



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
MAY 12, 2026, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
MAY 12, 2026, 03:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

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

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

I. Call to Order

II. Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held April 14, 2026.

Attachment: [HZC Minutes April 14 2026.pdf](#)

III. Unfinished Business

A. 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](#)
Attachment: [165 Historic-Resubmission 510-Lynwood-Blvd.pdf](#)

IV. New Business

A. The application for a Certificate of Appropriateness, #A26-26, of the Garrett family, 106 Belle Meade Boulevard, for demolition of a single family residence.

Attachment: [City of Belle Meade -Application _online portal 4.16.2026.pdf](#)
Attachment: [168 106-Belle-Meade- -Neighboring-Property-108.pdf](#)
Attachment: [168 106-Belle-Meade- -Neighboring-Property-4715-Harding.pdf](#)
Attachment: [168 106-Belle-Meade- -Property-Photos -Exterior.pdf](#)
Attachment: [168 106-Belle-Meade- -Property-Photos -Interior.pdf](#)
Attachment: [168 Description-of-Property-Conditions-.pdf](#)
Attachment: [168 Site-Plan.pdf](#)
Attachment: [STAFF REPORT 106 Belle Meade Blvd.pdf](#)

V. Other Public Comment

VI.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, June 9, 2026 at Belle Meade City Hall.



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

Call to Order

Chairman Bunny Blackburn called the meeting to order at 4:00 p.m.

Board Members Present

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

Board Members Not Present

Rene Poe
Sarah Bartholomew
Keith Meacham

City Staff Present

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

Approval of Minutes

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

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

Unfinished Business - None

New Business

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

Ben Chandler, architect Chandler Design Studio, reviewed the plans as submitted for the addition to the rear of the home.

Questions from the board followed the presentation, which were answered by Chandler.

Public Comment Opened

No Public Comment

Public Comment Closed

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

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

Robert Ransom, contractor for the project, reviewed the plans as submitted for the addition to the home.

A brief period of comments and questions followed the presentation. Questions were addressed by Ransom.

Public Comment Opened

No Public Comment

Public Comment Closed

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

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.

Jeremiah Pierce, general contractor with Leverick Homes, reviewed the plans as submitted, noting that everything would be matched to what already exists.

Comments and questions from the board followed the presentation and were addressed by Pierce.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Hayles Second: Harrison

Chairman Blackburn stated for the record that the shutters be the proper size for windows if he is going to use shutters, adding it sounds like he is going to take the shutters off.

Vote: All aye

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.

Michael Katsaitis, MK Design Studio, reviewed the plans as submitted for the new build.

Comments and questions from the board followed the presentation, which were

addressed by Katsaitis.

Public Comment Opened

Mark Jarecki, 600 Lynwood Boulevard, spoke in opposition to the project.

Comments and questions about the project from the board were answered by Planning Director Mary Samaniego.

Jim Fuller, 604 Lynwood Boulevard, spoke in favor of the project.

Public Comment Closed

Motion to deny: Hayles Second: Rankin

A board discussion followed.

Vote: All aye

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

Erin Cypress, project architect, reviewed the plans as submitted, highlighting components of the project providing paint color and shingle samples for the board.

Questions and comments from the board followed the presentation, which were addressed by Cypress.

Public Comment Opened

No Public Comment

Public Comment Closed

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

Other Public Comment - None

The meeting adjourned at 4:01 p.m.

Chairman Bunny Blackburn

City Recorder Rusty Terry



CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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

PROPERTY OWNER or APPLICANT

NAME: 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

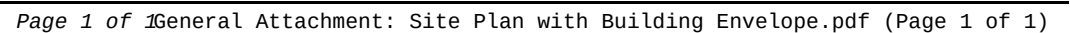


HISTORIC APPLICATION
510 LYNWOOD BLVD. INSPIRATION IMAGES

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"



