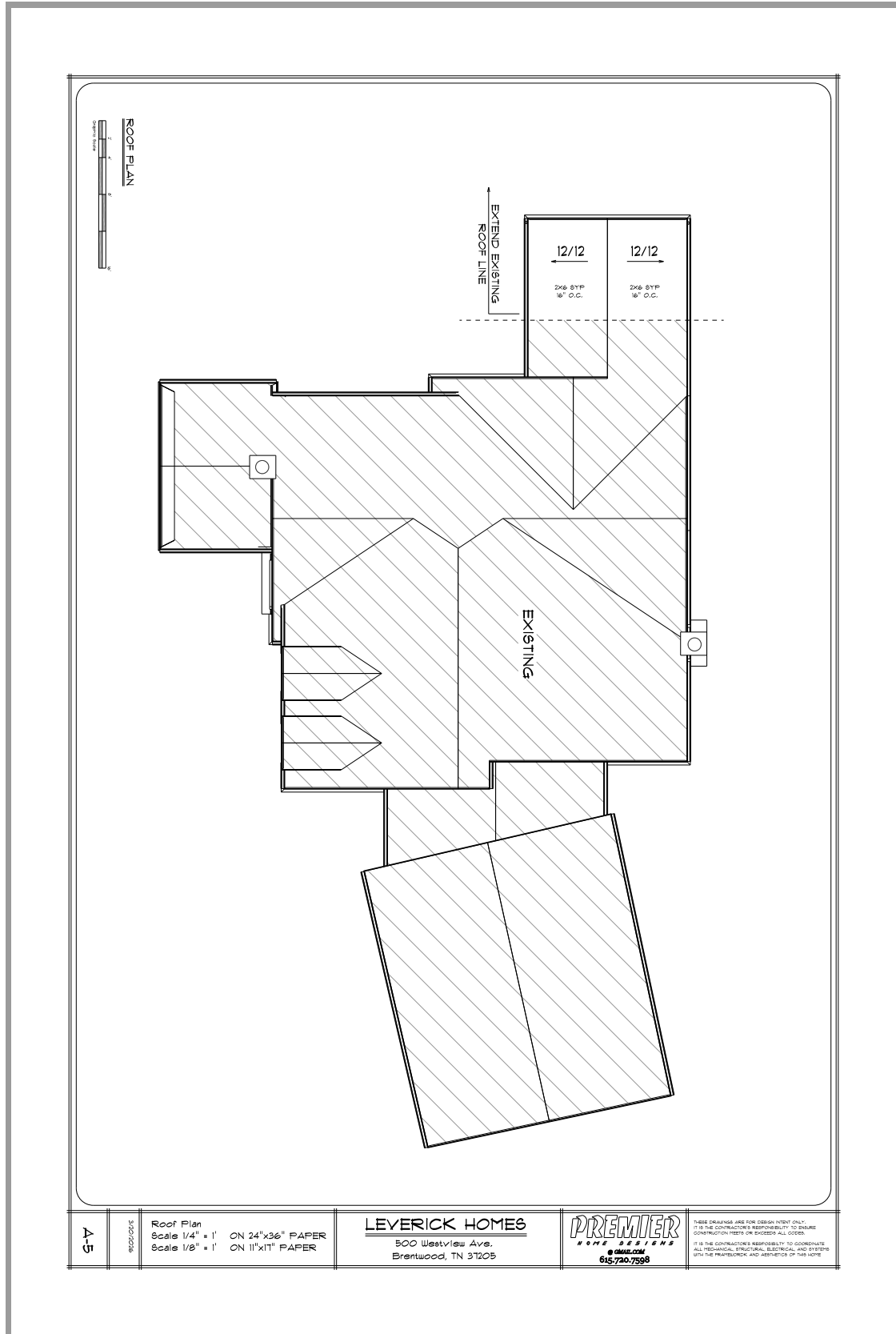
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Existing Exterior

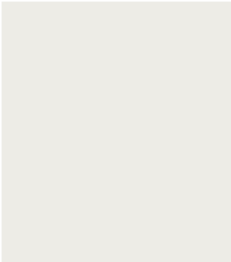


Proposed Exterior

Exterior Materials



Painted Shutters



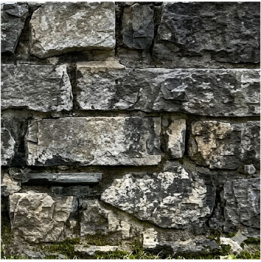
Painted Brick & Trim



Roof:
Cedar Shake



Gutters:
Copper



Foundation:
Existing stone



Staff Report

Agenda No.: IV.C.
Case No.: A26-20
Staff: Mary Samaniego, Planning Director
Applicant: The Wynn family
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 4319 Glen Eden Drive/500 Westview Avenue

Summary:

The applicant/owner, the Wynn Trust, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for an addition to the side of the residence for a master bathroom suite. The architectural style is Cottage 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 0.71 acres (31,152 square feet).
2. The proposed addition has a footprint of 204 square feet and is one-story. The new overall residence gross floor area will be 3,443 square feet.
3. The existing dwelling was constructed in 1922 and includes a two-car garage. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property of significance*.
4. The dwelling has been identified in the 1993 historical survey as: DV-21939; English cottage architectural style with colonial detailing; double-hung wood windows with 06/06 and 09/09 panes; stoop with pediment; two brick fireplaces; and stone foundation.
5. The residence has been owned by seven families over the last 70 years.
6. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.
7. The project requires a variance approval by the Board of Zoning Appeals for a corner yard setback.
8. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
9. Materials list:

New Construction Material List DescriptionWindow 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.

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of the city. The HZC discourages the demolition

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

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

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

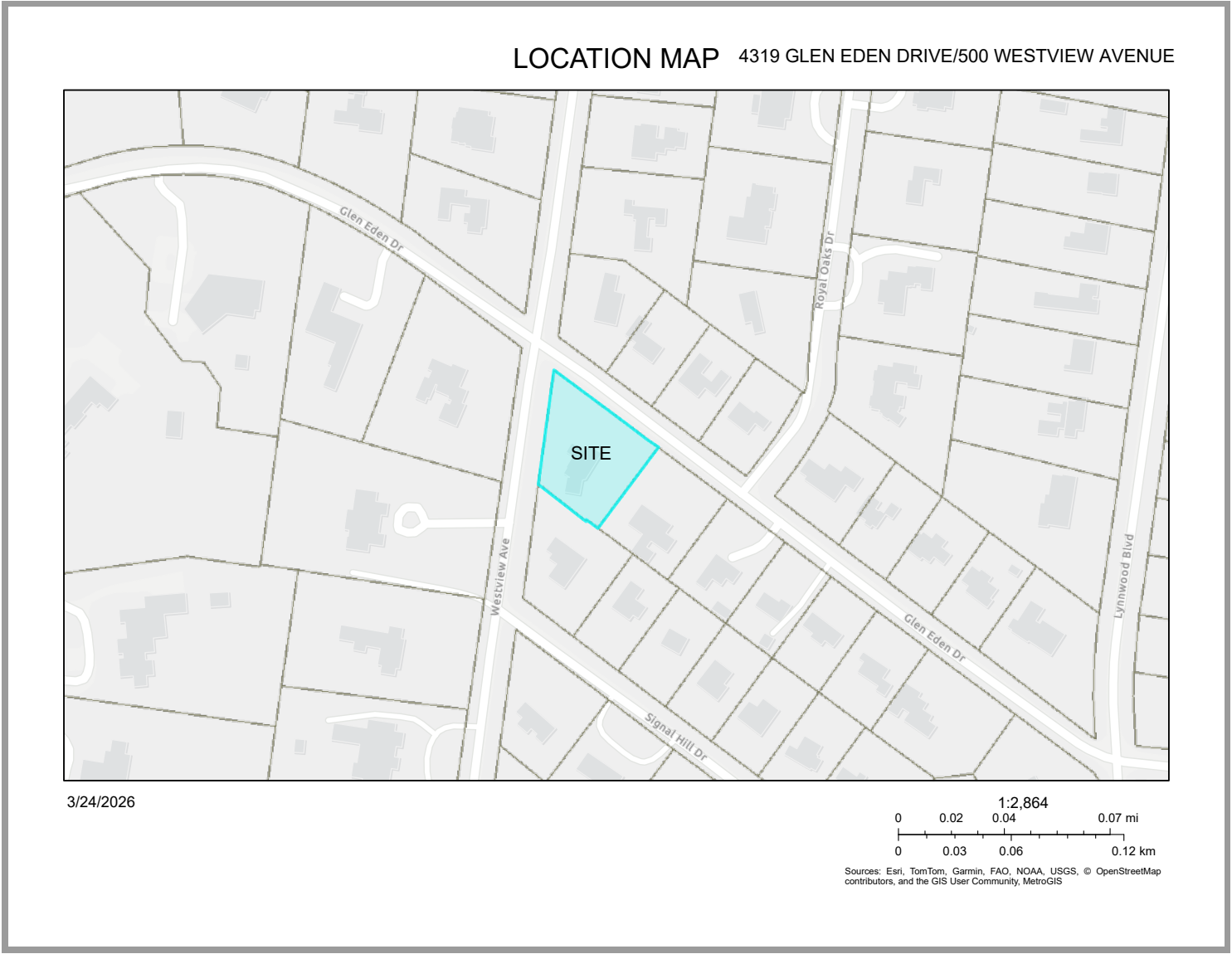
roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per 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



Historic Zoning Commission - Certificate of Appropriateness Application

OWNER INFORMATION

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

RELATIONSHIP TO OWNER:

☐ Contractor☐ Architect☐ Other (explain)

PROPERTY DESCRIPTION & LOCATION

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

PROPOSED ACTIVITY

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

Reason for Request:

Demolition of Structures:

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

Historical Significance

☐ Yes ☐ No Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

New Construction Material List Description

Window Manufacturer:

Window Material:

Frame Material:

Windowsills:

Brick, Painted/Natural:

Brick/Stone Thickness:

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:

Exterior Doors:

Eaves/Cornice:

Gutters:

Gutter Dimensions:

Property of Significance

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

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

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

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

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

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

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

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

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

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

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

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

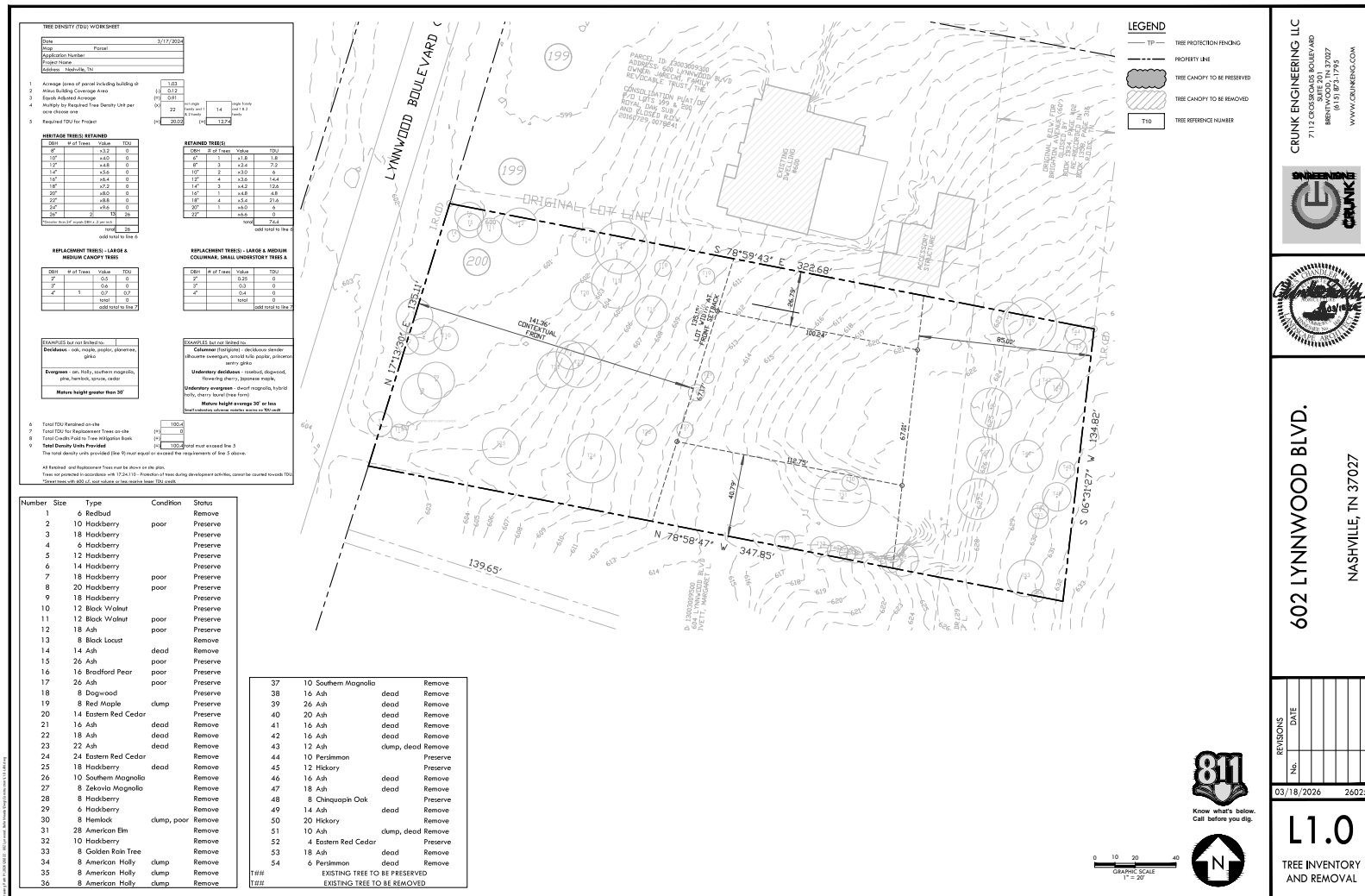
Michael Katsaitis

2026-03-20

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION





CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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

APPLICATION # _____

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: _____

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

PROPERTY OWNER or APPLICANT

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

___ New Construction

___ Demolition

___ Exterior Alteration or Repair

___ Addition

Define Architectural Style _____

Describe Proposed Work _____

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

- ☐ Description of Property Condition and Proposal

☐ PDF Photos of Existing Property

☐ Site Plan showing building envelope

☐ PDF Photos of Neighboring Properties

☐ All building elevations showing finish grade

☐ PDF Inspirational Photos

☐ Wall Section with siding, roofing, doors,
windows, and ornamentation.

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

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

➤ **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer:

Railings, Columns, Pilasters:

Window Material:

Chimney Material:

Frame Material:

Roofing Material:

Windowsills:

Exterior Doors:

Brick, Painted/Natural:

Eaves/Cornice:

Brick/Stone Thickness:

Gutters:

Clapboard Material:

Gutter Dimensions:

Clapboard Dimensions/Reveal:

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 HZA 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 HZA should be considered for designation as a significant property. |

In most cases the HZA 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 HZN 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 HZN 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.

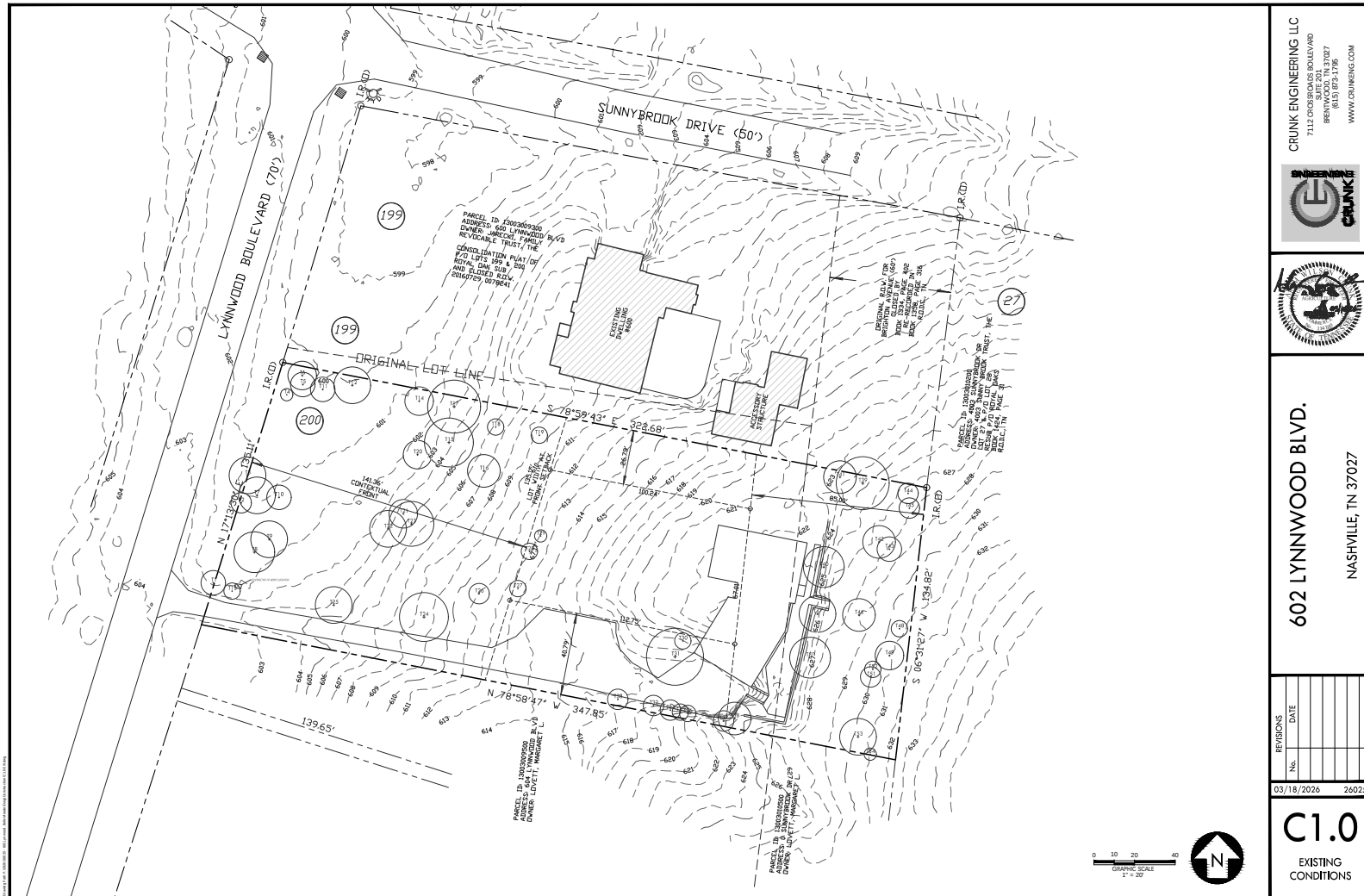
I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, 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: _____











