



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
JUNE 9, 2026, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
JUNE 9, 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 May 12, 2026.

Attachment: [HZC Minutes May 12 2026.pdf](#)

III. Unfinished Business - None.

IV. New Business

A. The application for a Certificate of Appropriateness, #A26-32, of the Phillips family, 501 Westview Avenue, for new construction of a single family residence.

Attachment: [APPLICATION.pdf](#)

Attachment: [174_Phillips_Boundary--Topographic-Survey-1.pdf](#)

Attachment: [174_501-Westview-HZC-document-PART-II.pdf](#)

Attachment: [174_SP1.pdf](#)

Attachment: [174_A1.pdf](#)

Attachment: [174_A2.pdf](#)

Attachment: [174_A3.pdf](#)

Attachment: [174_A4.pdf](#)

Attachment: [174_A5.pdf](#)

Attachment: [174_A6.pdf](#)

Attachment: [RENDERING 2.pdf](#)

Attachment: [STAFF REPORT 501 Westview Ave.pdf](#)

B. The application for a Certificate of Appropriateness, #A26-34, of the Thompson family, 4410 Warner Place, for an addition to a single family residence.

Attachment: [176_HZC-Certificate-of-Appropriateness-2024.pdf](#)

Attachment: [176_4410-Warner-Place_Description-of-Property--Proposal.pdf](#)

Attachment: [176_A000-Thompson-Architectural-Drawings.pdf](#)

Attachment: [176_Thompson-HZC-Presentation.pdf](#)

Attachment: [STAFF REPORT 4410 Warner Pl.pdf](#)

Attachment: [4401 Warner Place - Letters of Support.pdf](#)

V. Other Public Comment

VI. Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, July 14, 2026 at Belle Meade City Hall.



**MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
MAY 12, 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
Ray Hayles
Mark Harrison

Commission Members Not Present

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 April 14, 2026.

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

Unfinished Business

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.

Questions from the commission were addressed by Cypress.

Public Comment Opened

No Public Comment

Public Comment Closed

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

New Business

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

Ben Page, landscape architect Page Landscape LLC, reviewed the information as submitted with the application.

Attorney Bill Harbison added additional information about the request.

Public Comment Opened

No Public Comment

Public Comment Closed

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

Other Public Comment - None

The meeting adjourned at 3:19 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 ☐ Addition

Define 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.