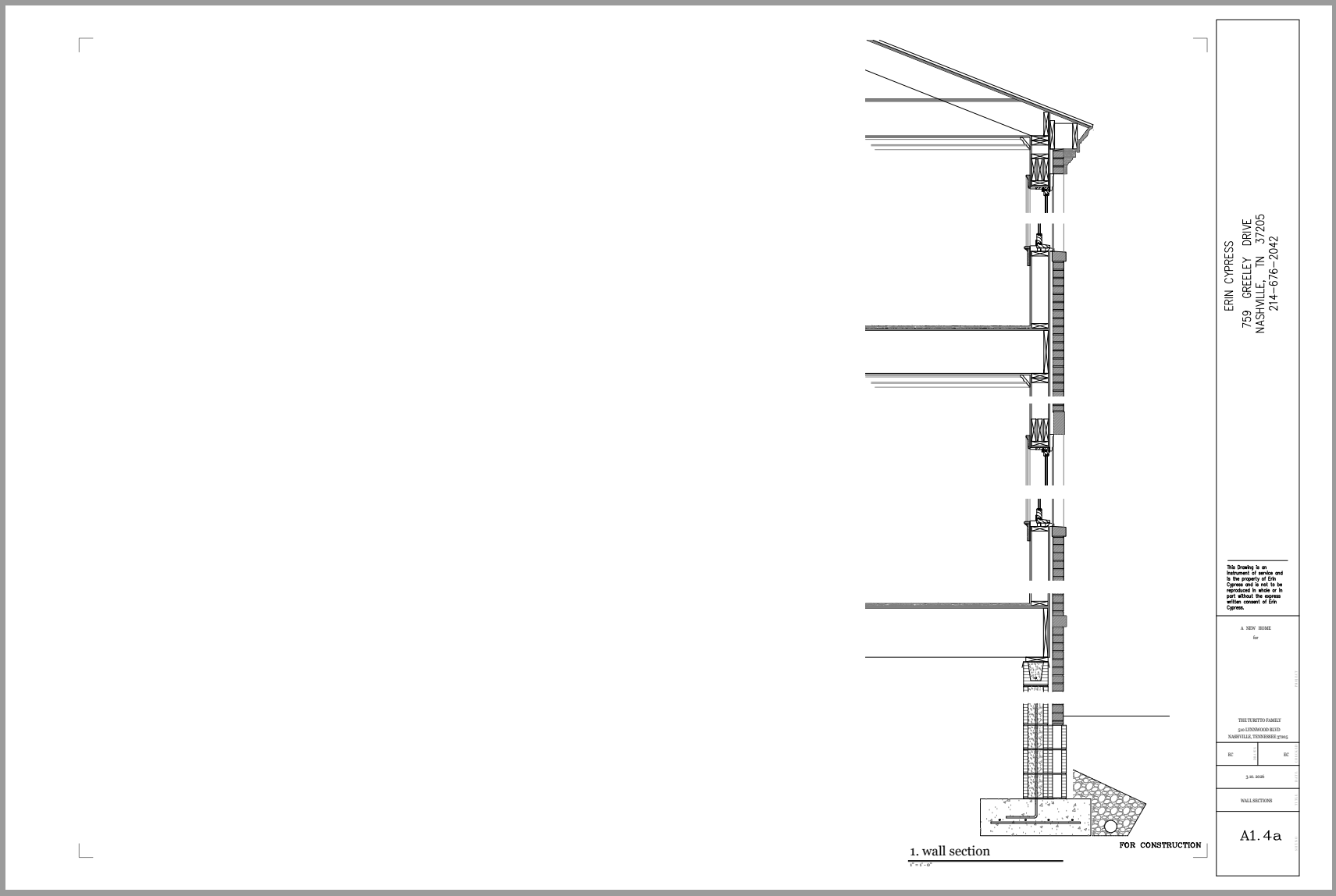
A NEW HOME
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REAR ELEVATION
scale: 1/4" = 1'-0"



A NEW HOME
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THE TURITTO FAMILY

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.

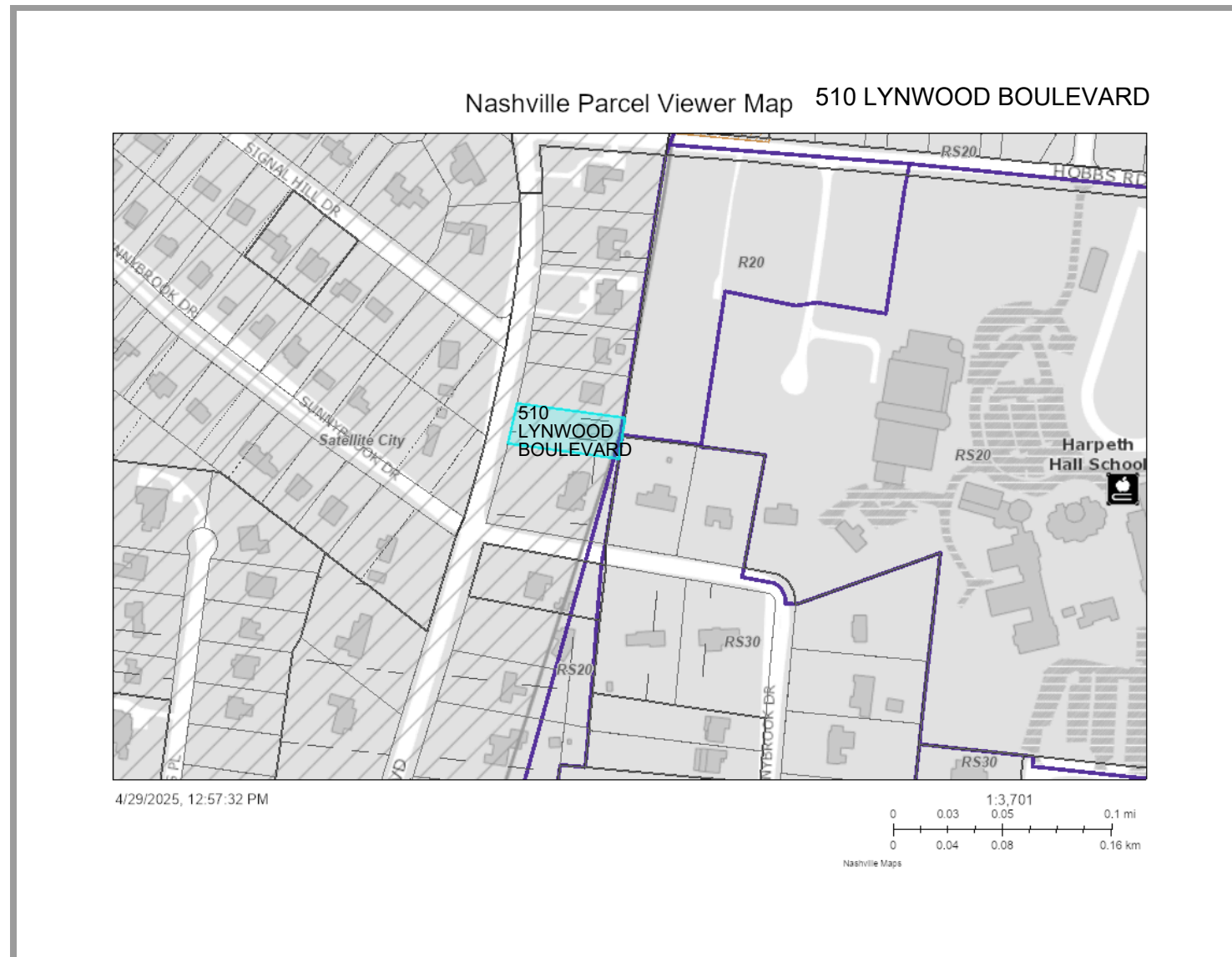
Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.