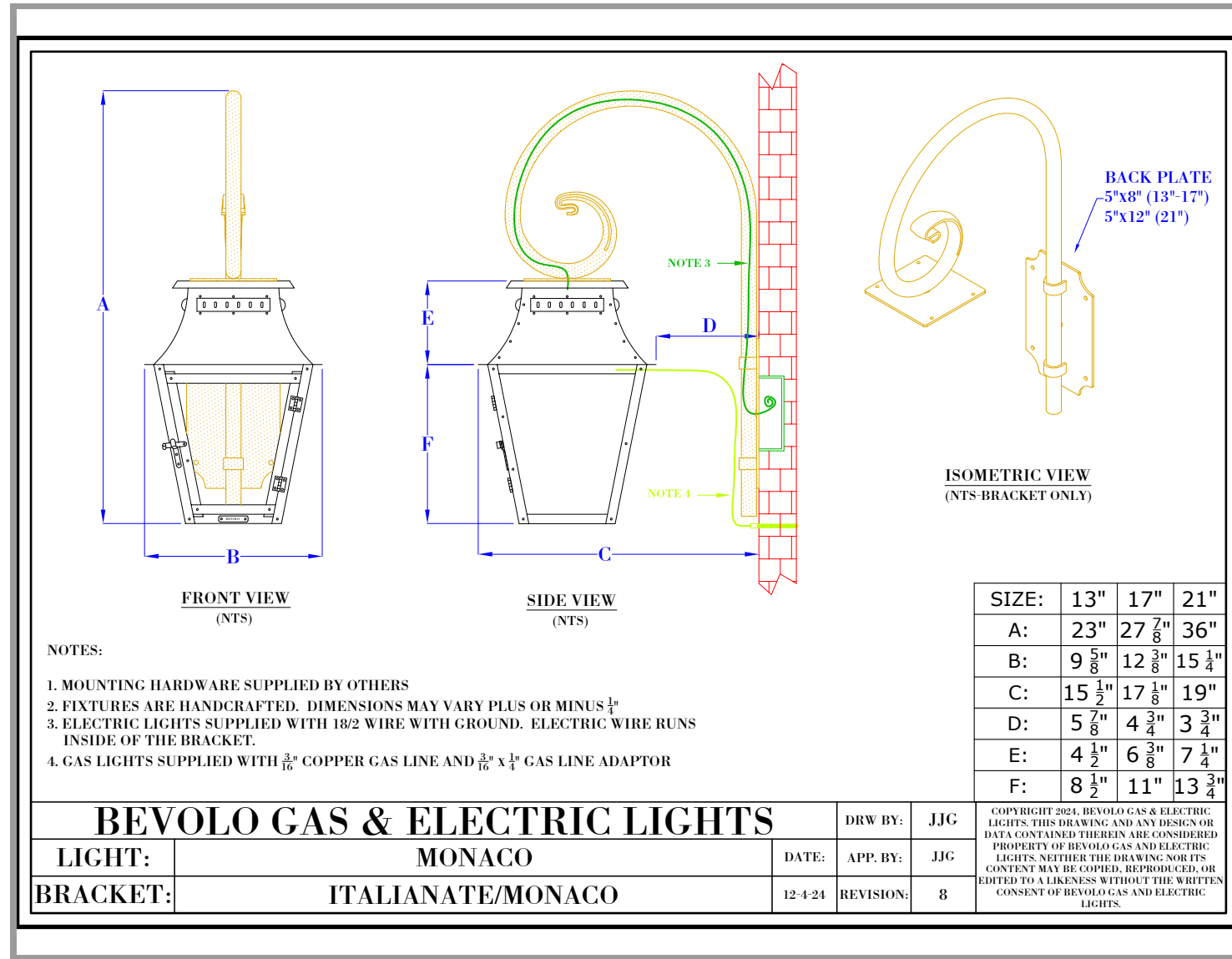












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5. STRUCTURAL SWAN AND GLUED LAMINATE TIMBER SHALL BE MANUFACTURED TO THE FOLLOWING REQUIREMENTS:
 - A. STRESS GRADE SWAN LUMBER SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL LUMBER SPECIFICATIONS, INC. (NLS) GRADE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824,

1. IT SHALL BE THE SOLE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO DESIGN AND ENGINEER THE H.V.A.C. SYSTEM TO A COMFORT ZONE OF 72 DEGREES HEAT AND COOL.
2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL SYSTEM DATA AND REQUIREMENTS WITH THE EQUIPMENT SUPPLIER AND TO PROVIDE AND SUBMIT ENGINEERED PLANS AND SPECIFICATIONS TO BUILDER/OWNER AND THE BUILDING DEPARTMENT FOR APPROVAL.
3. PROVIDE AND INSTALL ALL EQUIPMENT AND H.V.A.C. SYSTEMS IN STRICT COMPLIANCE WITH ALL CODES, ORDINANCES, AND GOVERNMENT REGULATIONS.
4. ALL PLUMBING AND MECHANICAL VENTS SHALL BE GROUPOED TOGETHER WITHIN THE ATTIC SPACE TO MINIMIZE THE EXPOSURE OF THE VENTS TO THE EXTERIOR. LOCATED ON FRONT ROOF AND SHALL BE LOCATED TO BE VISUALLY "NOT OFFENSIVE" AS POSSIBLE PAN VENTS AND FLUES TO MATCH ROOF COLOR.
5. PROVIDE CIRCULATING ELECTRICITY TO ALL EQUIPMENT (I.E. H.V.A.C., WATER HEATER, RANGES, REF., WASHER, DRYER, ETC.)

1. IT SHALL BE THE SOLE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO OBTAIN AND ENGINEER THE ELECTRICAL SYSTEM, SERVICE, METERING PANEL, BOARDS AND CIRCUITS.
2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL SYSTEMS AND REQUIREMENTS WITH THE PROVIDED INFORMATION TO PROCEED WITH THE NECESSARY ENGINEERED PLANS AND SPECIFICATIONS TO BUILDER/OWNER AND THE BUILDING PERMITTING AGENCY FOR APPROVAL.
3. THE ELECTRICAL PLAN PROVIDED, IT INDICATES INTENT ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY EQUIPMENT, MATERIALS, AS REQUIRED BY BUILDER/OWNER AND IN STRICT COMPLIANCE WITH ALL CODES, ORDINANCES, AND GOVERNMENT AGENCIES.
4. ALL RECEPTACLES NEAR WATER SHALL BE PROVIDED TO BE "GFCI" OR "GFI INTERRUPTED" GFI TYPE.
5. HANDWIRED (WITH BATTERY BACKUP) SMOKE DETECTORS SHALL BE INSTALLED ON ALL FLOORS AND ALL BEDROOMS. VERIFY THE LOCAL CODES.
6. ELECTRICAL CONTRACTOR TO VERIFY WITH BUILDER/OWNER FOR EXTERIOR SECURITY LIGHTING, DISPOSABLE, CIRCUITS, CIRCUITS AND SWITCHES AND LOCATION.

1. IT SHALL BE THE SOLE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO DESIGN AND ENGINEER THE PLUMBING SYSTEM, SUPPLY, WASTE, VENTILATION AND GAS SERVICES.
2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO PROVIDE AND SUBMIT ENGINEERED PLANS AND SPECIFICATIONS TO BUILDER/OWNER AND THE BUILDING DEPARTMENT FOR APPROVAL.
3. PROVIDE AND INSTALL ALL SYSTEMS, EQUIPMENT, FIXTURES AS REQUIRED BY BUILDER/OWNER IN STRICT COMPLIANCE WITH ALL CODES, ORDINANCES, AND GOVERNING BODIES.

- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2012 INTERNATIONAL ELECTRICAL CONSERVATION CODE
- 2017 NATIONAL ELECTRICAL CODE
- BUILDING USE GROUP: R-3 RESIDENTIAL ONE AND TWO
- CONSTRUCTION TYPE: V-B (WOOD CONSTRUCTION)



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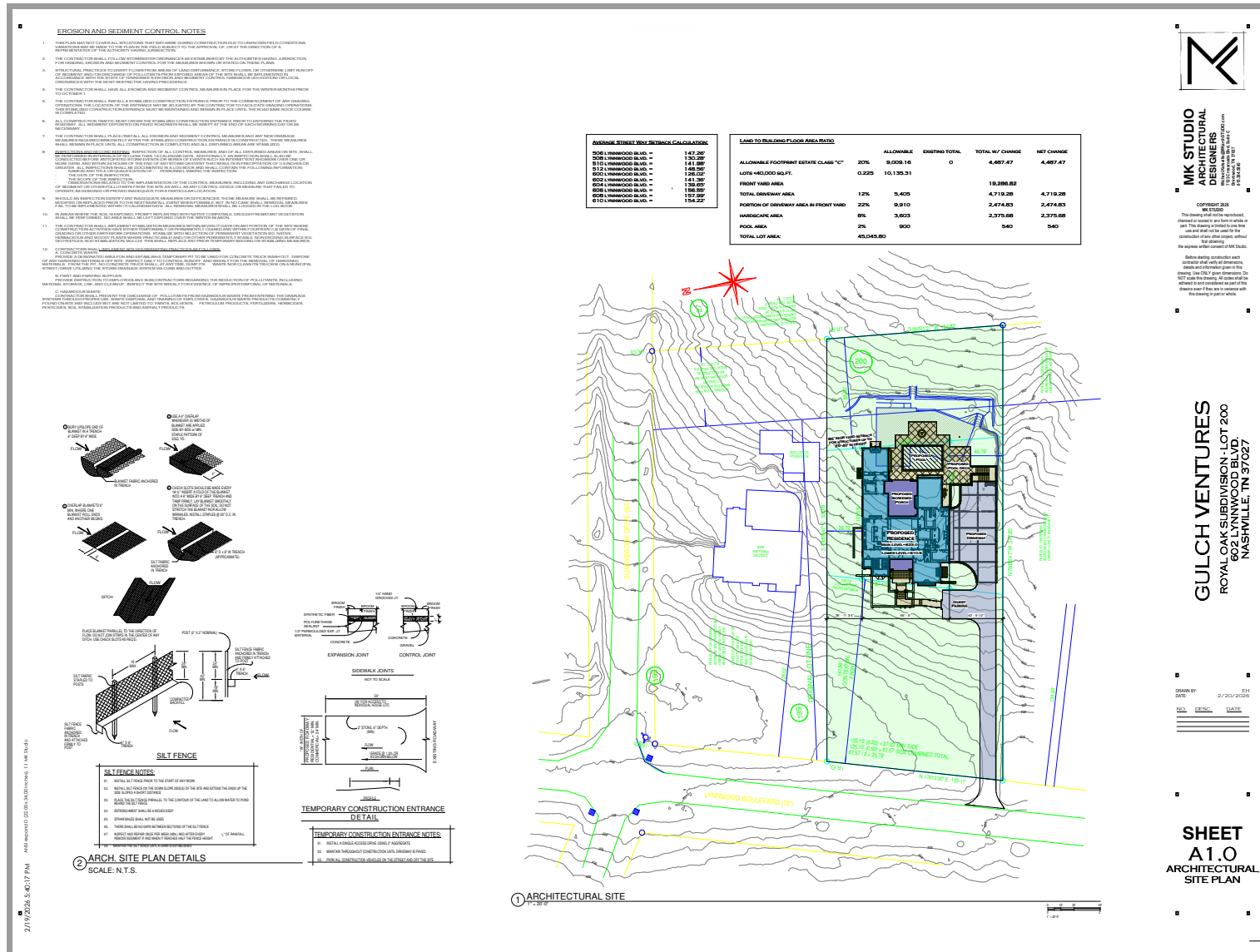
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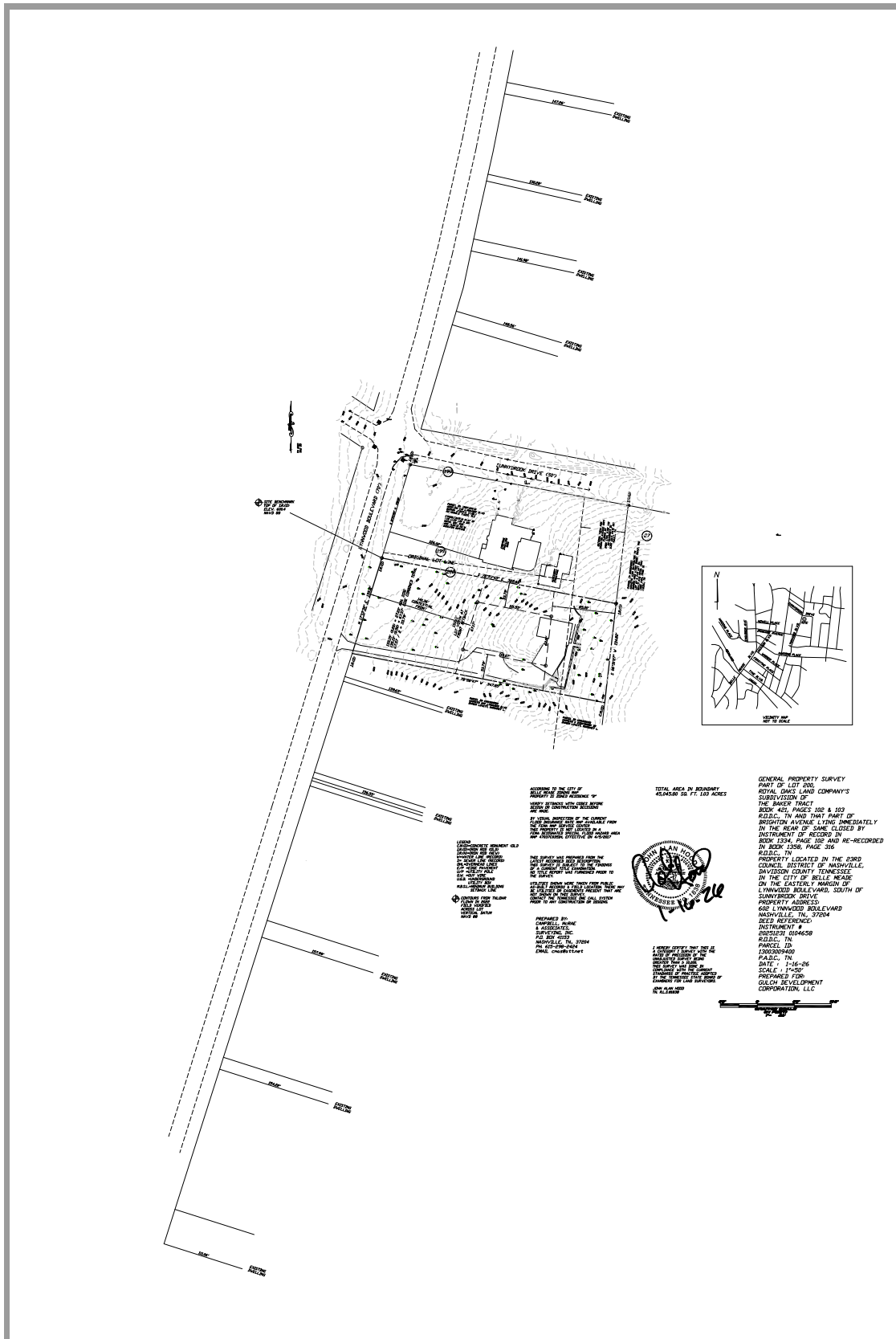
GULCH VENTURES
ROYAL OAK SUBDIVISION - LOT 200
602 LYNNWOOD BLVD.

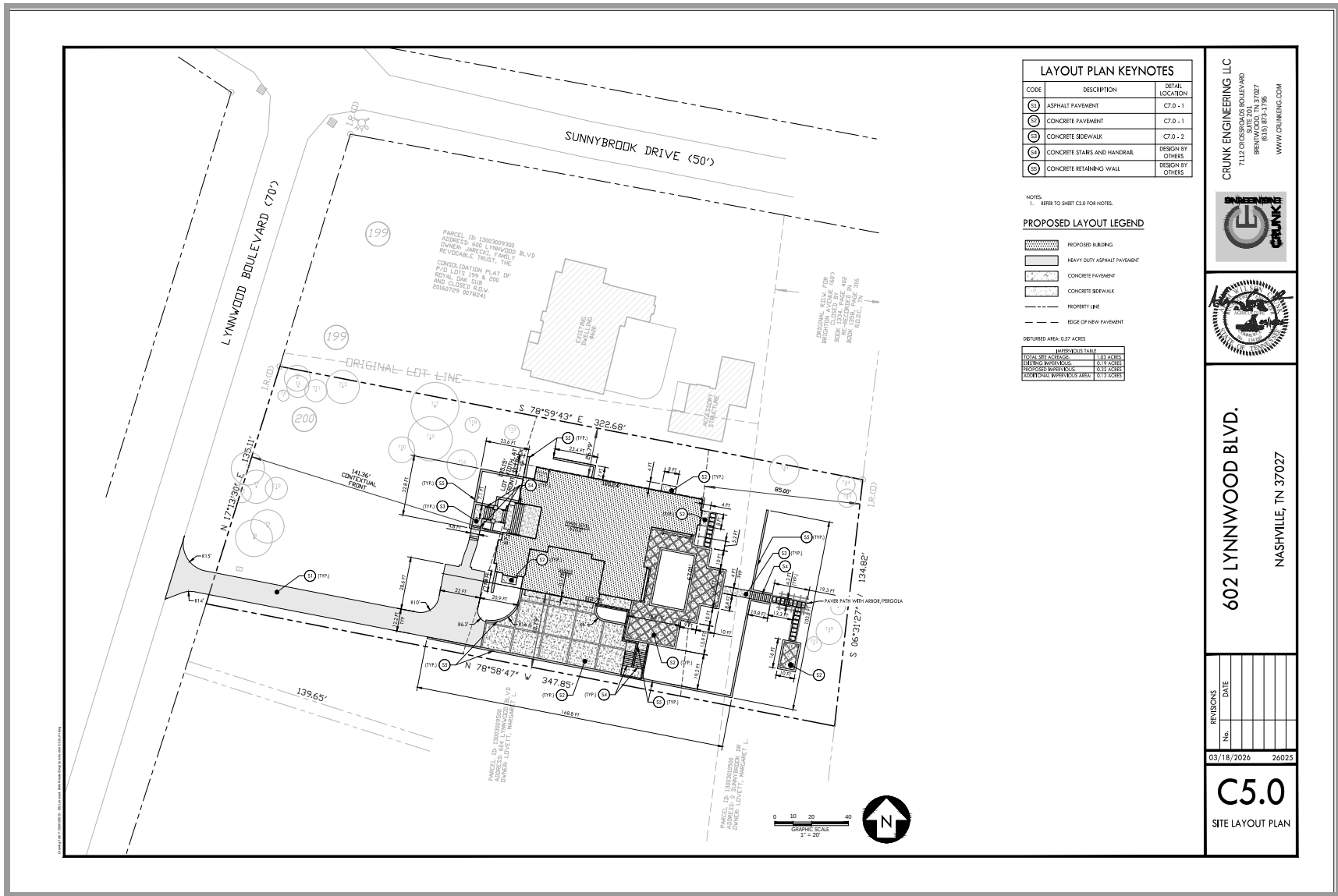
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SHEET NO.	SHEET NAME	ISSUE DATE	REV 1	REV 2	REV 3
A0	COVER	2/20/2024			
A10	ARCHITECTURAL SITE PLAN	2/20/2024			
A20	PERSPECTIVES VIEWS	2/20/2024			
A30	FOUNDATION PLAN	2/20/2024			
A40	GROUND LEVEL	2/20/2024			
A41	MAIN LEVEL	2/20/2024			
A42	UPPER LEVEL	2/20/2024			
A50	ROOF PLAN	2/20/2024			
A60	EXTERIOR ELEVATIONS	2/20/2024			
A61	INTERIOR ELEVATIONS	2/20/2024			
A70	BUILDING SECTION	2/20/2024			
A71	BUILDING SECTION	2/20/2024			
A80	DETAILS	2/20/2024			
A81	DETAILS	2/20/2024			
A90	GROUND LEVEL RCP	2/20/2024			
A91	MAIN LEVEL RCP	2/20/2024			
A92	UPPER LEVEL RCP	2/20/2024			