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



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 ☒ _____ 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) ☒ YES
PROPERTY LESS THAN 50 YEARS _____ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

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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 LYNNWOOD BLVD. NEIGHBOR IMAGES



501 LYNNWOOD BLVD.



500 LYNNWOOD BLVD.



502 LYNNWOOD BLVD.



503 LYNNWOOD BLVD.



507 LYNNWOOD BLVD.



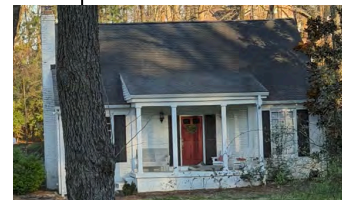
513 LYNNWOOD BLVD.



601 LYNNWOOD BLVD.



512 LYNNWOOD BLVD.



510 LYNNWOOD BLVD.



504 LYNNWOOD BLVD.



506 LYNNWOOD BLVD.



508 LYNNWOOD BLVD.

HISTORIC APPLICATION
510 LYNNWOOD BLVD. EXISTING IMAGES

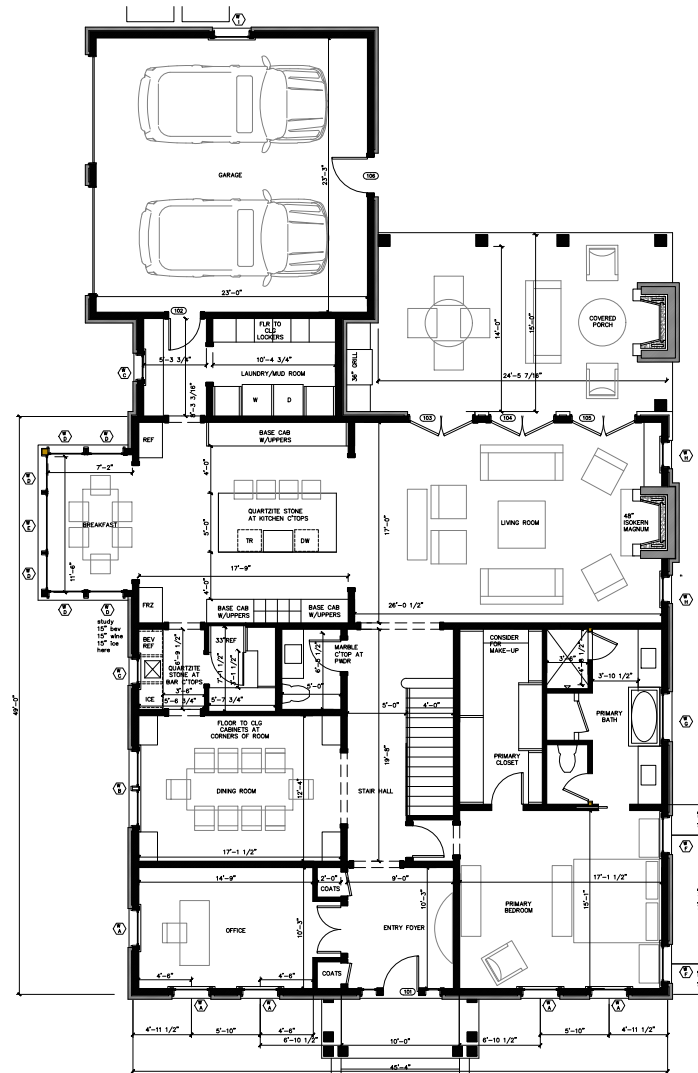


HISTORIC APPLICATION
510 LYNNWOOD BLVD. INSPIRATION IMAGES

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





1. first floor plan
1/8" = 1'-0"
FOR PRICING

ERIN CYPRESS
759 GREELEY DRIVE
NASHVILLE, TN 37205
214-676-2042

This Drawing is an
instrument of service and
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Cypress and is not to be
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written consent of Erin
Cypress.

A NEW HOME
for

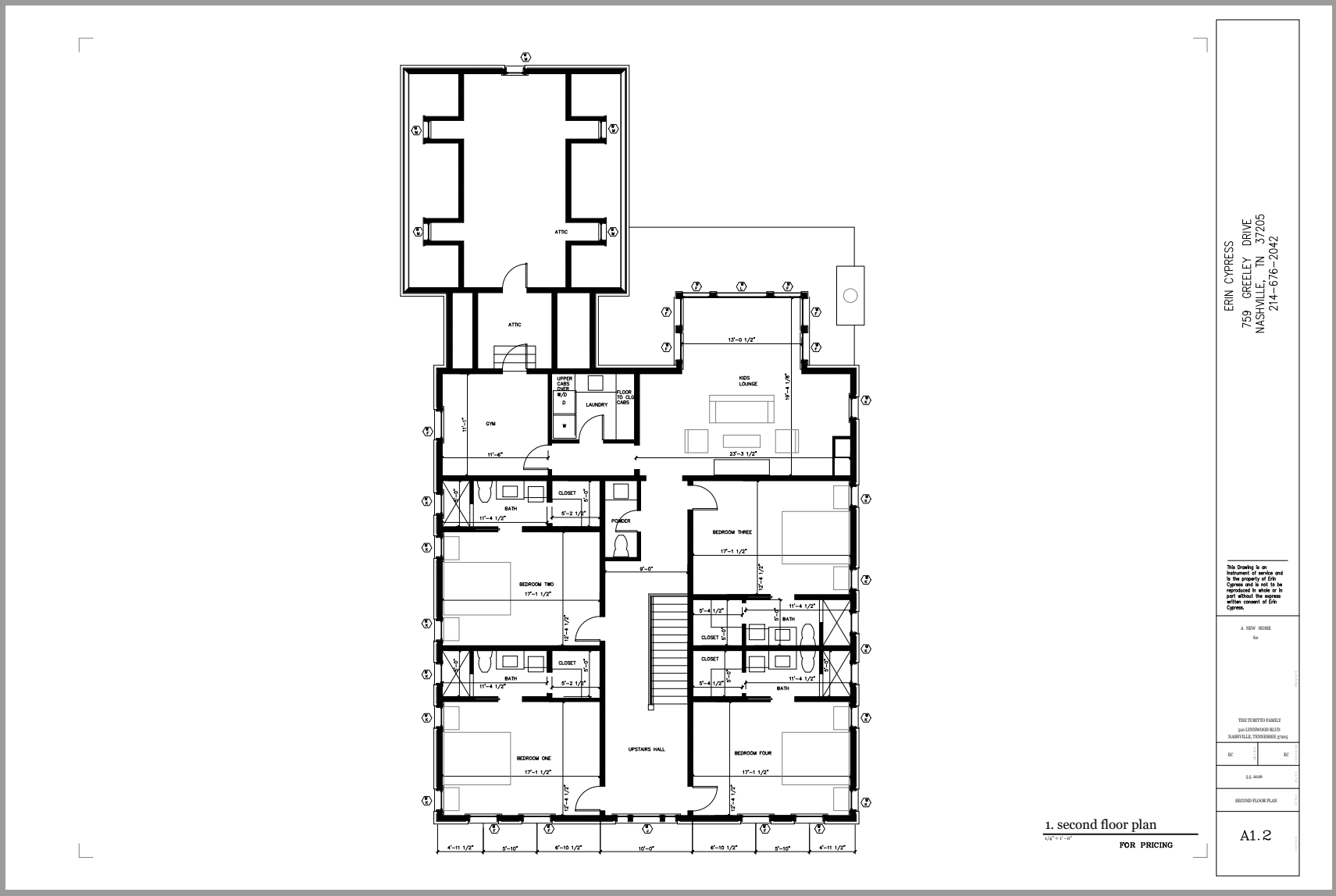
THE TOWN OF NASHVILLE
300 LINDSEY BLVD
NASHVILLE, TENNESSEE 37203

EC BE

\$1,000

FIRST FLOOR PLAN

A1.1





1. front elevation

$$1/4^{\circ} = 1^{\circ} - 0^{\circ}$$


1. rear elevation

$$\frac{1}{4}^\circ = 1^\circ - 3^\circ$$

ERIN CYPRESS
759 GREELEY DRIVE
NASHVILLE, TN 37205
214-676-2042

This Drawing is an instrument of service and is the property of Erin Cypress and is not to be reproduced in whole or in part without the express written consent of Erin Cypress.

A NEW HOME
for

THE TURITTO FAMILY
510 LYNNWOOD BLVD
NASHVILLE, TENNESSEE 37205

EC	2000	EC
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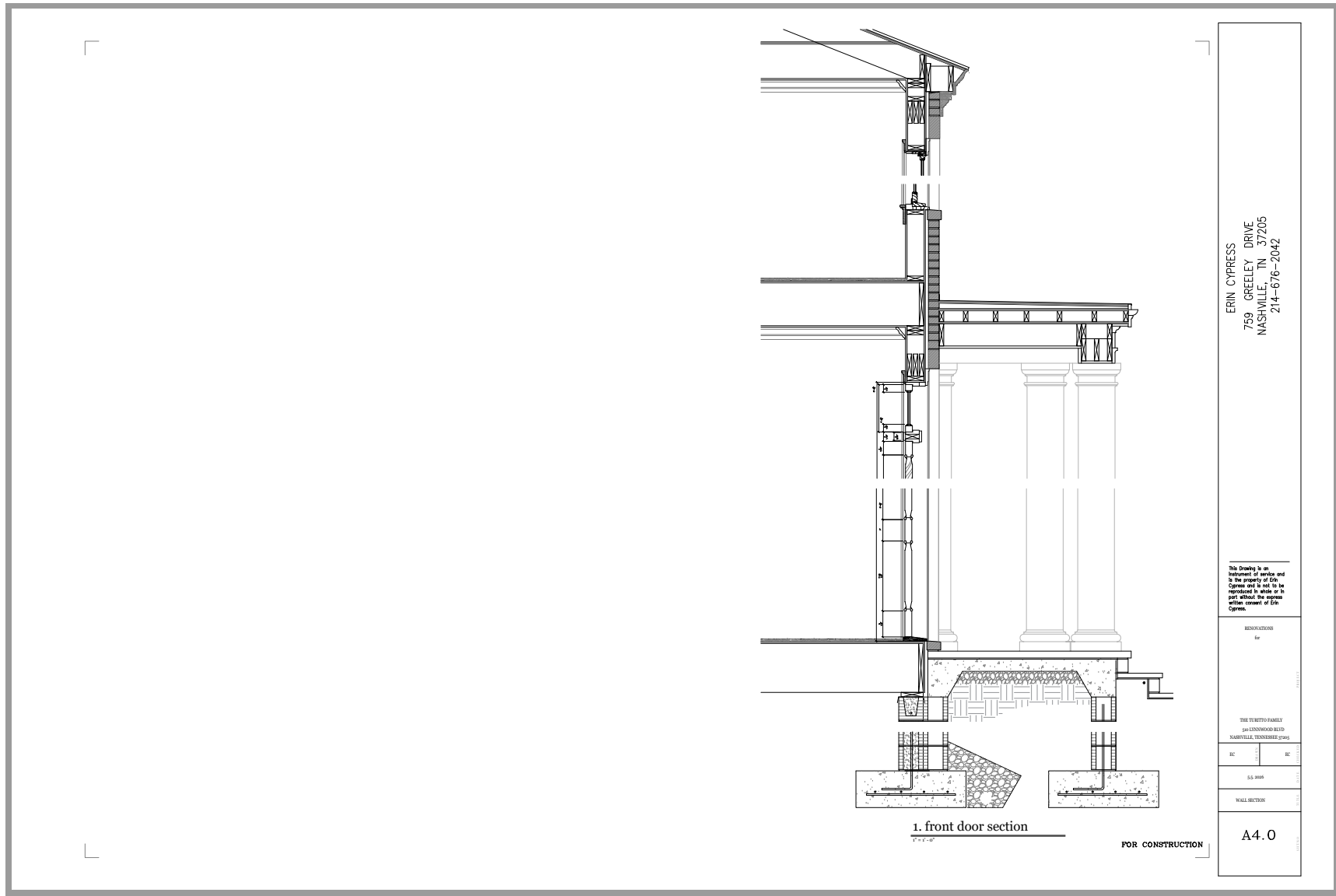
3.5.2026