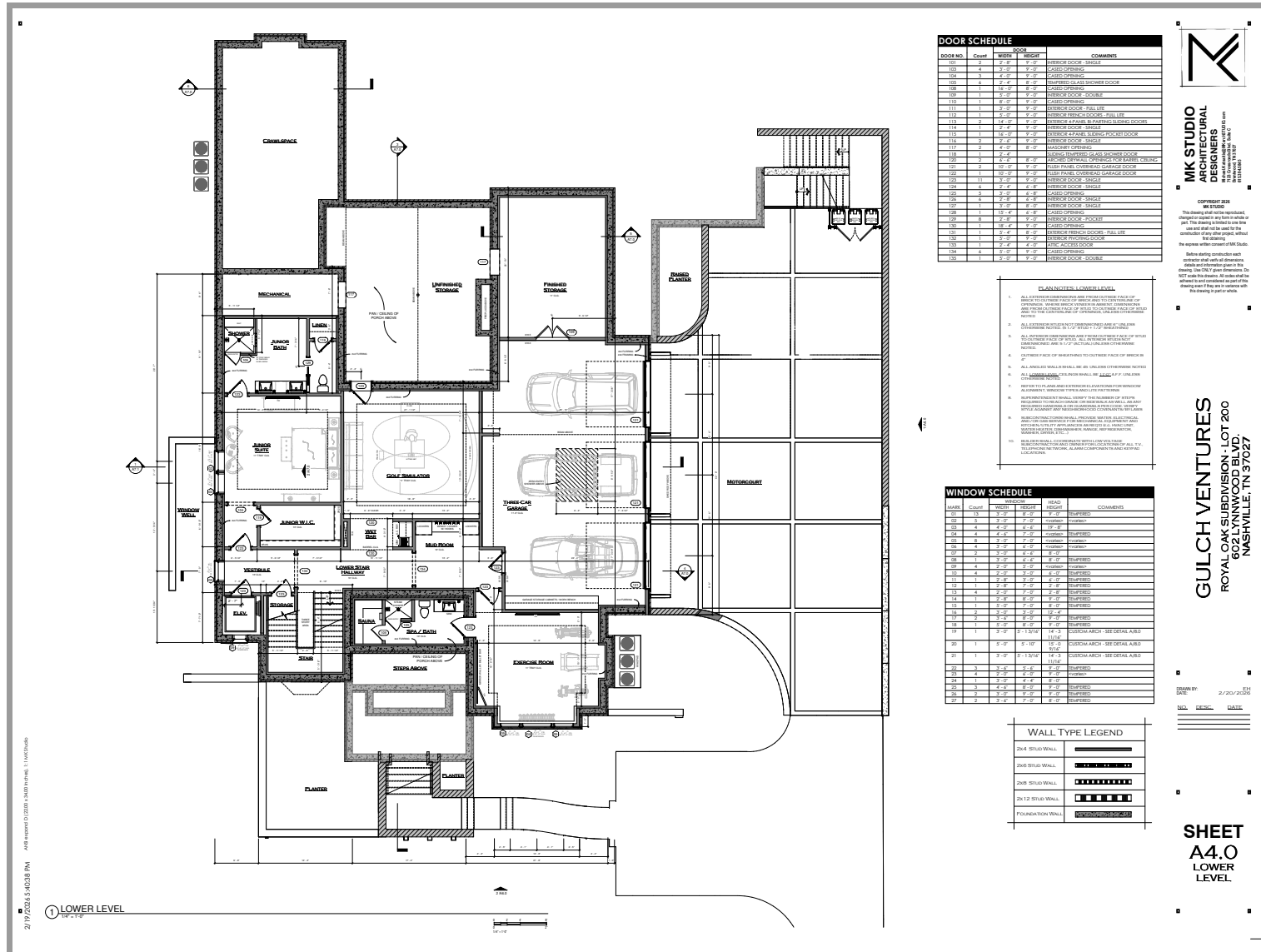
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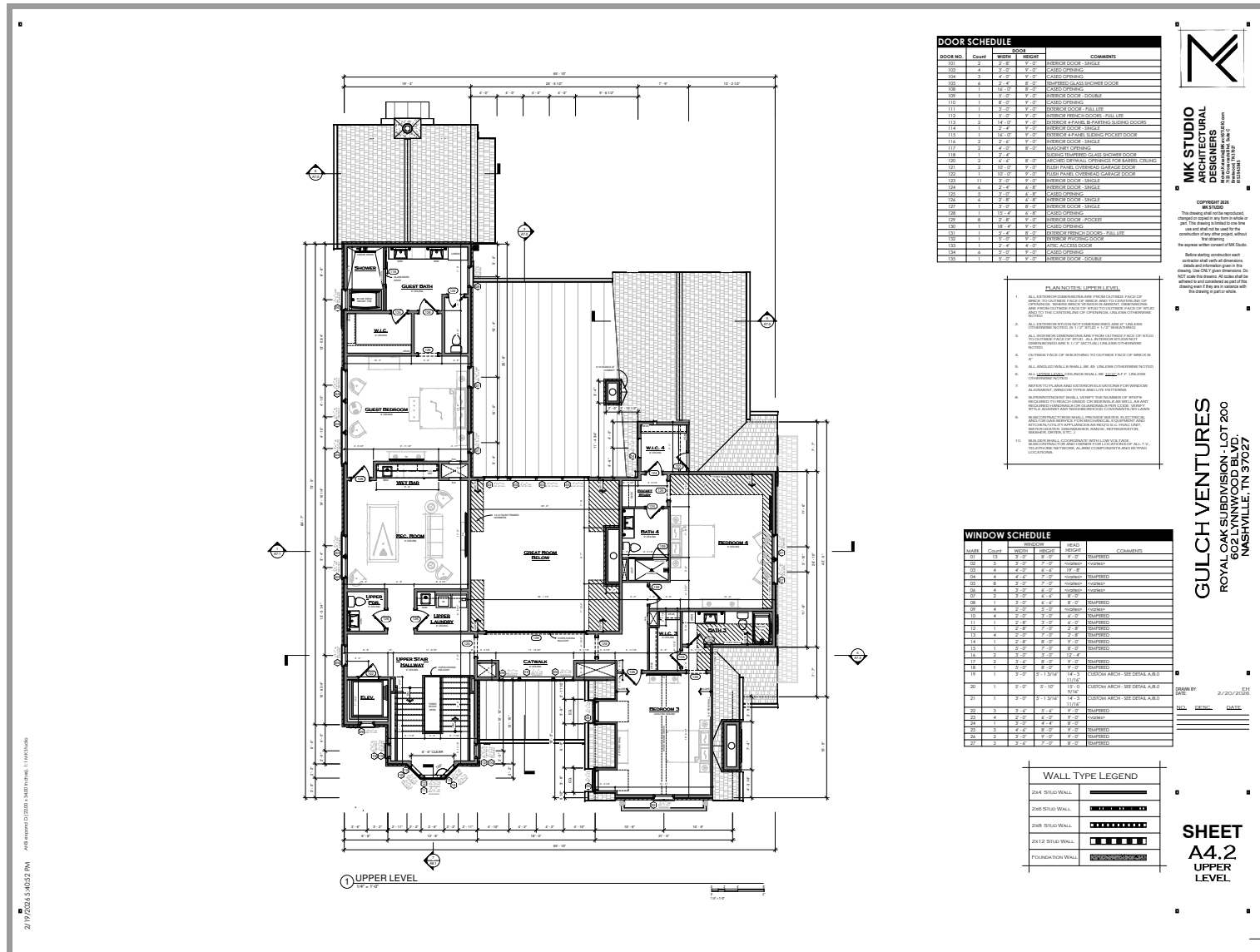
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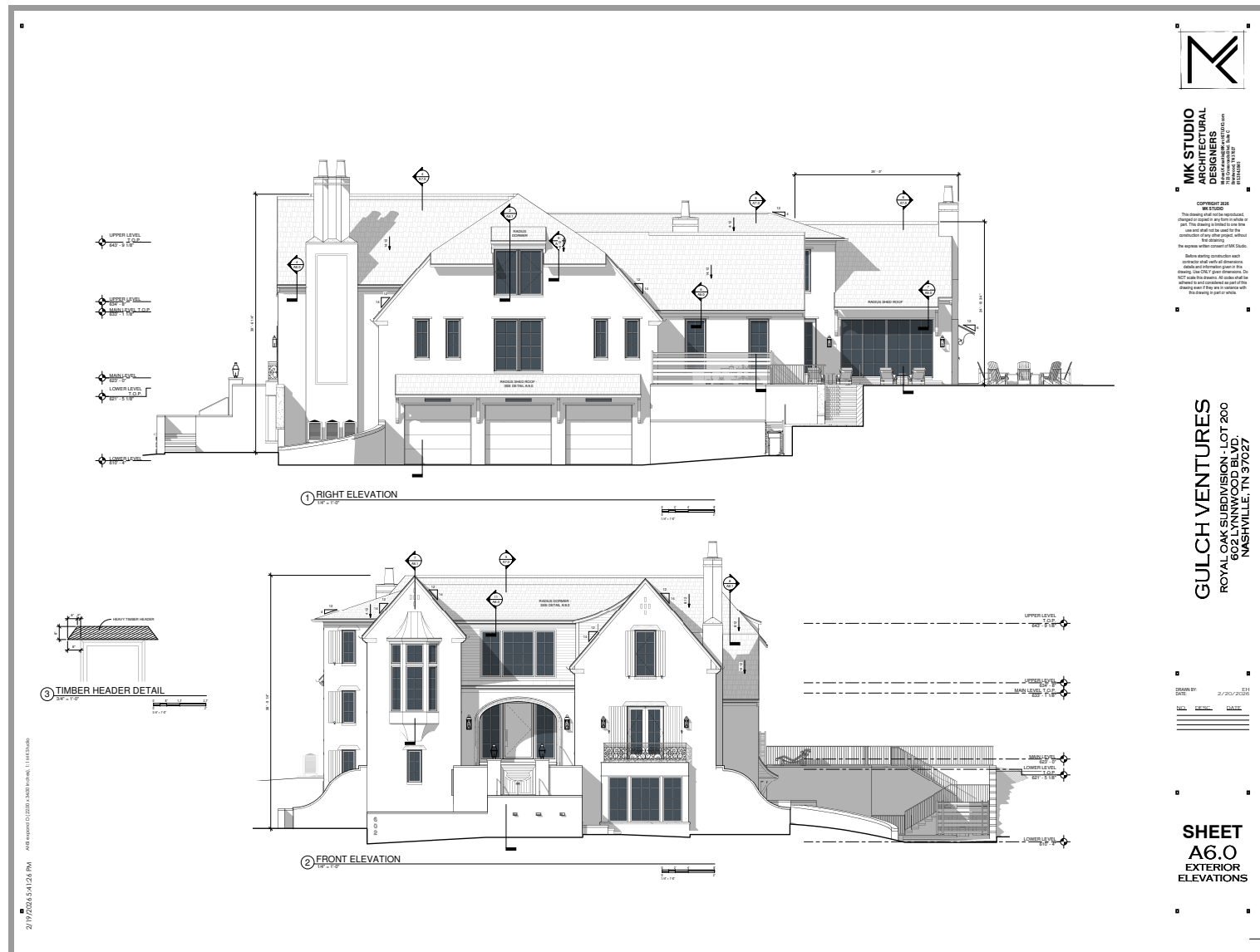
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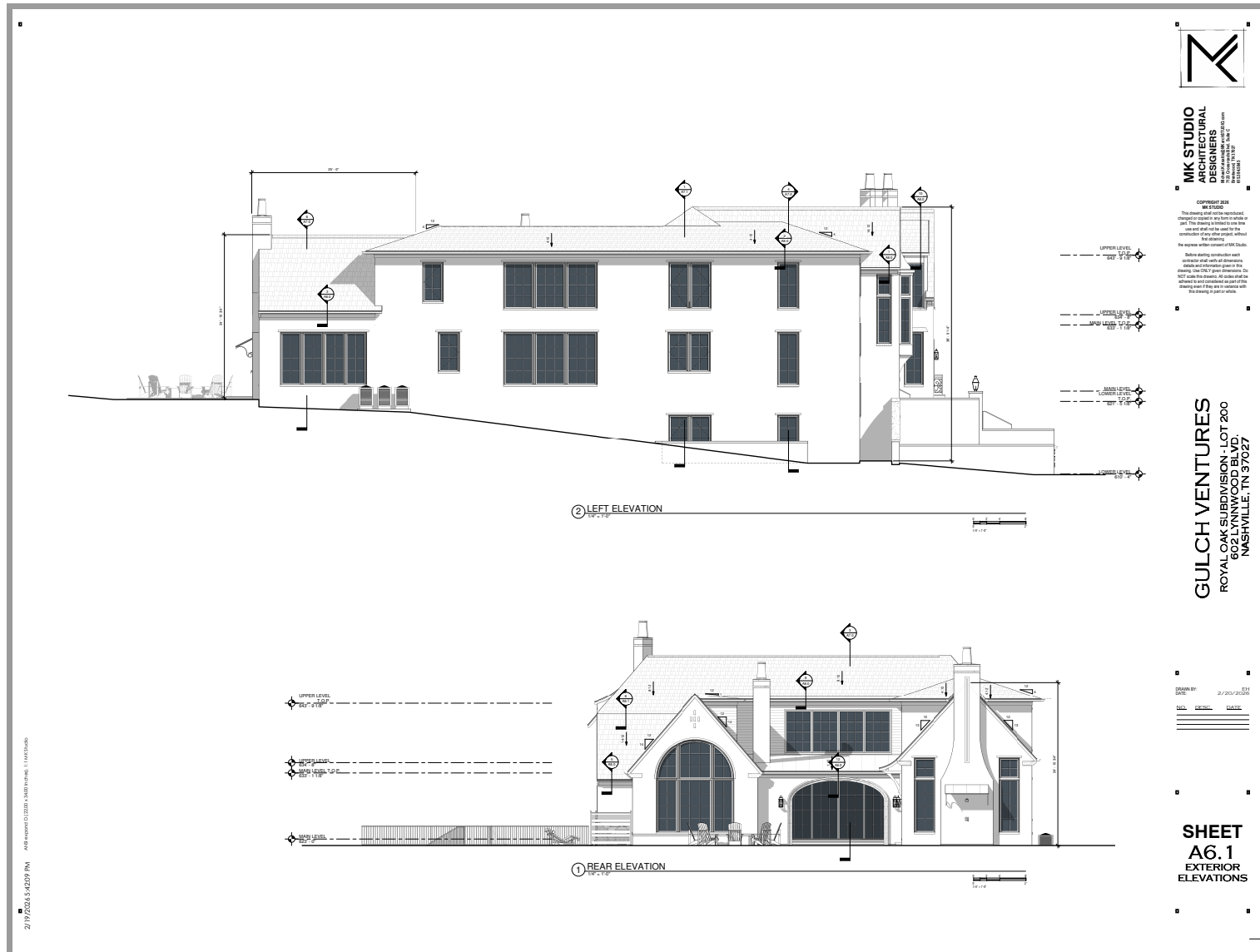
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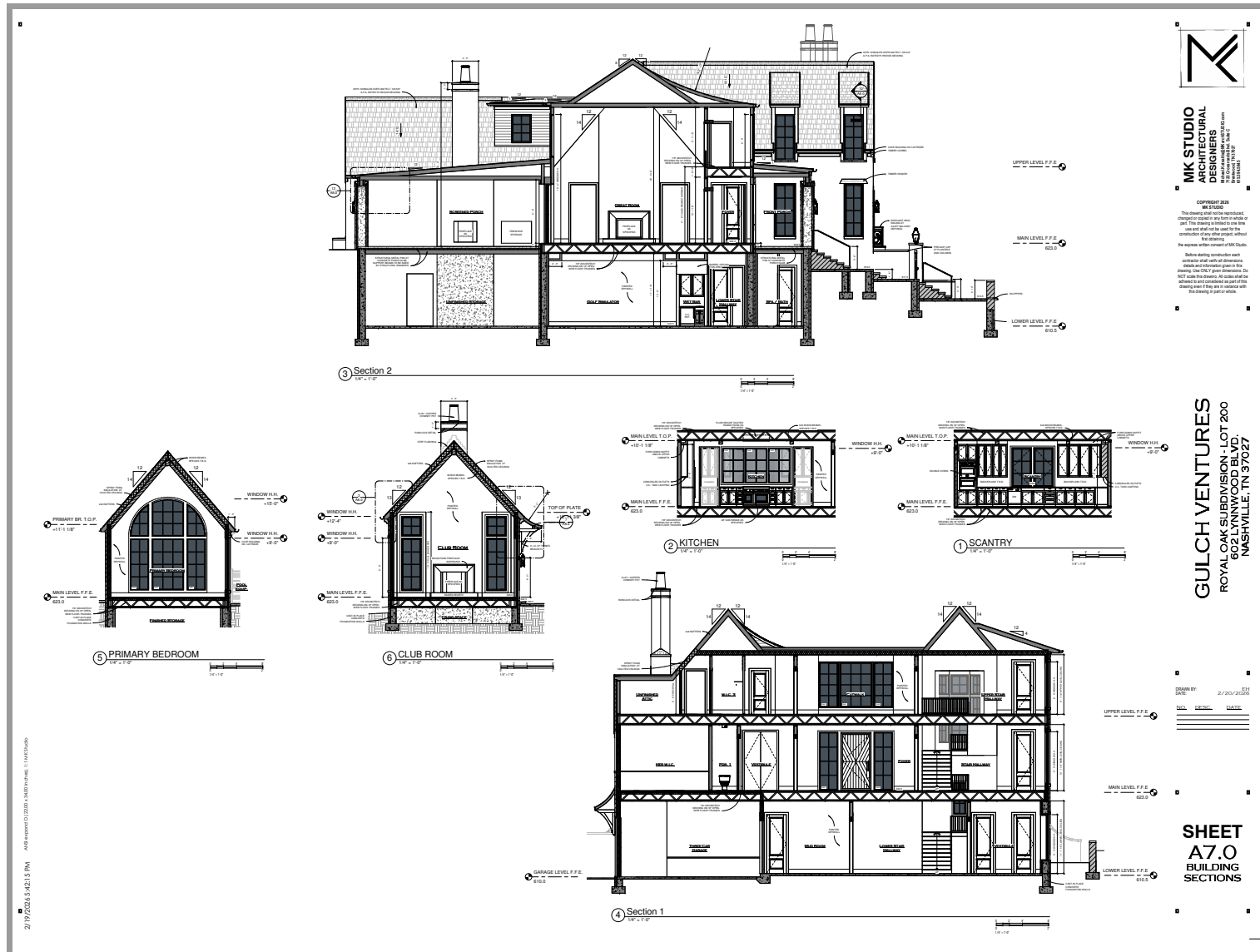
GULCH VENTURES
ROYAL OAK SUBDIVISION - LOT 200
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027