EXTERIOR ELEVATIONS

A2.0

FOR PRICING





Application Modified

▼ Step 4: Enter the Required Information in the Fields Below

1) Portal Application - Project - Certificate of Appropriateness

Portal Application - Project - Certificate of Appropriateness

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 ☐ Addition

Define Architectural Style

Reason for Request:

The cost of renovating the property far exceeds its market value and it is not financially feasible to renovate the existing footprint of the building.

Demolition of Structures:

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

As demonstrated in site photos, the exterior and interior of the building requires extensive work. Exterior stone walls are discolored due to algae, mold and iron oxidation. The roof is at end of its lifespan and needs to be replaced. The siding shows signs of decay in some areas. Windows and doors will need to be repaired or replaced. In regards to interior, there are signs of foundation issues, rotted wood due to water damage at ceiling, mold issues and system upgrades is needed. All finishes including cabinets, fixtures and hardware must be replaced. In the front bathroom, the floor is unsafe to walk on due to deteriorated joists or water damage.

Historical Significance

No Historical Significance

☐ Yes ☒ No Is the property habitable?

Give a compelling reason for demolition of property

The cost to renovate the property far exceeds its market value. Repairing the building is cost-prohibitive and technically infeasible. Clearing outdated and unsafe structure allows for a new building that better serves the community of Belle Meade.

Describe the proposed reuse of existing materials, if any?

We hope the exterior stone cladding can be salvaged and used in alternative site

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.