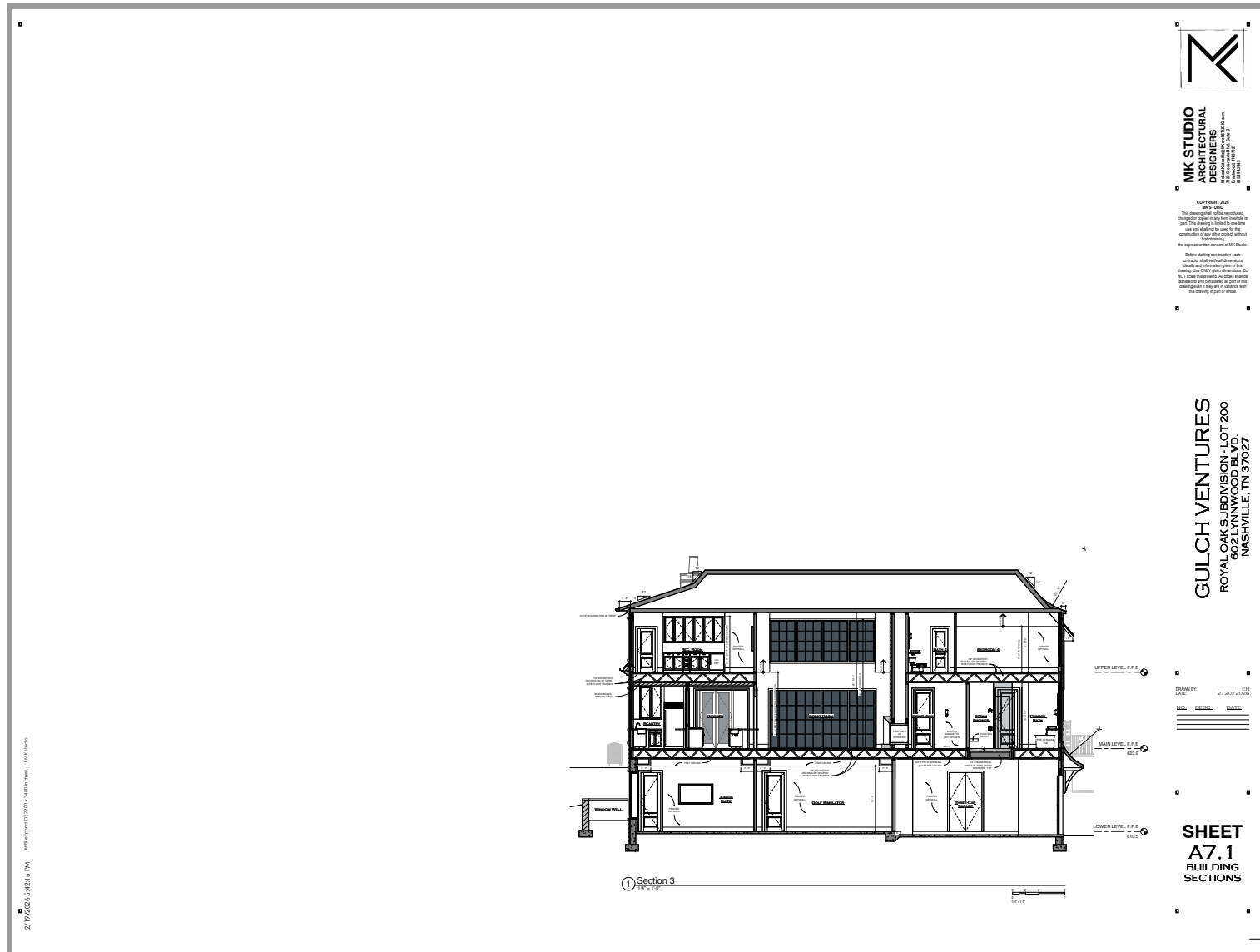
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DATE: 2/20/2025

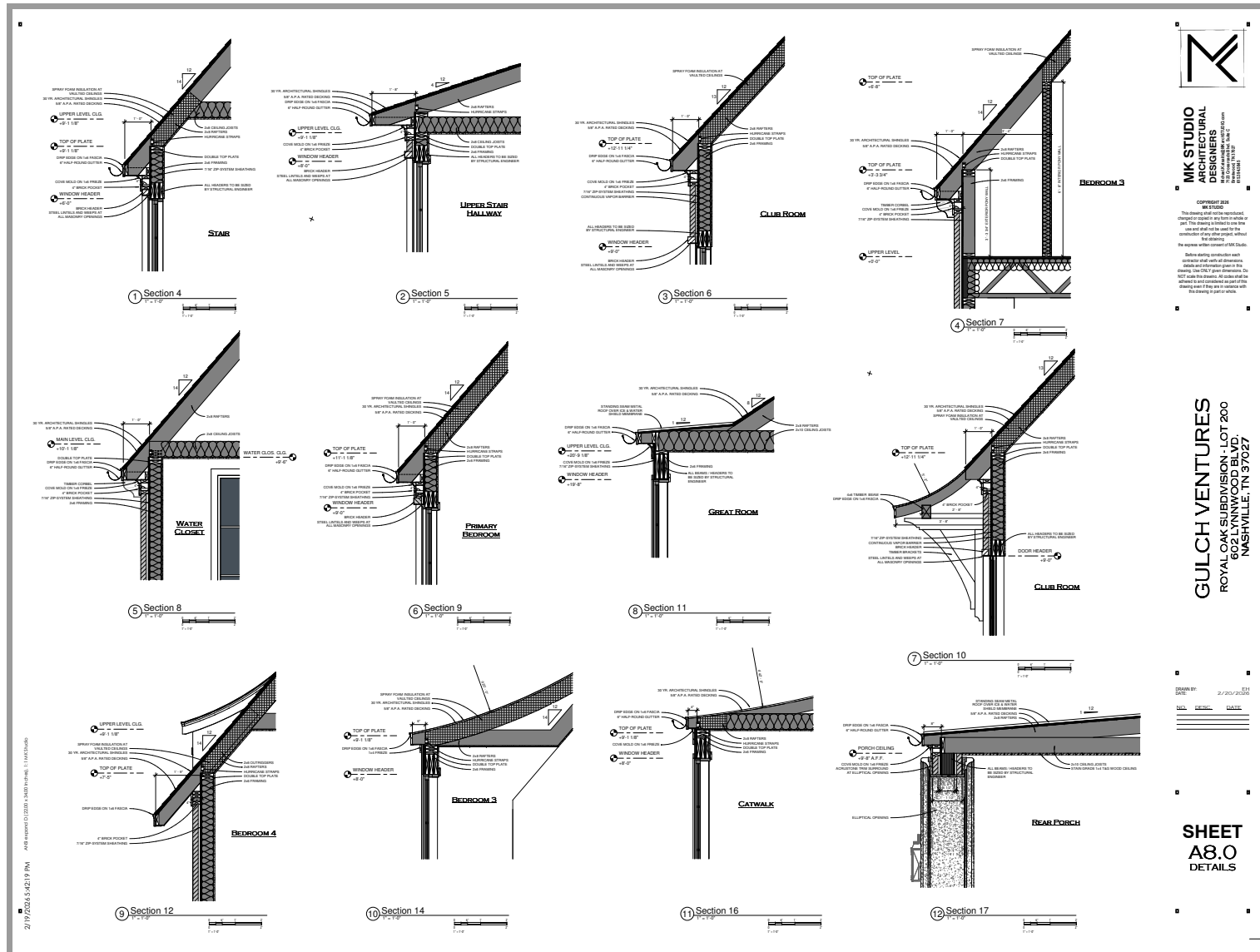
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PLAN