roya kadivar

04/16/2026

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

Save

\\



108 Belle Meade Blvd

Neighboring Properties
Photos
South Side



108 Belle Meade Blvd



108 Belle Meade Blvd



108 Belle Meade Blvd



108 Belle Meade Blvd

Neighboring Properties
Photos
North Side



4715 Harding Pike



4715 Harding Pike



4715 Harding Pike



4715 Harding Pike



Property Photos – Exterior

106 Belle Meade Blvd



106 Belle Meade Blvd



106 Belle Meade Blvd



106 Belle Meade Blvd



106 Belle Meade Blvd



106 Belle Meade Blvd



106 Belle Meade Blvd



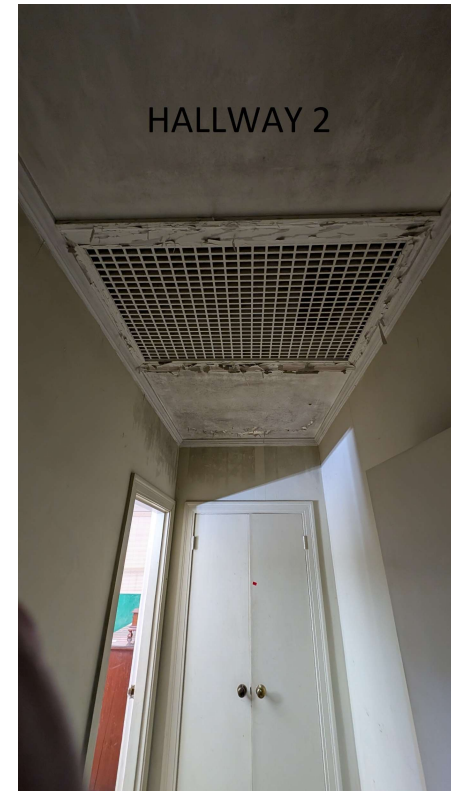
106 Belle Meade Blvd

HALL



106 Belle Meade Blvd

Property Photos – Interior



FRONT ROOM



FRONT BATHROOM

Property Photos – Interior



FRONT ROOM

106 Belle Meade Blvd

SITTING ROOM

Property Photos – Interior



106 Belle Meade Blvd

SITTING ROOM

Property Photos – Interior



106 Belle Meade Blvd

SITTING ROOM STEPS

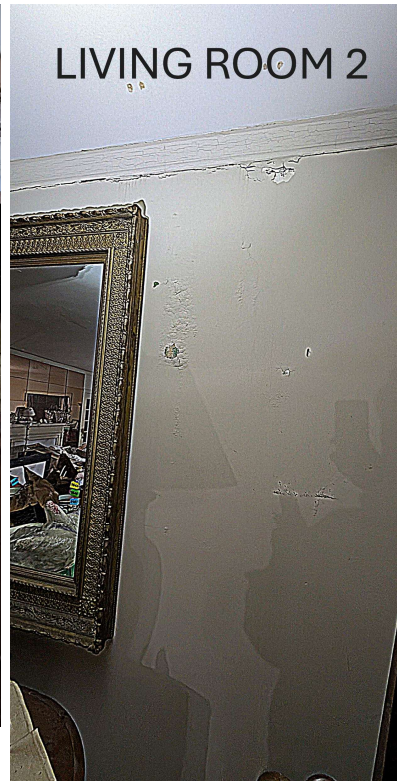