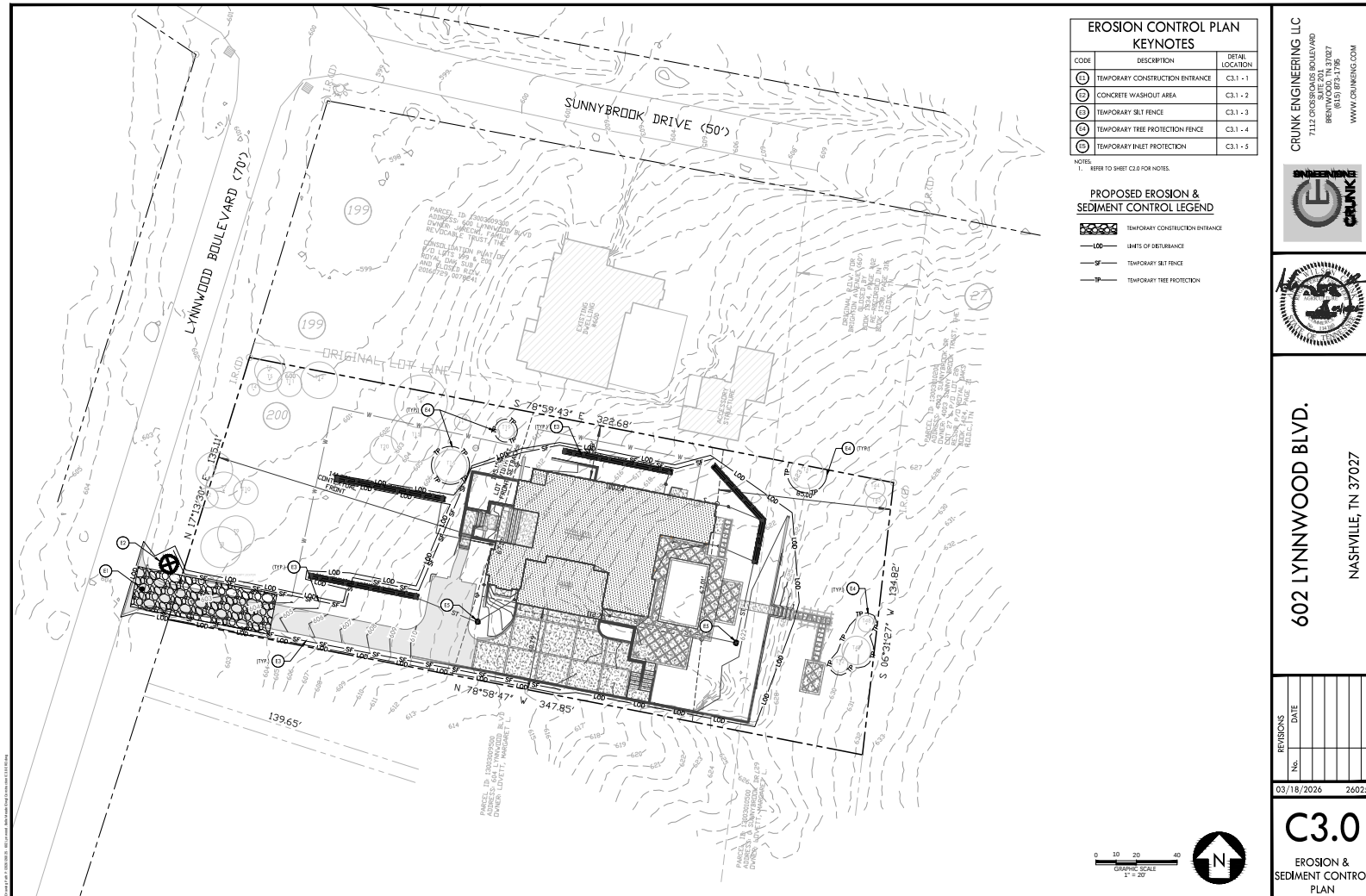


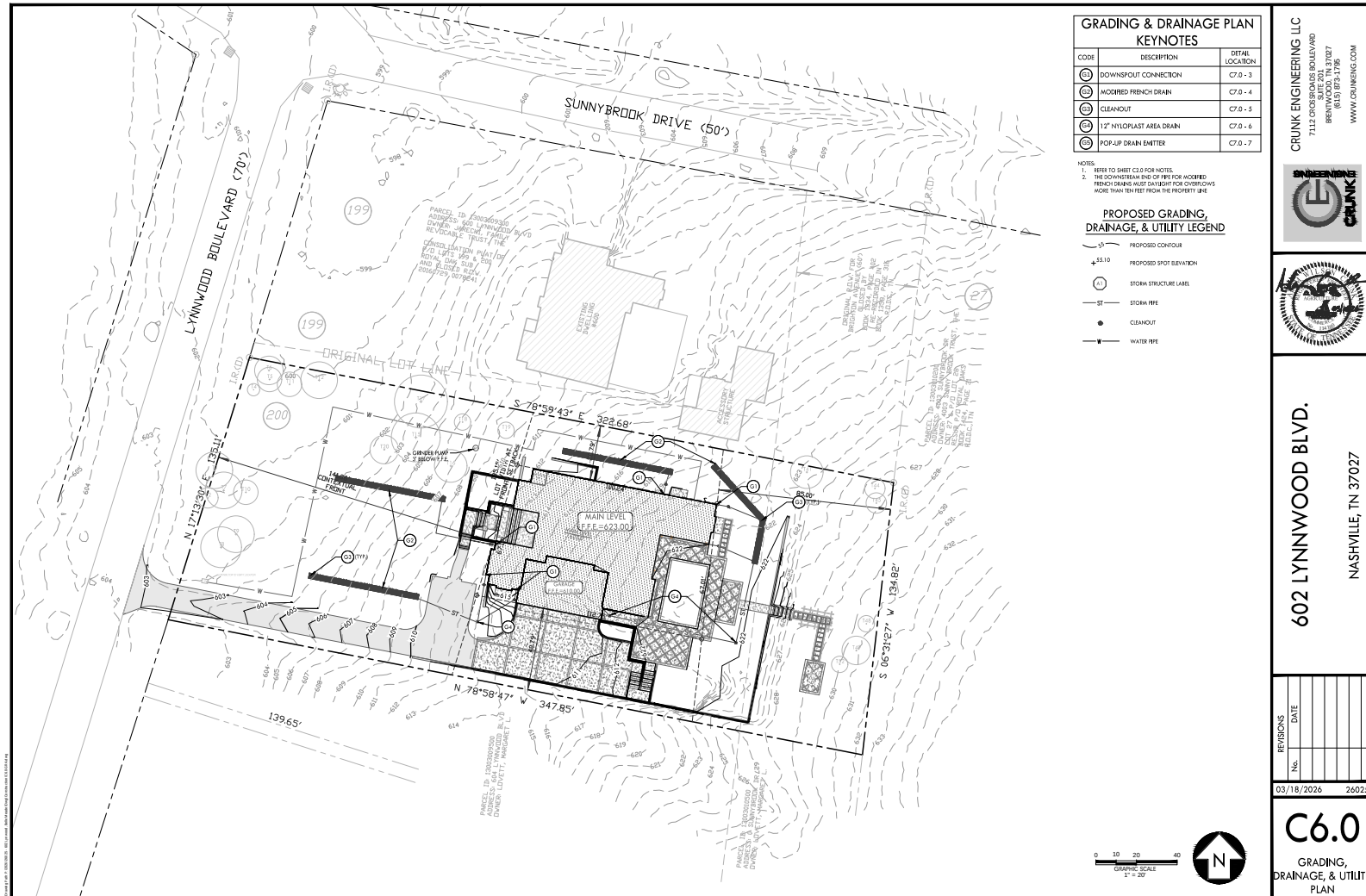








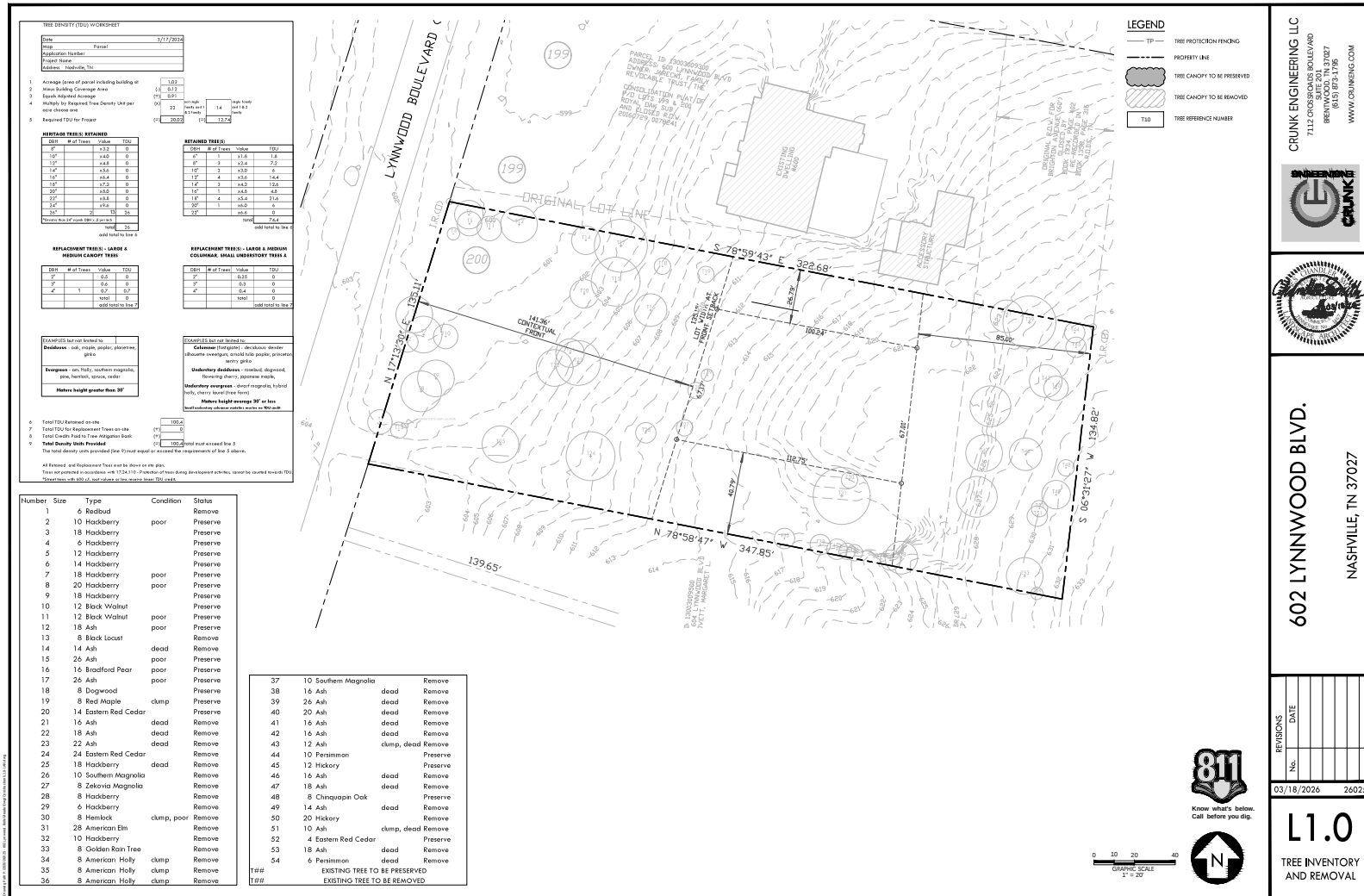


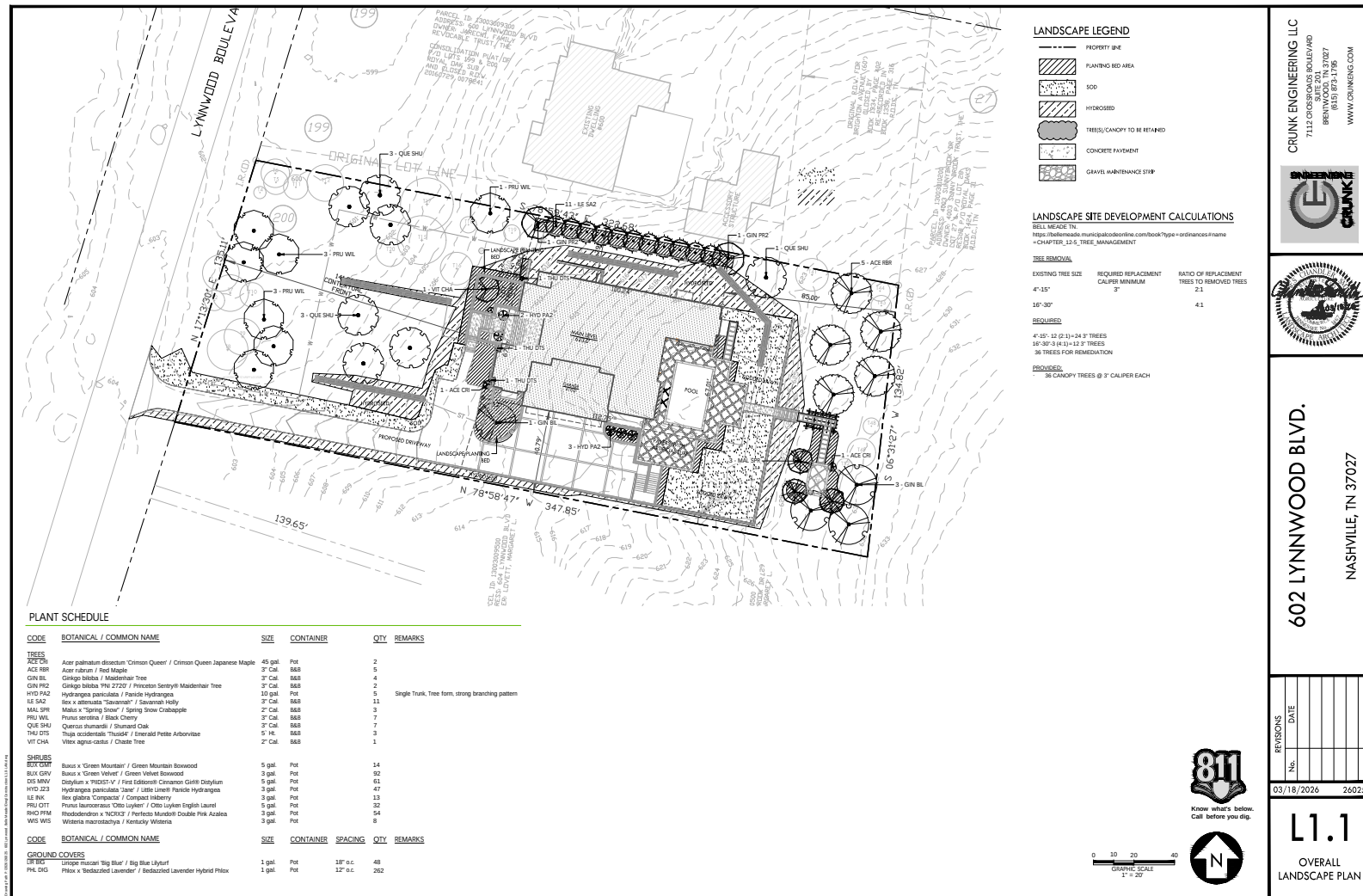


CRUNK ENGINEERING LLC
 7112 CROSSCROSS BOULEVARD
 NASHVILLE, TN 37027
 (615) 873-1796
 WWW.CRUNKENGINE.COM



602 LYNNWOOD BLVD.
 NASHVILLE, TN 37027





AL	SELECT	SECTION
ALB	ALUMINUM	SECT
ALC	ALCOHOL	SEMI
ALD	ALDOL	SEMI
ALF	ALFALFA	SEMI
ALG	ALGAE	SEMI
ALH	ALHAMBRA	SEMI
ALI	ALIBI	SEMI
ALJ	ALJIB	SEMI
ALK	ALKALINE	SEMI
ALL	ALL	SEMI
ALM	ALMA	SEMI
ALN	ALN	SEMI
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ASB	ASB	SEMI
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ASE	ASE	SEMI
ASF	ASF	SEMI
ASG	ASG	SEMI
ASH	ASH	SEMI
ASI	ASI	SEMI
ASJ	ASJ	SEMI
ASK	ASK	SEMI

A black and white architectural line drawing of a house. The house features a gabled roof with a small dormer window. The front facade is dominated by a large, multi-paned bay window. To the left of the bay window is a tall, narrow vertical window. To the right is a smaller, square window. The house is shown from a three-quarter perspective, with a shadow cast to the left. A small, dark, rectangular object, possibly a mailbox or a small garden structure, is visible in the foreground to the left of the house.

This architectural drawing shows a two-story house with a gabled roof. A chimney is located on the right side of the roofline. The front facade features a central entrance with a small balcony above it, flanked by two windows. To the left of the entrance is a large window with a decorative frame. To the right is a smaller window. The house is shown in a perspective view, with a sidewalk leading to the entrance and a fence visible in the background.



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GULCH VENTURES
ROYAL OAK SUBDIVISION - LOT 200
602 LYNNWOOD BLVD.

STRUCTURAL NOTES

[illegible]

ELECTRICAL NOTES

[illegible]

THE PLUMBING C
ENGINEER THE P

1. IT SHALL BE THE SOLE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO DESIGN AND ENGINEER THE H.V.A.C. SYSTEM TO A COMFORT ZONE OF 72 DEGREES HEAT AND COOL.
2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL SYSTEM DATA AND REQUIREMENTS WITH THE EQUIPMENT SUPPLIER AND TO PROVIDE AND SUBMIT ENGINEERED PLANS AND SPECIFICATIONS TO BUILDER/OWNER AND THE BUILDING DEPARTMENT FOR APPROVAL.
3. PROVIDE AND INSTALL ALL EQUIPMENT AND H.V.A.C. SYSTEMS IN STRICT COMPLIANCE WITH ALL CODES, ORDINANCES, AND GOVERNMENT REGULATIONS.
4. ALL PLUMBING AND MECHANICAL VENTS SHALL BE GROUPOED TOGETHER WITHIN THE ATTIC SPACE TO MINIMIZE THE EXPOSURE OF THE VENTS TO THE EXTERIOR. LOCATED ON FRONT ROOF AND SHALL BE LOCATED TO BE VISUALLY "NOT OFFENSIVE" AS POSSIBLE PAN VENTS AND FLUES TO MATCH ROOF COLOR.
5. PROVIDE CIRCULATING ELECTRICITY TO ALL EQUIPMENT (I.E. H.V.A.C., WATER HEATER, RANGES, REF., WASHER, DRYER, ETC.)

- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2012 INTERNATIONAL ELECTRICAL CONSERVATION CODE
- 2017 NATIONAL ELECTRICAL CODE
- BUILDING USE GROUP: R3 RESIDENTIAL ONE AND TWO-FAMILY
- CONSTRUCTION TYPE: VB (WOOD CONSTRUCTION)

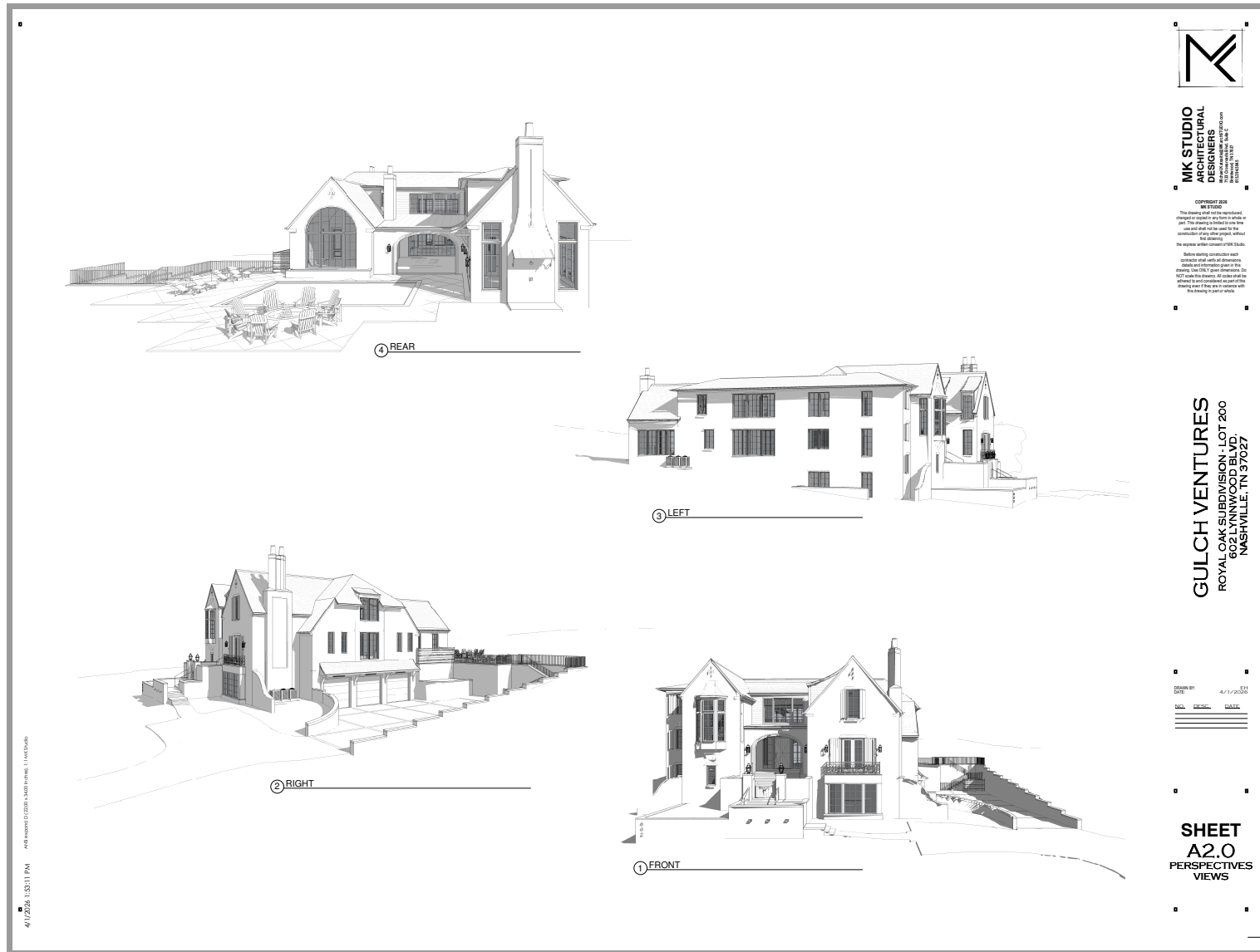
AREA CALCULATIONS	
CONDITIONED	
LOWER LEVEL	2011 SF
MAIN LEVEL	2031 SF
UPPER LEVEL	2324 SF
CONDITIONED	8166 SF
UNCONDITIONED	
THREE CAR GARAGE	993 SF
UNFINISHED CRAWLSPACE	1077 SF
SCREENED PORCH	990 SF
FRONT PORCH	128 SF
UNCONDITIONED	2188 SF
GRAND TOTAL	10351 SF

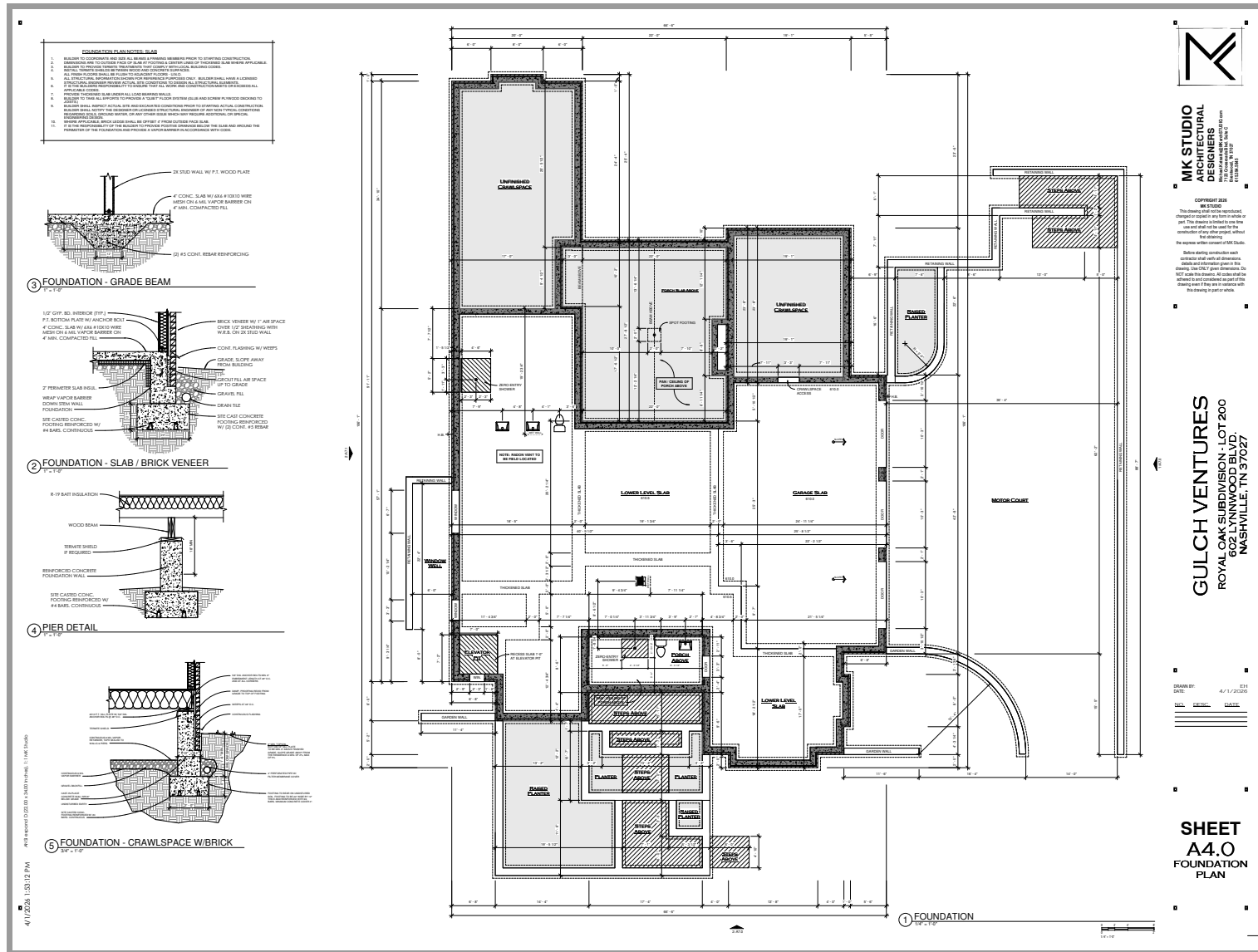
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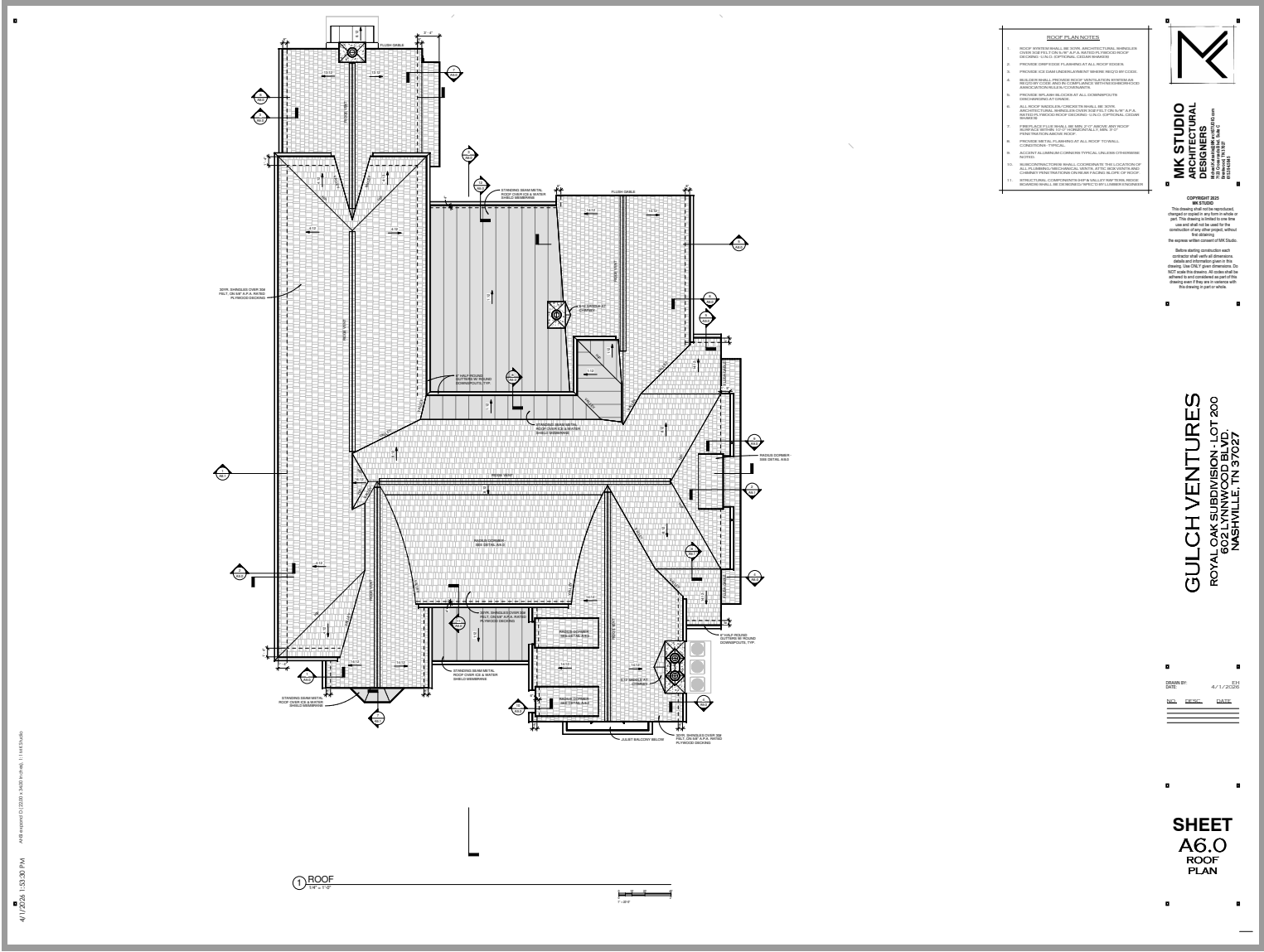
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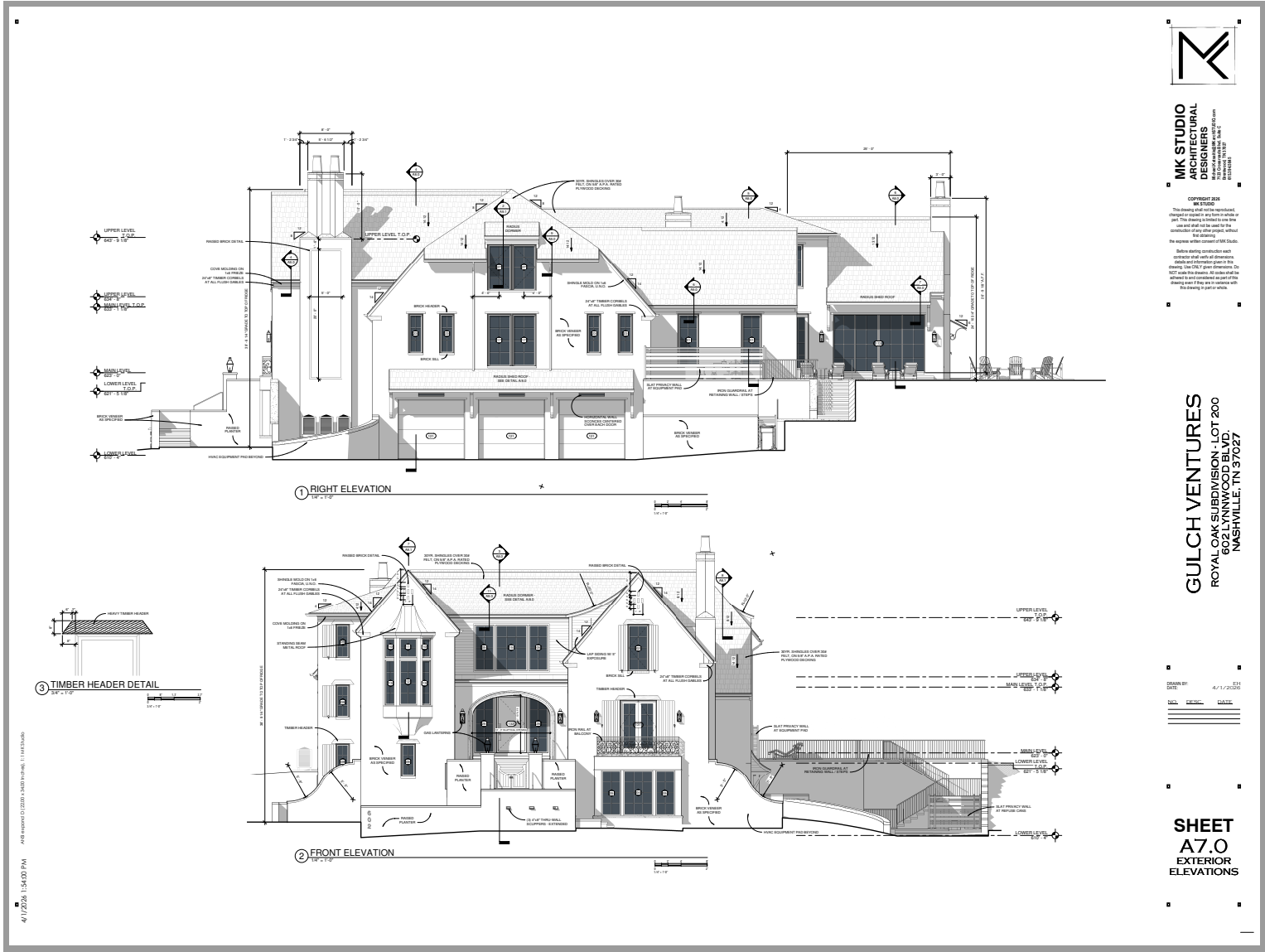


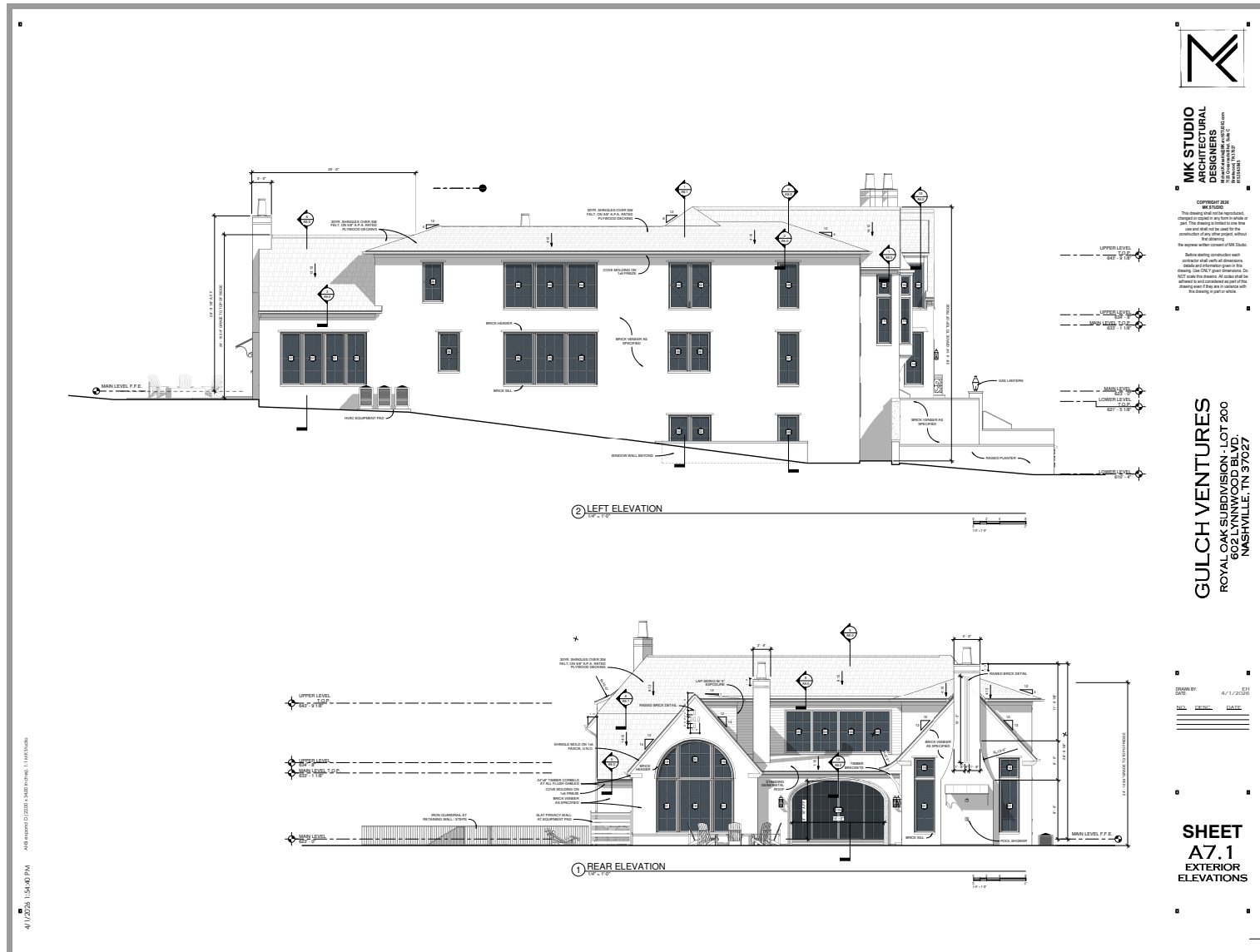


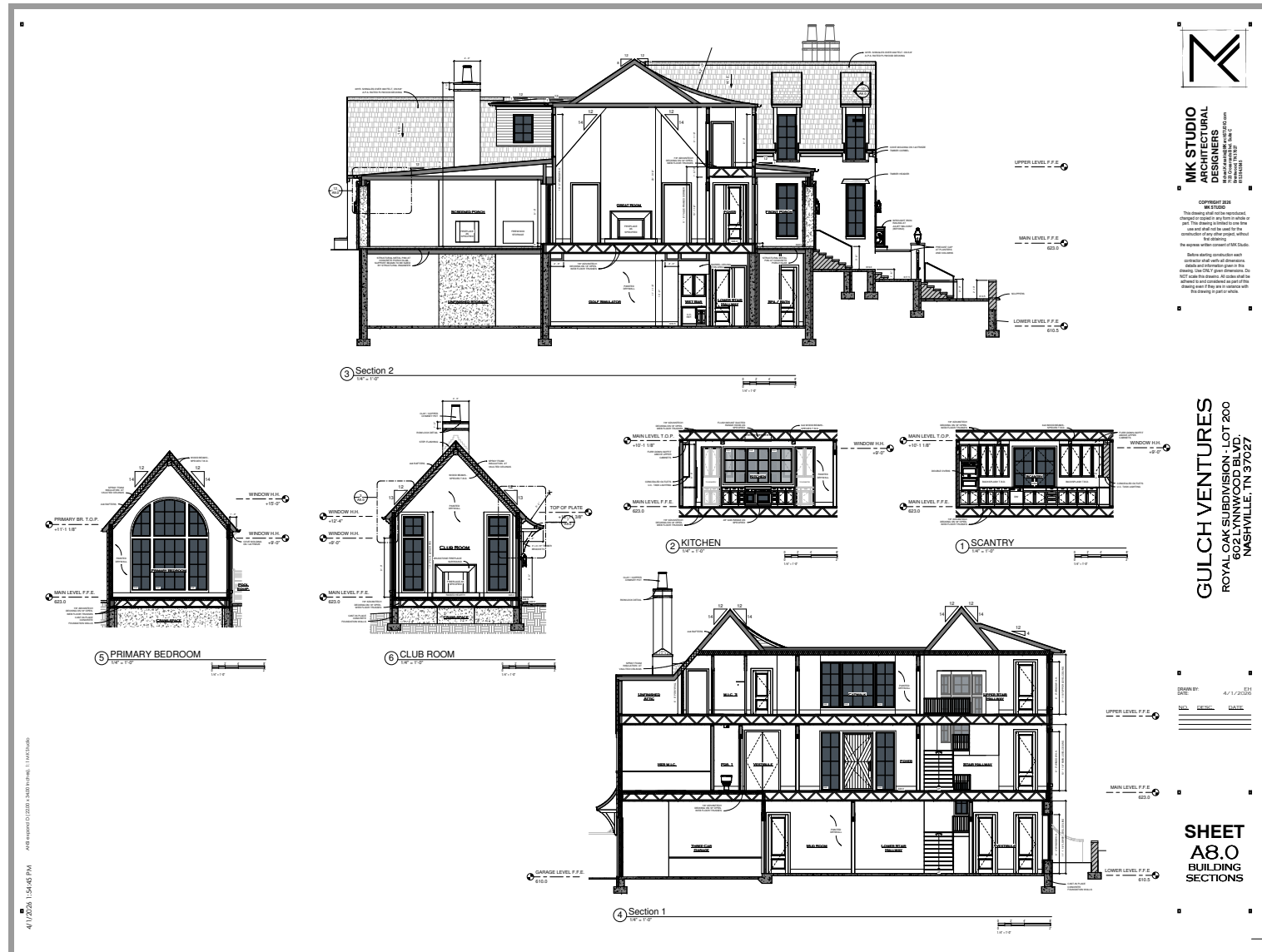


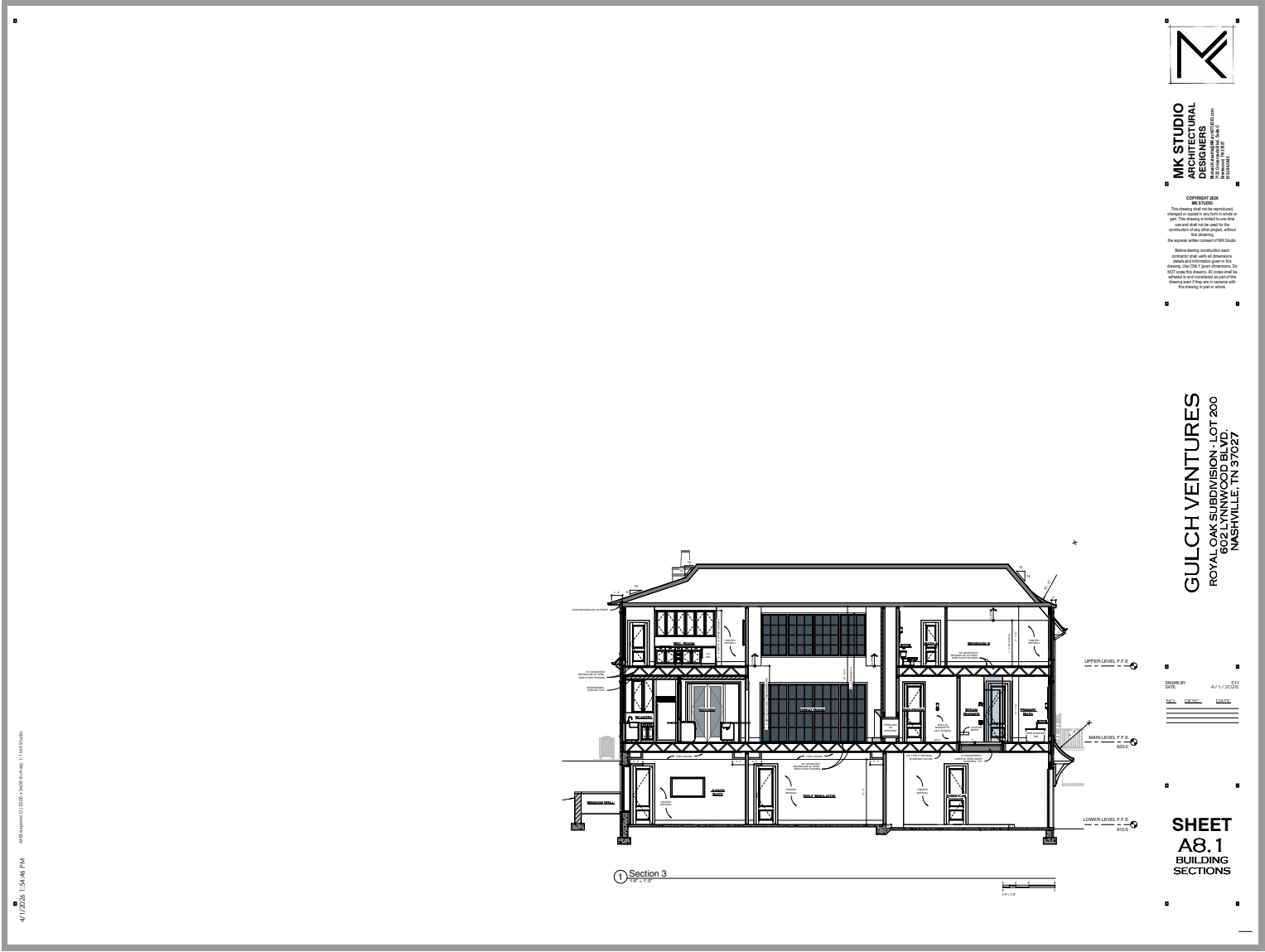




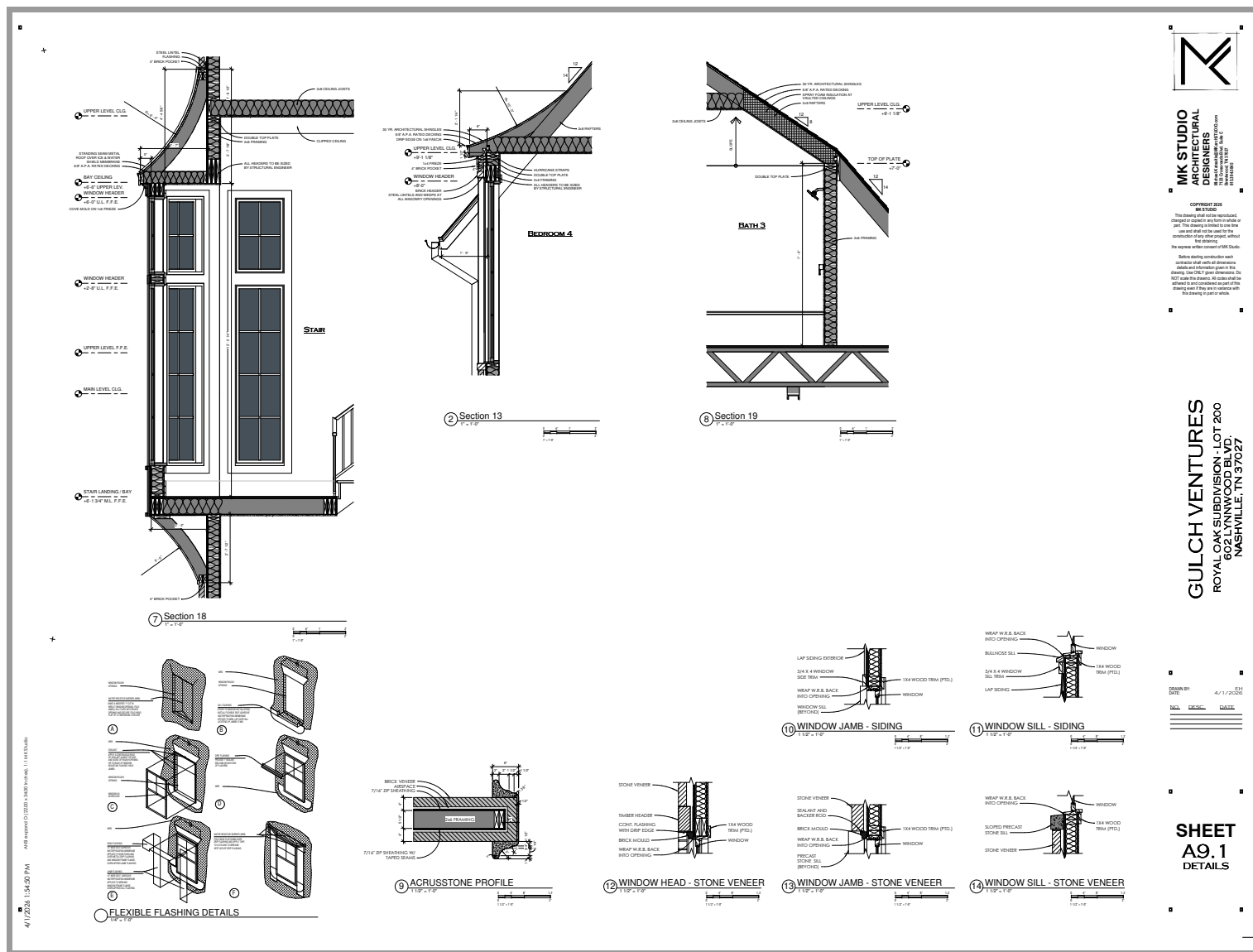


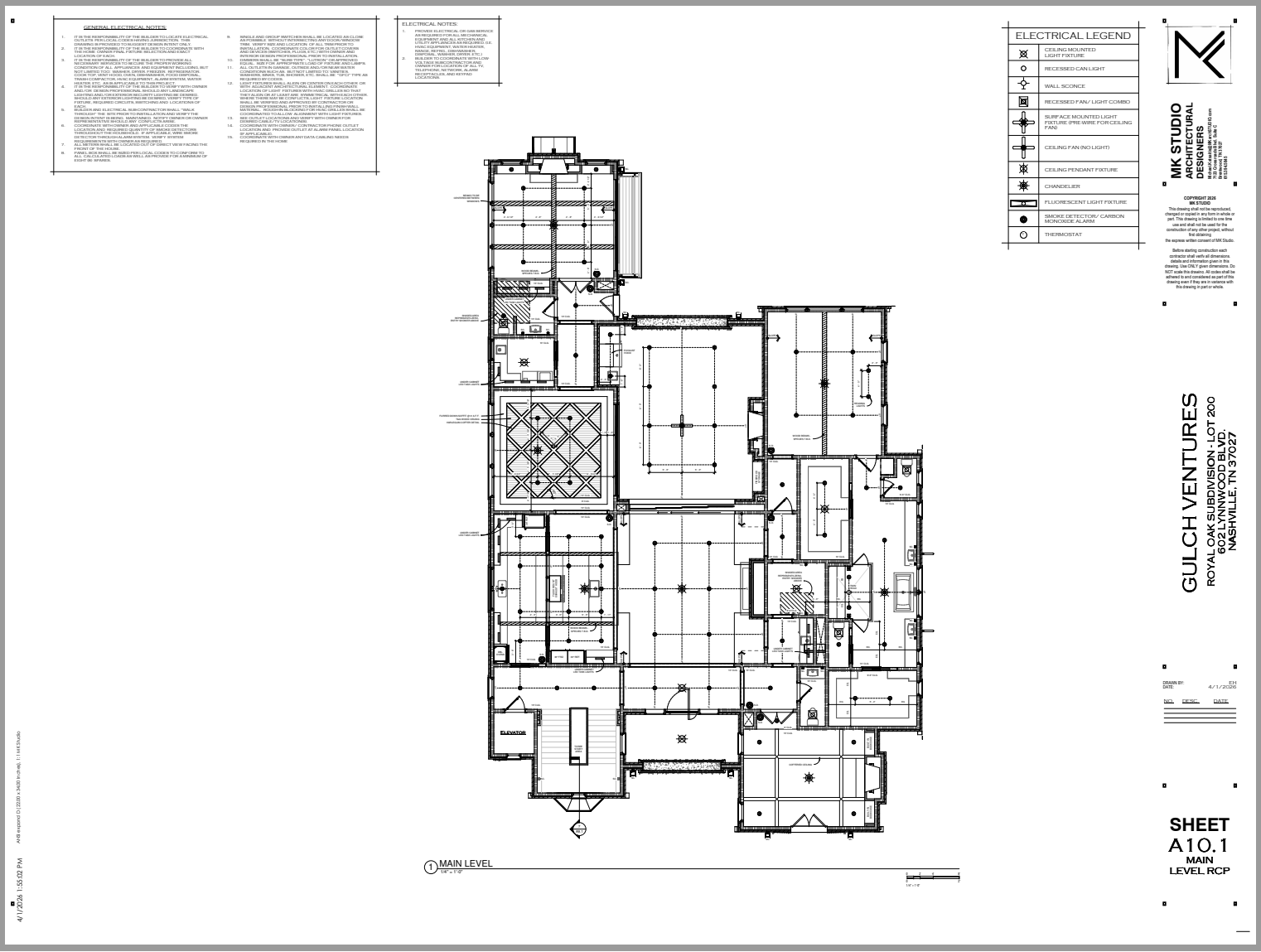


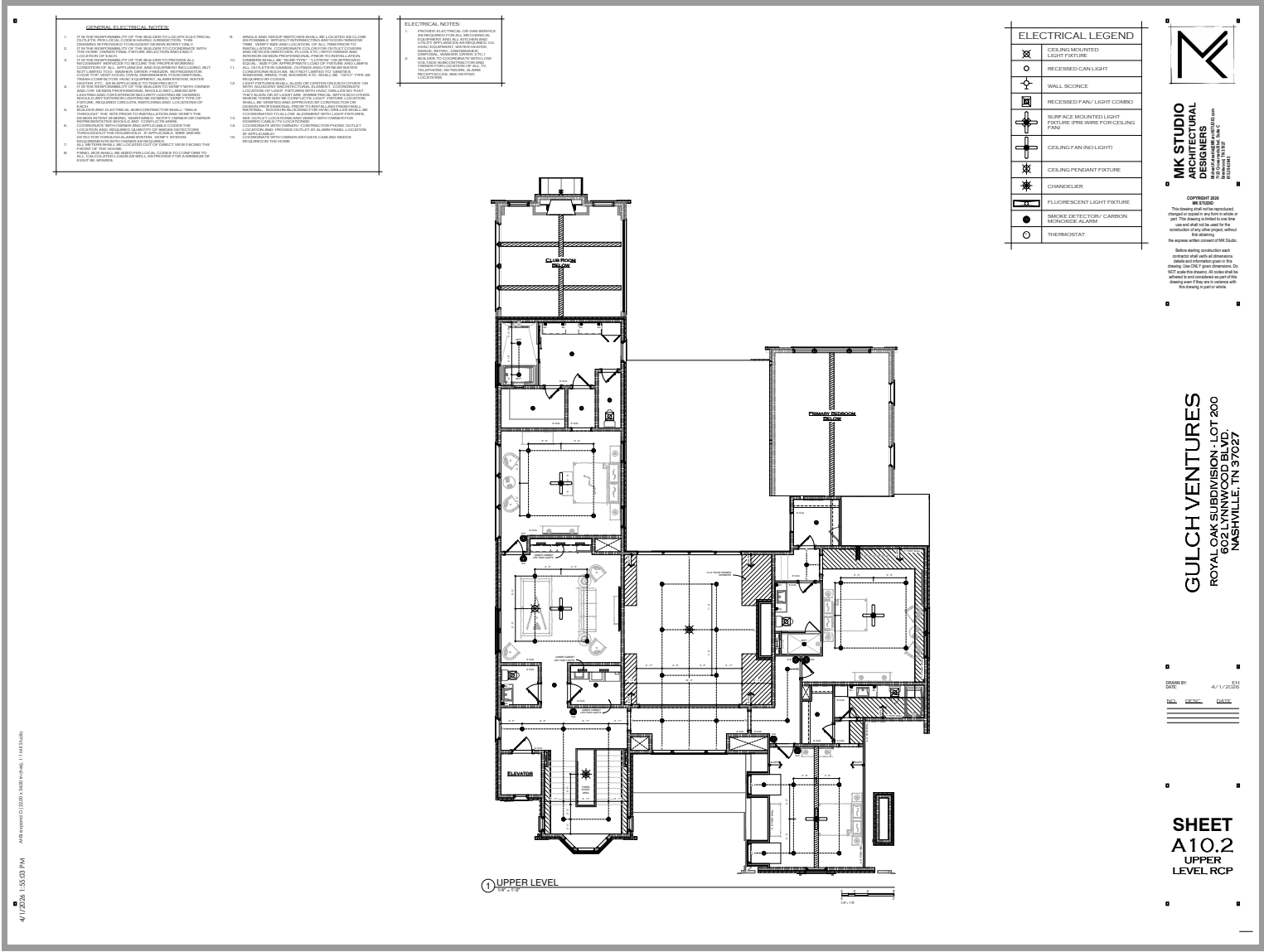












The following attachment is not a PDF, so a link to the native file format is being provided instead:

[Gulch Ventures 602 Lynnwood MK Video.MOV \(LINK\)](#)

Staff Report

Agenda No.: IV.D.

Case No.: A26-21

Staff: Mary Samaniego, Planning Director

Applicant: The Gulch Development Corporation, LLC

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

Location: 602 Lynwood Boulevard

Summary:

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

Planning Considerations:

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

1. The subject property is 1.04 acres (45,302 square feet - SF) and is rectangular with frontage on Lynwood Boulevard.
2. The property topography slopes down from back to front with 30' of total fall in elevation. The proposed residence is three stories in the front and is built into the existing hillside.
3. 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 5,406 square feet and the proposed footprint is 5,003 square feet.
4. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable floor area ratio calculation for the proposed lot is 9,009 square feet. The proposed floor area ratio calculation is 8,445 square feet.
5. The proposed residence has an attached three-car garage.
6. The zoning district is Residence B and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for all applicable standards.
7. The property is not located within the regulated floodplain.
8. Materials list:

New Construction Material List DescriptionWindow Manufacturer: Window Material: Frame Material: Windowsills: Brick, Painted/Natural: Brick/Stone Thickness: Clapboard Material: Clapboard Dimensions/Reveal: Railings, Columns, Pilasters: Chimney Material: Roofing Material: Exterior Doors: Eaves/Cornice: Gutters: Gutter Dimensions: **Staff Recommendations and Findings of Fact:**

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

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

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

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

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

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

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

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

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

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

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

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

Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening,

and be mounted with operable hinges.

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

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

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

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

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

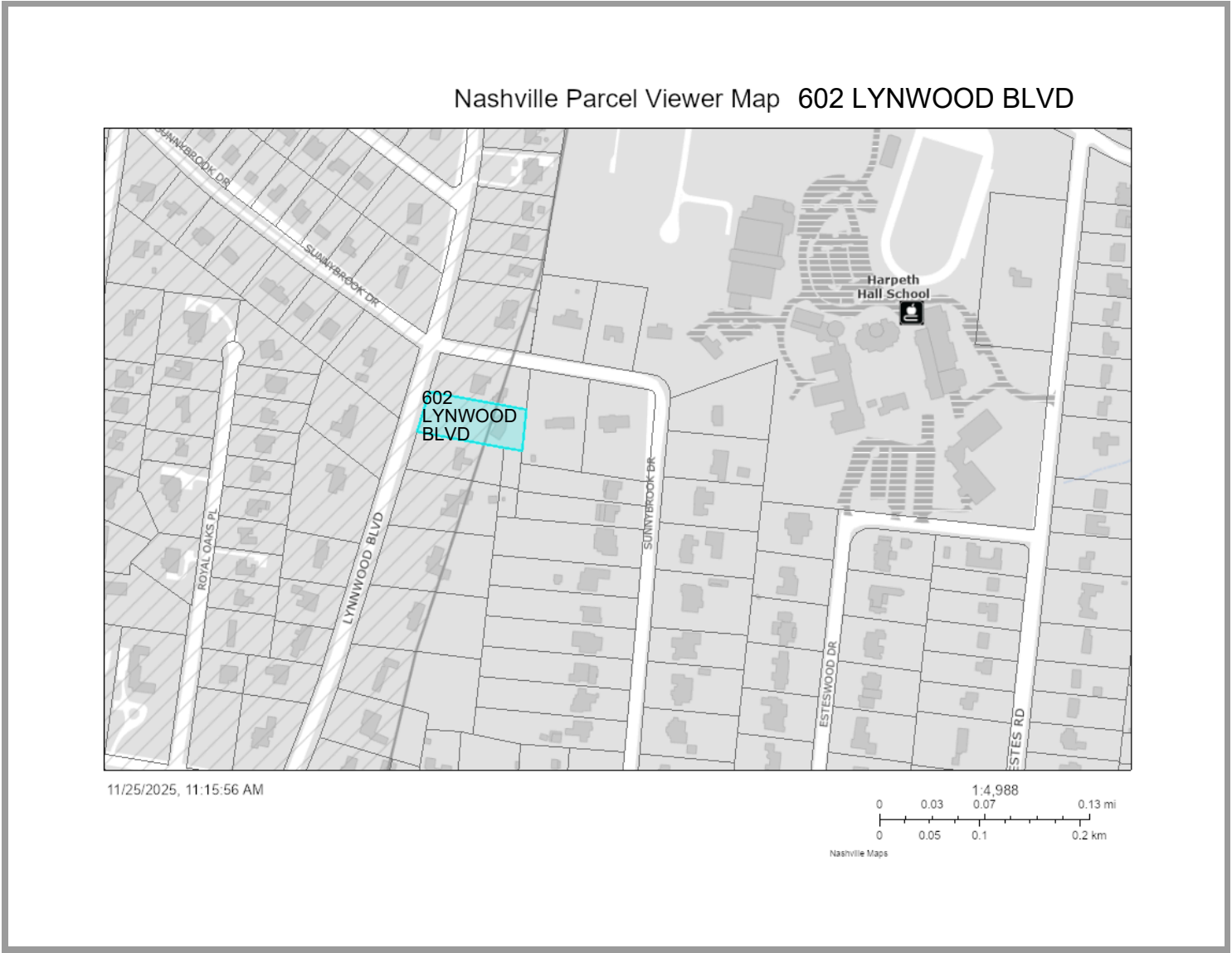
Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.