Property Photos – Interior



106 Belle Meade Blvd

LIVING

Property Photos – Interior



106 Belle Meade Blvd

DINING

Property Photos – Interior

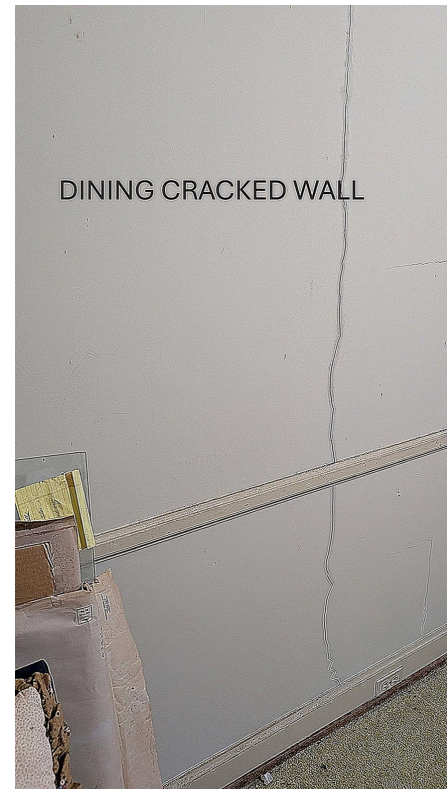


106 Belle Meade Blvd

DINING AREA



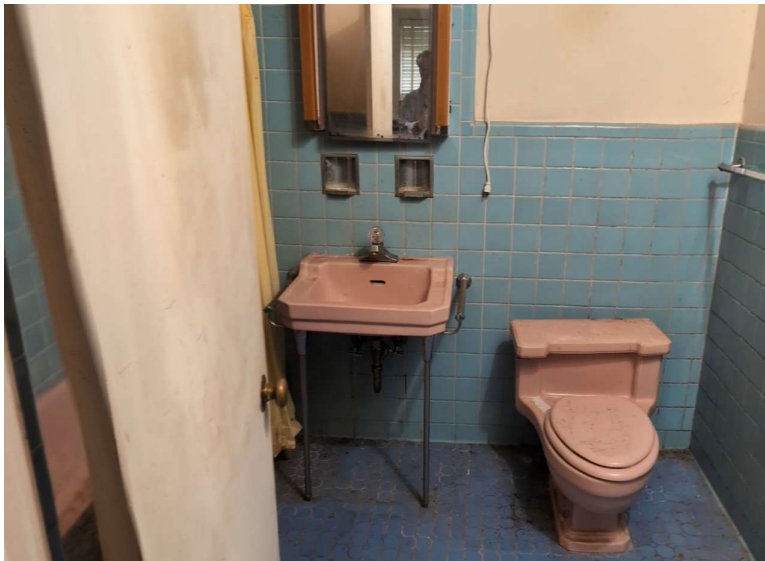
Property Photos – Interior



106 Belle Meade Blvd

BATHROOM

Property Photos – Interior



106 Belle Meade Blvd

BEDROOMS

Property Photos – Interior



106 Belle Meade Blvd

KITCHEN

Property Photos – Interior



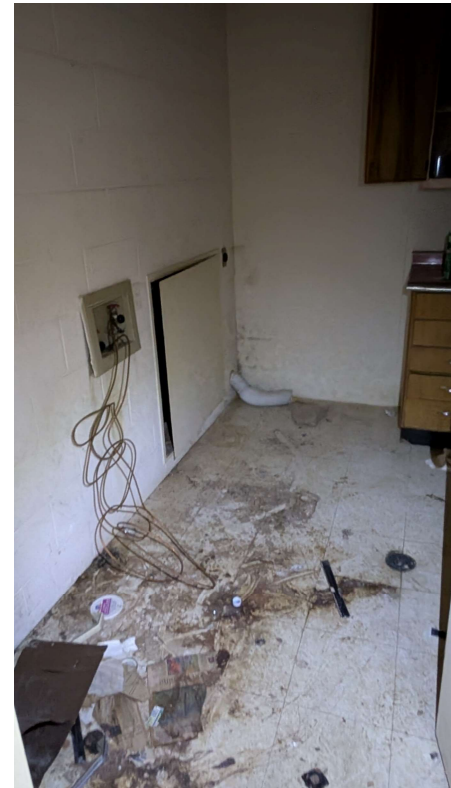
106 Belle Meade Blvd

ADDITION- SPIRAL STAIRS



106 Belle Meade Blvd

Property Photos – Interior



ADDITION -KITCHENETTE

BEDROOMS

Property Photos – Interior



106 Belle Meade Blvd

ADDITION- BEDROOMS

Property Photos – Interior

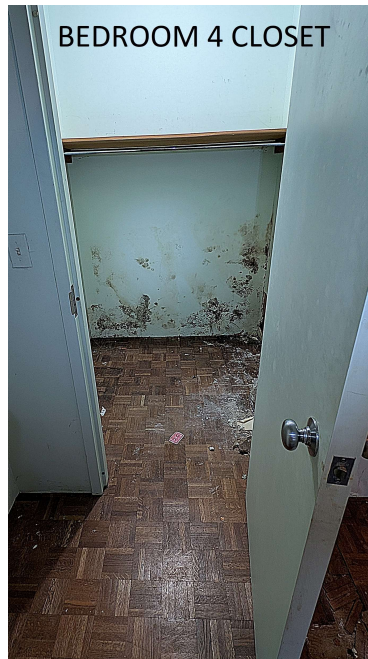


106 Belle Meade Blvd



ADDITION- BEDROOMS

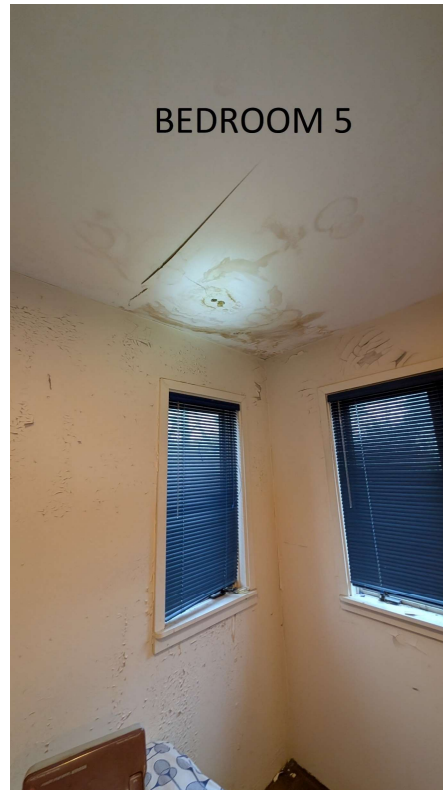
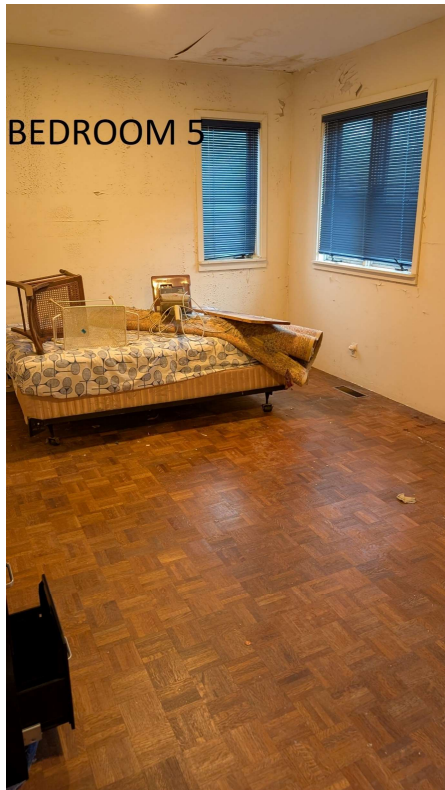
Property Photos – Interior



106 Belle Meade Blvd

ADDITION- BEDROOMS

Property Photos – Interior



106 Belle Meade Blvd

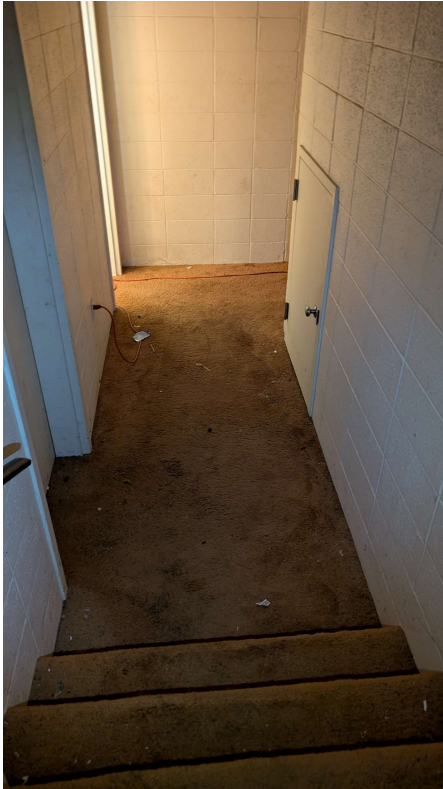
ROUND PORCH

Property Photos – Interior



106 Belle Meade Blvd

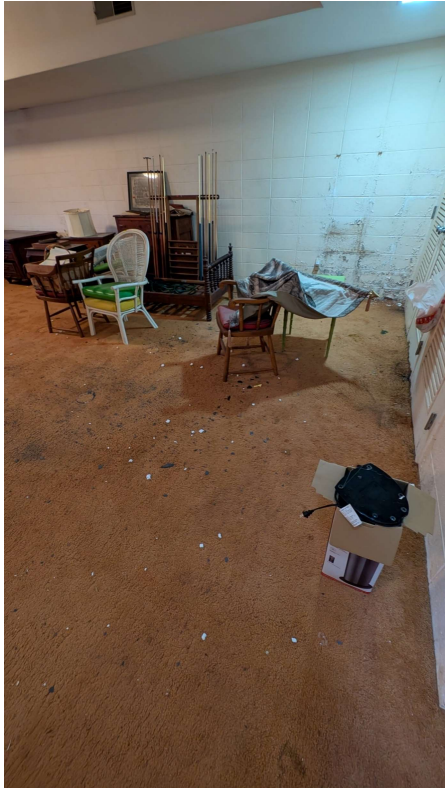
LOWER LEVEL STAIRS



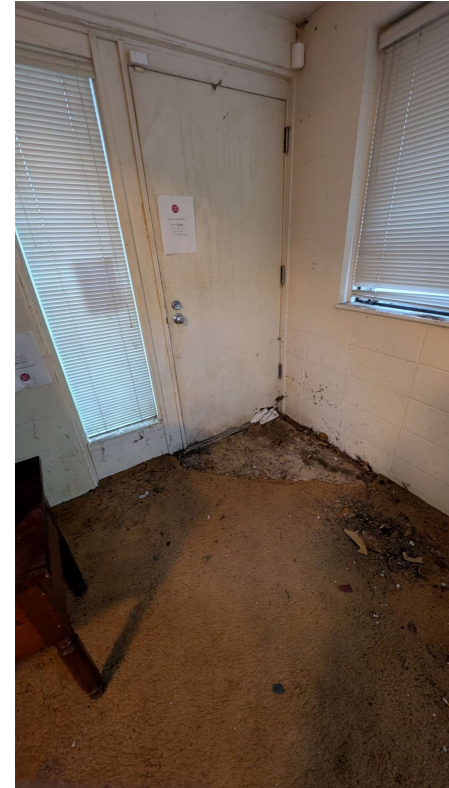
Property Photos – Interior

106 Belle Meade Blvd

REC ROOM



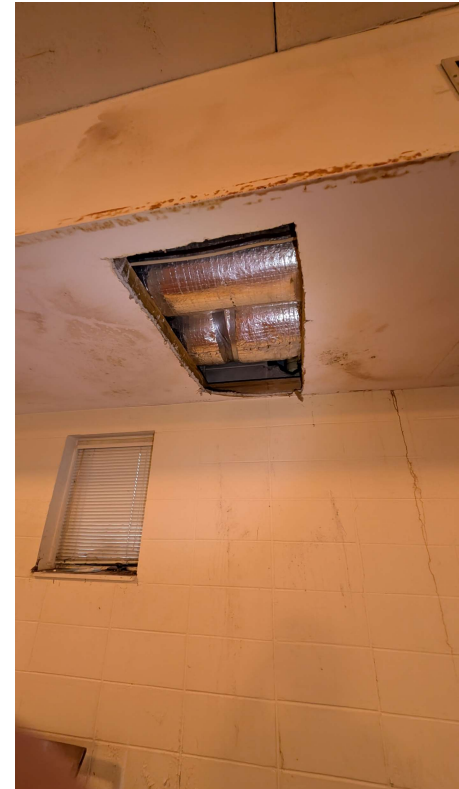
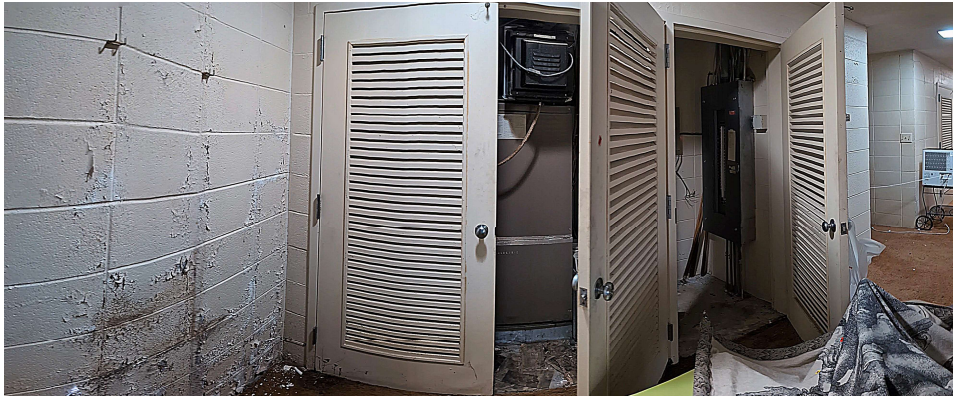
Property Photos – Interior



106 Belle Meade Blvd

REC ROOM

Property Photos – Interior



106 Belle Meade Blvd

Description of Property condition and reason for demolition

106 Belle Meade Boulevard is a residential property situated within Belle Meade Boulevard. While the house was built in 1950, underwent a major expansion in 1978.

The current condition of the house does not meet with the City of Belle Meade's residential standards. The building requires extensive work and is beyond basic maintenance. Outlined below is the summary:

Exterior

- Iron oxidation on exterior stone walls
- Roof replacement
- Signs of decay in siding
- Windows and doors need repair or replacement universally

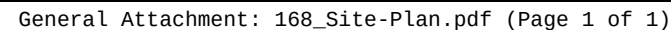
Interior

- System upgrades
- Foundation issues and mold
- Rotten wood due to water damage
- All finishes (trims, flooring, wall and ceiling coverings, cabinets) including fixtures and hardware must be replaced with new ones due to damage and/or outdated materials

Landscape

- Sunken steps and shifting pavers
- Possible drainage issues

The cost of renovating the property far exceeds its market value and it is not financially feasible to renovate the existing footprint of the building.



Staff Report

Agenda No.: IV.A.
Case No.: A26-26
Staff: Mary Samaniego, Planning Director
Applicant: The Garrett family
Request: Certificate of Appropriateness for demolition
Location: 106 Belle Meade Boulevard

Summary:

The applicant/property owner is requesting Certificate of Appropriateness approval for demolition of a residence determined to be a property worthy of conservation. This residence was constructed in 1950 and appears to have had a significant rear addition in 1978. The applicant has stated the architectural style as 1950s Ranch.

Planning Considerations:

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

1. The subject property is 2.31 acres (100,624 square feet - SF) and is rectangular with frontage on Belle Meade Boulevard.
2. The residence was constructed in 1950 and has a 1950s Ranch architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
3. The residence is one-story and approximately 4,827 SF with an attached two-car garage.
4. There was a significant rear addition in 1978 that doubled the size of the existing Ranch residence.
5. The dwelling has been identified in the 2021 historical survey as site number DV-26089 with: Colonial Revival architectural style; Ca. 1970 frame ell wing has basement, vertically fixed windows.
6. Staff upon research did not find any significant architect and builder associated with this residence. This residence has been owned by the Garrett family since 1957. June Harrison Garrett lived in the house until her death in 2024 at the age of 100.
7. The applicant has not submitted any formal structural report as to the current condition of the residence. However, the residence has been unoccupied for over a year.

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

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

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

Property Worthy of Conservation

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

Design Guidelines Criteria for Demolition

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

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

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

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

Attachment:

1. Location Map