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

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

Attachment:

1. Location Map



April 13, 2026

HAND DELIVERED AND EMAILED

Mark and Heather Jarecki
600 Lynnwood Blvd
Nashville, TN 37205

Belle Meade Historic Zoning Commission - Bunny Blackburn; Sarah Bartholomew; Mark Harrison; Ray Hayles; Rene Poe; Charlien Rankin

City of Belle Meade - Planning Director - Mary Samaniego

Re: Historic Zoning Commission Meeting - Tuesday, April 14, 2026 to discuss the application for a Certificate of Appropriateness, #A26-21, of the Gulch Development Corporation, LLC, 602 Lynnwood Boulevard, for new construction of a single family residence

To the honorable members of the Belle Meade Historical Zoning Commission and City of Belle Meade Planning Director:

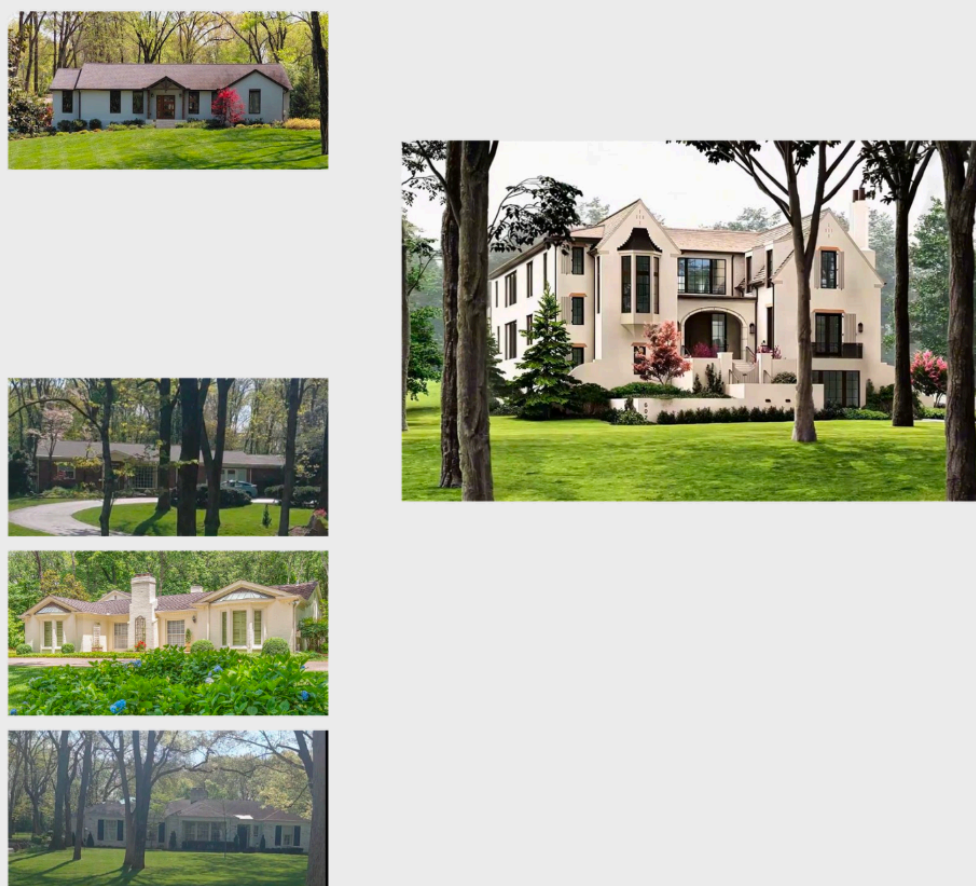
We respectfully ask the members of the Commission to consider the objections brought forth in this letter and the accompanying presentation.

Our objections for the Certification of Appropriateness are as follows:

1. Size and scope of the proposed home at 602 Lynnwood Blvd is disproportionate to the neighborhood. The proposal calls for the construction of an 8500 square foot dwelling. The house is a tall, 3/2 story home, on a relatively narrow parcel of land on the northern side of the 600 block of Lynnwood Blvd. Neighboring homes, 600, 604, 606 and 608 are predominantly single story with square footage ranging from 2334 sq ft to 3805 sq ft, with the average of the four contiguous properties being 3283 sq ft.



2. Height of the proposed home dwarfs neighboring properties, irreversibly changing the unique charm and character of this section of the 600 block of Lynnwood Blvd.



3. The overall size and height of the proposed home significantly compromises the privacy and enjoyment of our property at 600 Lynnwood Blvd.

We purchased our home in 2019 after significant renovations were made to the property by a prior owner. Separately, we embarked on our own renovation of the yard, courtyard and garden area. This included demolition of a secondary house in the rear of the property, construction of a courtyard, outdoor kitchen, and tasteful landscaping features. The result is a private living and entertainment space which has become an integral part of our property.

As the following rendering depicts, the addition of the proposed structure drastically diminishes the privacy of our space, resulting in a sharp reduction of our enjoyment.

Finished Renovation



[Building Proposal Review]

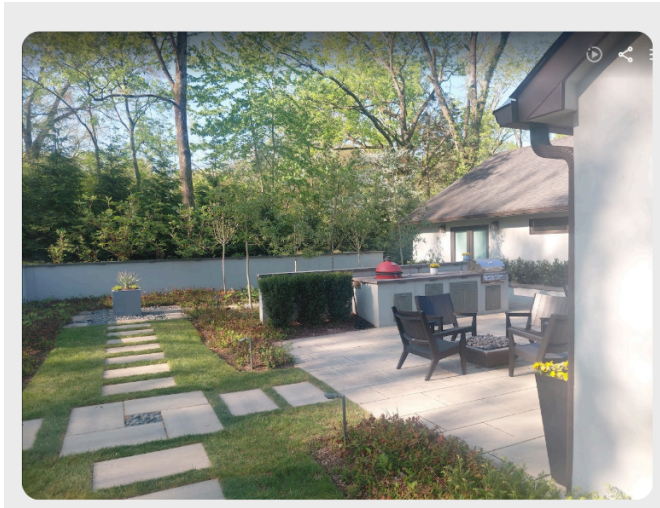


600 Lynnwood Blvd | 2021 Renovation

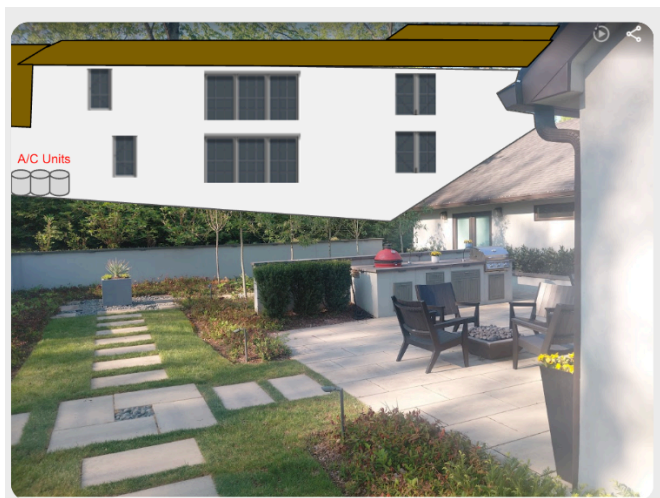
- Created private entertainment space
- Removed 2nd residence
- Extensive landscaping
- Outdoor kitchen



Before proposed residence at 602 Lynnwood

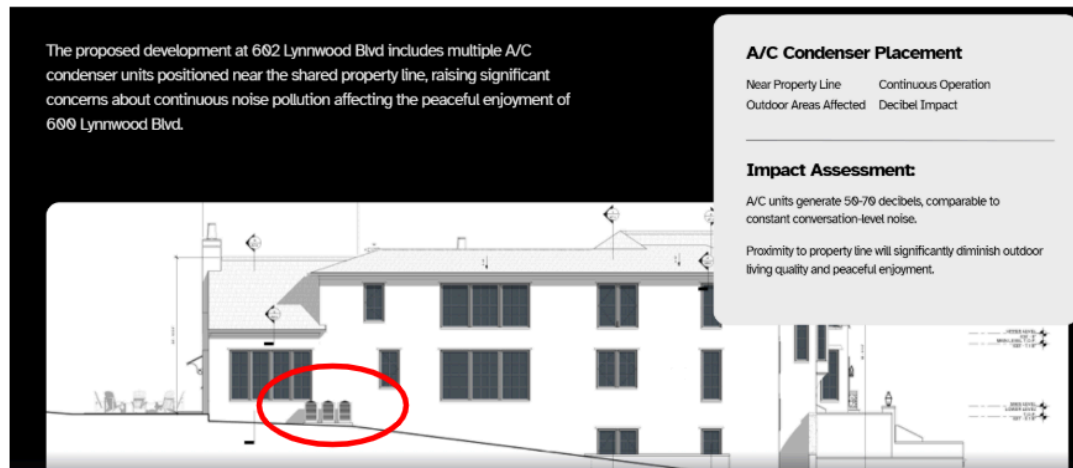


After proposed residence at 602 Lynnwood



4. Noise impact of A/C condensers proposed on the north side of the 602 Lynnwood, in close proximity to the boundary with 600. We expect that these units will be in

continuous use during the cooling season, adversely impacting the enjoyment of our and our guests' outside time.



Proposed remedies:

1. Scale down the project such that the proposed home better fits with the character and scale of the north end of the 600 block.
2. Reduce the height of home such that it does not impose on the privacy and enjoyment of our home and neighboring properties.
3. Move location of A/C compressors to an interior or rear location such that the noise produced cannot be heard from our and neighboring properties.
4. Create and file formal landscaping plans with the HZC which creates a privacy screening in the rear yard from our and neighboring properties.
5. Create realistic rendering of the proposed project with current homes in place at 600 and 604 Lynnwood Blvd. Note that the renderings posted to the Belle Meade City website show neighboring home images which do not reflect reality.



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 14, 2026 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

[Agenda PDF](#) [Packet PDF](#)

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

This is to notify you of a scheduled meeting of the 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.cityofbellemeade.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 March 10, 2026.

III. Unfinished Business - None

IV. New Business

D. The application for a Certificate of Appropriateness, #A26-21, of the Gulch Development Corporation, LLC, 602 Lynwood Boulevard, for new construction of a single family residence.

- APPLICATION.pdf
- 103_602-Lynwood-HZC-Submittal.pdf
- GULCH VENTURES_602 LYNWOOD BLVD_4.1.26.pdf
- Gulch Ventures 602 Lynwood LLC Video.MOV
- STAFF REPORT 602 Lynwood Blvd.pdf

Conclusion:

While we respect the developer's (Gulch Development Corporation) desire to maximize square footage and return on investment, we object to the size, height and mechanical noise that the proposal will impose on the privacy and enjoyment of our property.

Respectfully yours,

Mark and Heather Jarecki

Electronic attachment: <https://canva.link/m0sixlvbdnvcui>



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: Owners: Nikki and Chris Turitto, Erin Cypress acting as Owner's Representative

ADDRESS: 510 Lynnwood Blvd, Nashville, TN 37205

EMAIL: Owner email: cturitto@havenrc.com, Architect email: erin.g.cypress@gmail.com

PHONE NUMBER: Owner phone: 917-886-3268, Architect phone: 214-676-2042

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

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 510 Lynnwood Blvd, Nashville, TN 37205

AGE/YEAR OF STRUCTURE: _____ 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):

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

DEFINED ARCHITECTURAL STYLE: Colonial Revival

DESCRIBE PROPOSED WORK: We are proposing a colonial revival style home for the new residence
located at 510 Lynnwood Blvd. The design consists of a centerhall, two story brick home with
design elements and details consistent with colonial revival style homes. The home will also have
a one story breakfast space on the side of the home, a two car garage at the rear and a covered rear
porch.

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	3,107.52 SF	0	3,590 SF	3,590 SF	(19 percentage points over allowable) 15.51%
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	3,826.60 SF	0	3,825 SF	3,825 SF	0%
FRONT YARD AREA					
TOTAL DRIVEWAY AREA	3,107 SF	4,658 SF	3,567 SF	3,567	(18 percentage points over allowable) 14.8%
DRIVEWAY IN FRONT YARD AREA	3,109 SF	1,479 SF	2,030 SF	2,030 SF	0%
HARDSCAPE AREA	2,071 SF	1,760 SF	395 SF		0%
POOL AREA	N/A	N/A	N/A	N/A	N/A
* F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =					

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

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

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

The existing residence has been approved by HZC for demolition. The existing ceiling height is 8'-0".

The existing residence has some minor wood decay on some of the exterior trim. There is presently roof damage where the house sustained a tree fall during the ice storm.

Historical Significance

The house was constructed in 1949, and is a white brick house with an asphalt shingle roof.

The existing windows are wood.

Is the property habitable?

Yes.

Give a compelling reason for demolition of property

The existing residence has been approved by HZC for demolition.

Describe the proposed reuse of existing materials, if any? Not applicable.

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

Marvin windows

Window Material:

Clad exterior, wood interior

Frame Material:

Wood frame

Windowsills:

Clad exterior sills with brick below

Brick, Painted/Natural:

Brick to be painted in Benjamin Moore OC-45 Swiss Coffee

Brick/Stone Thickness:

Brick --3-1/2" thick

Clapboard Material:

cedar siding with a 5" reveal, painted in Benjamin Moore OC-45 Swiss Coffee

Clapboard Dimensions/Reveal:

cedar siding with a 5" reveal, lap detail at roof gable ends
cedar siding with a 4" reveal, butt jointed at dormers

Railings, Columns, Pilasters:

Columns and Pilasters to be wood, painted railings to be iron

Chimney Material:

brick chimney with cut limestone shoulder detail and cut limestone chimney cap

Roofing Material:

asphalt shingle roof

Exterior Doors:

Wood and glass, to be painted

Eaves/Cornice:

wood, to be painted

Gutters:

white aluminum, 6" half round

Gutter Dimensions:

6" half round

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: 3/20/2026

DESCRIPTION

for

510 LYNWOOD BLVD

- **Zoning Designation:** Residence "B"
- **Lot size:** 25,896 or 0.594 acres, (lots are supposed to be 40,000 SF in Residence B)
- **Lot width:** 100' -7-5/8" wide, (lots are supposed to be 125' wide in Residence B)
- **510 Lynnwood Blvd** is an existing residence built in 1949. The existing house has been approved for demolition by the HZC.
- **The proposed residence** is to be colonial revival



HISTORIC APPLICATION
510 LYNWOOD BLVD. EXISTING IMAGES

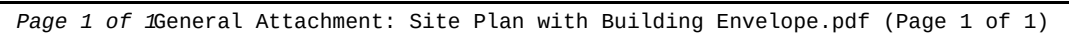


HISTORIC APPLICATION
510 LYNWOOD BLVD. INSPIRATION IMAGES

INSPIRATION HIGHLIGHTS:

- Accentuated front door, extended forward and supported by slender columns to form entry porch
- doors commonly have sidelights
- facade normally shows symmetrically balanced windows and center door
- windows with double hung sashes, usually with multi-pane glazing in one of both sashes
- one-story side wings either open or enclosed, usually with a flat roof
- side gabled roof on a two story rectangular block
- cornice with dentils







A NEW HOME
for
THE TURITTO FAMILY

SIDE ELEVATION
scale: 1/4" = 1'-0"



A NEW HOME
for
THE TURITTO FAMILY
REAR ELEVATION
scale: 1/4" = 1'-0"



A NEW HOME
for
THE TURITTO FAMILY

FRONT ELEVATION
scale: 1/4" = 1'-0"



A NEW HOME
for
THE TURITTO FAMILY

SIDE ELEVATION
scale: 1/4" = 1'-0"



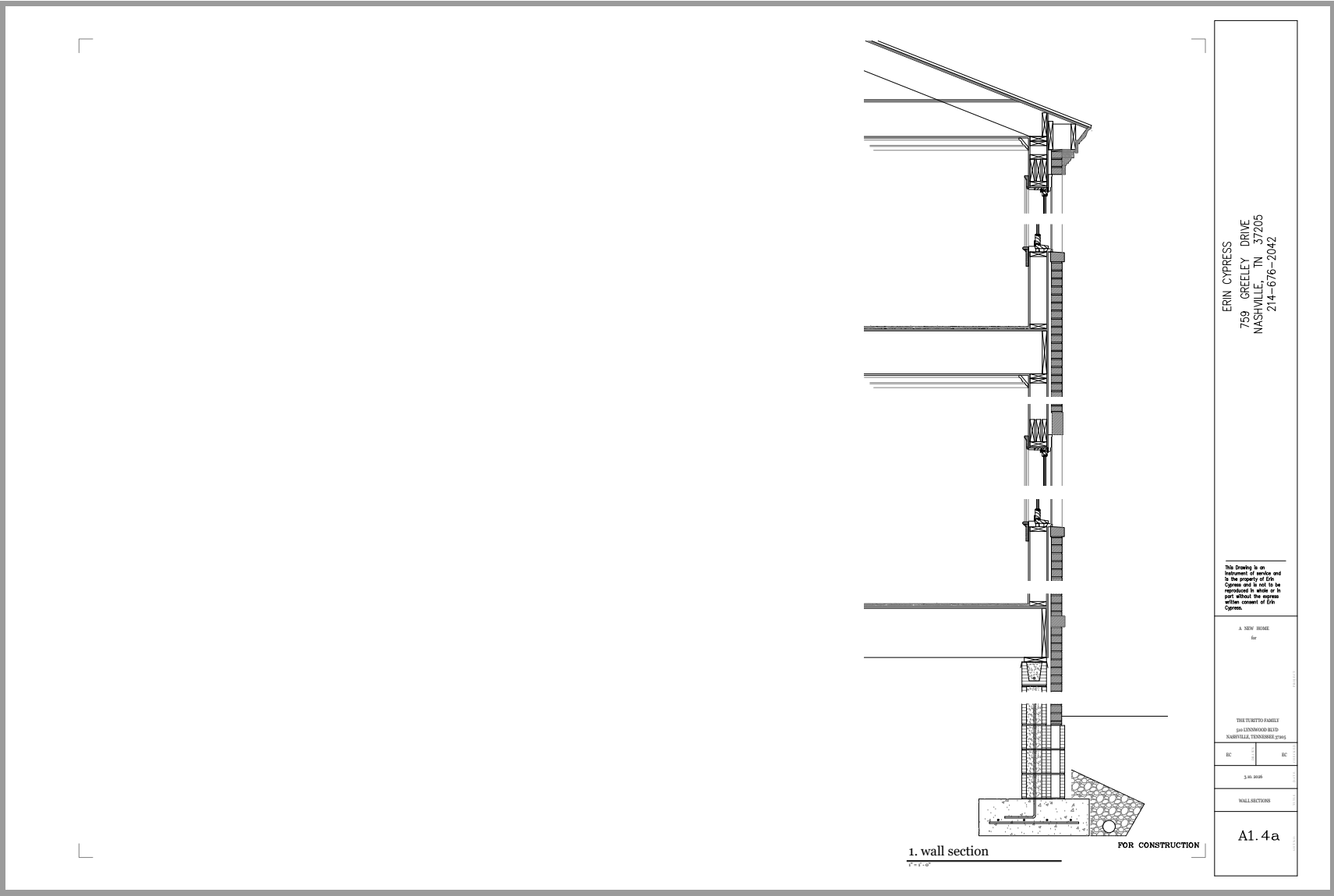
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SIDE ELEVATION
scale: 1/4" = 1'-0"



Staff Report

Agenda No.: IV.E.

Case No.: A26-23

Staff: Mary Samaniego, Planning Director

Applicant: The Turitto family

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

Location: 510 Lynwood Boulevard

Summary:

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

Planning Considerations:

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

1. The subject property is 0.59 acres (25,896 square feet).
2. The lot is rectangular in shape and similar to surrounding properties and does not have steep slopes.
3. A portion of the front yard contains a small brook but is not within the regulatory FEMA floodplain.
4. The project received the following variances by the Board of Zoning Appeals in February 2026:
 - a. Per Section 14-203 Table 1 footnote 3, the required front yard setbacks from the edge of pavement on Lynwood Boulevard is 161'. The proposed front porch of the residence is 157' from edge of pavement.
 - 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 north property line is 30' and from the south property line is 20'. The proposed residence is 27' from the north property line.
 - c. The required rear yard setback in the Residence B zoning district is 60' and the applicant is proposing the residence 37' from the rear property line.

- d. Per Section 14-203 Table 1, the Residence B zoning district requires a rear yard setback of 85' from the rear property for those parts of any building which are in excess of twenty-five feet (25') in height. The proposed setback for the second story residence at a height of 35' in the rear is 37' from the rear property line (a 56' encroachment).
- e. 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 3,107 square feet. The proposed residence has a building footprint of 3,590 square feet (483 square feet over the maximum allowable).
- f. 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 3,107 square feet. The proposed driveway is 3,567 square feet (460 square feet over allowable).
5. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable gross floor area calculation for the proposed lot is 5,826 square feet. The proposed gross floor area calculation is 5,825 square feet.
6. The proposed residence has an attached two-car garage.
7. The zoning district is Residence B and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for all other applicable standards.
8. The property is not located within the regulated floodplain.
9. Materials list:

Window Manufacturer:

Marvin windows

Window Material:

Clad exterior, wood interior

Frame Material:

Wood frame

Windowsills:

Clad exterior sills with brick below

Brick, Painted/Natural:

Brick to be painted in Benjamin Moore OC-45 Swiss Coffee

Brick/Stone Thickness:

Brick --3-1/2" thick

Clapboard Material:

cedar siding with a 5" reveal, painted in Benjamin Moore OC-45 Swiss Coffee

Clapboard Dimensions/Reveal:cedar siding with a 5" reveal, lap detail at roof gable ends
cedar siding with a 4" reveal, butt jointed at dormersRailings, Columns, Pilasters:Columns and Pilasters to be wood, painted
railings to be ironChimney Material:brick chimney with cut limestone shoulder detail
and cut limestone chimney capRoofing Material:

asphalt shingle roof

Exterior Doors:

Wood and glass, to be painted

Eaves/Cornice:

wood, to be painted

Gutters:

white aluminum, 6" half round

Gutter Dimensions:

6" half round

Staff Recommendations and Findings of Fact:

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

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

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

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

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

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

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

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

stucco over masonry are appropriate materials for new construction.

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

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

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

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

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

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

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

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

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

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

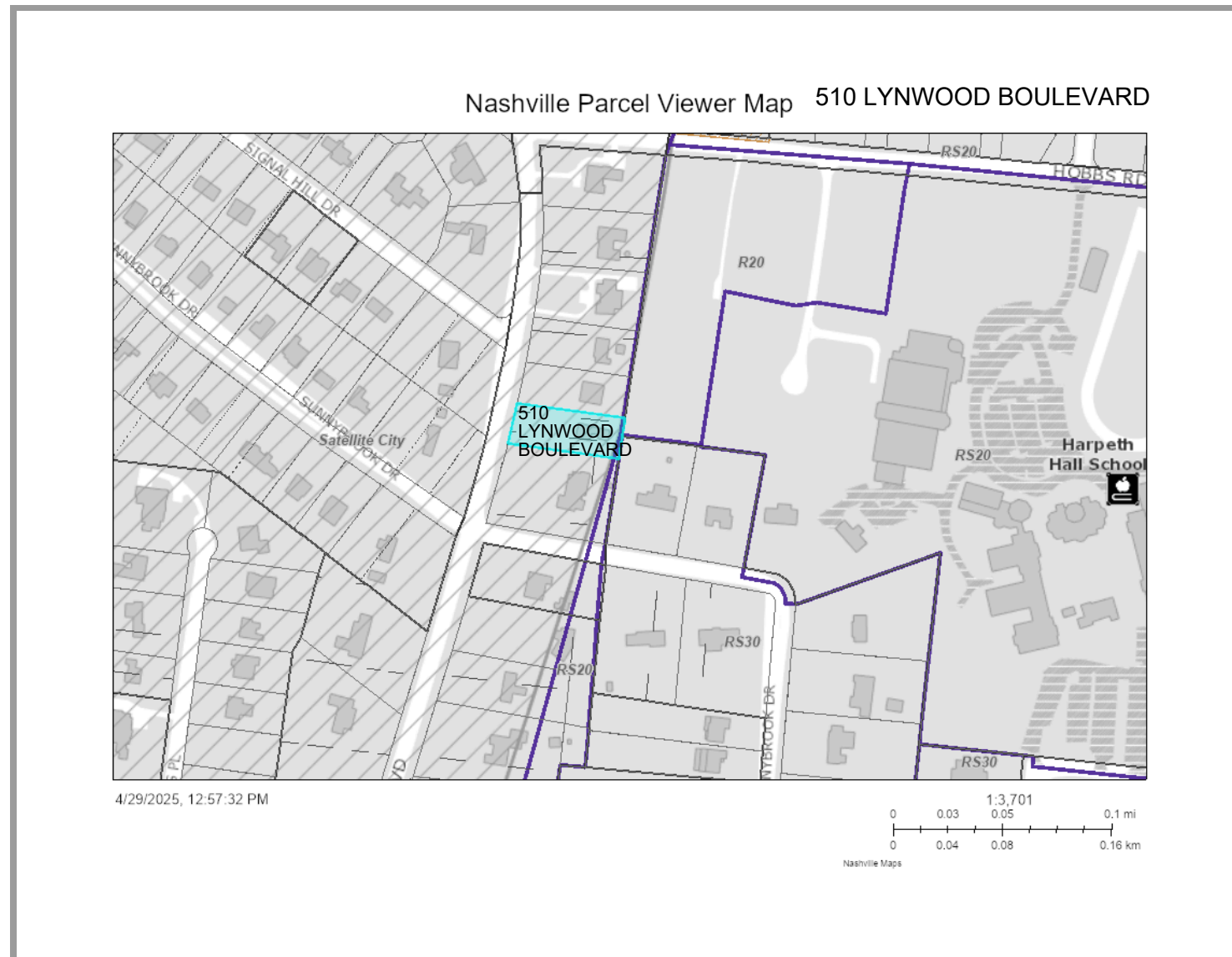
Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.

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

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

Attachment:

1. Location Map



From: [Ed Freeman](#)
To: [Mary Samaniego](#)
Subject: 510 Lynwood Blvd Turitto
Date: Friday, April 3, 2026 9:05:30 AM

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

I looked over the elevations and other material provided on the website.

Looks like a nice improvement to our neighborhood.

No objections from me.

Ed Freeman

503 Lynwood Blvd

J. Edmond Freeman, Jr.
Managing Partner



615-383-3111 office
615-397-6981 cell