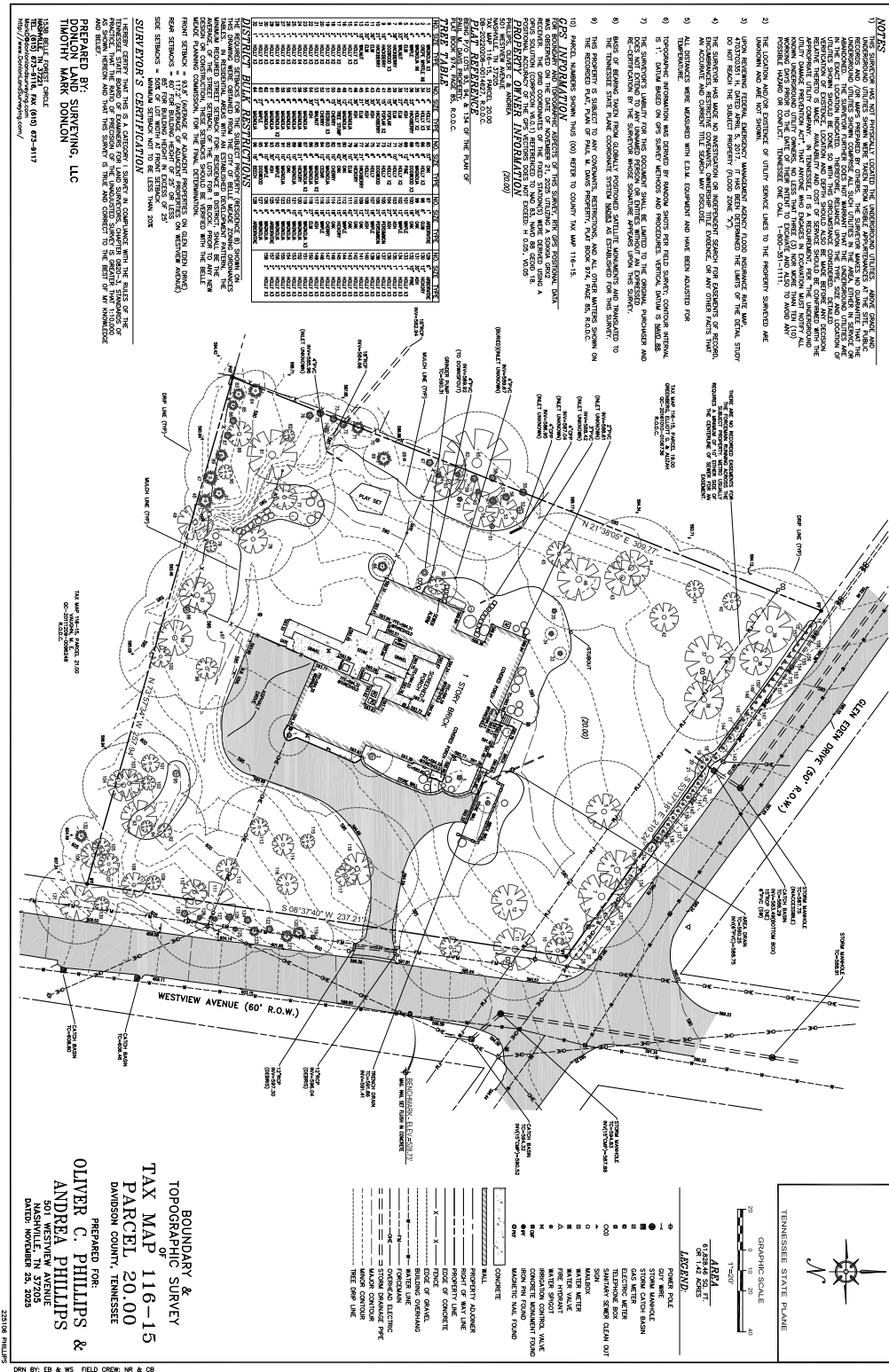
Catherine Sloan

2026-05-13

Typed Signature of Applicant or Owner

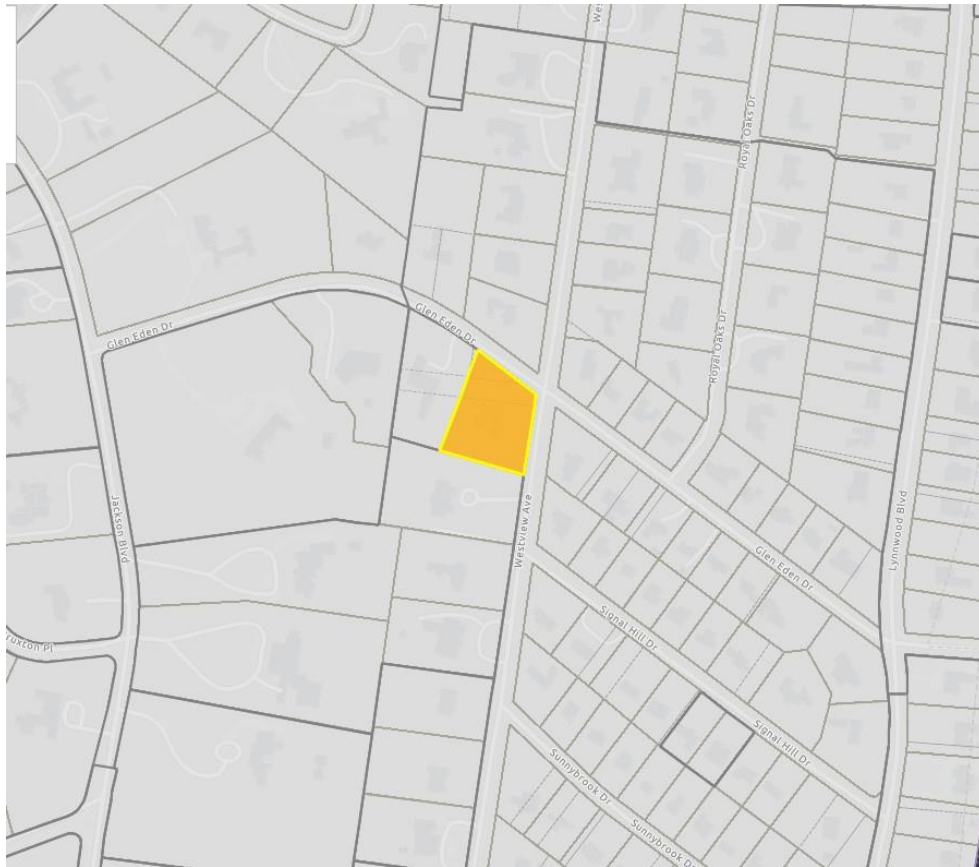
Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION



501 WESTVIEW AVENUE

VICINITY MAP



VIEW OF PROPERTY FROM WESTVIEW



VIEW OF PROPERTY FROM GLEN EDEN



PROPERTY LINE ALONG NEIGHBORING GLEN EDEN HOUSE



SCREENED PROPERTY LINE ALONG GLEN EDEN



4319 GLEN EDEN DRIVE



504 WESTVIEW AVENUE



505 WESTVIEW AVENUE



INSPIRATION IMAGES



STONE INSPIRATION



EXTERIOR MATERIALS

5/8" TAPERED SAWN WOOD SHAKE ROOF



FARROW AND BALL WIMBORNE WHITE-
POTENTIAL WINDOW, TRIM,
AND SIDING COLOR



SHERWIN WILLIAMS' SHOJI WHITE-
POTENTIAL WINDOW, TRIM, AND SIDING COLOR

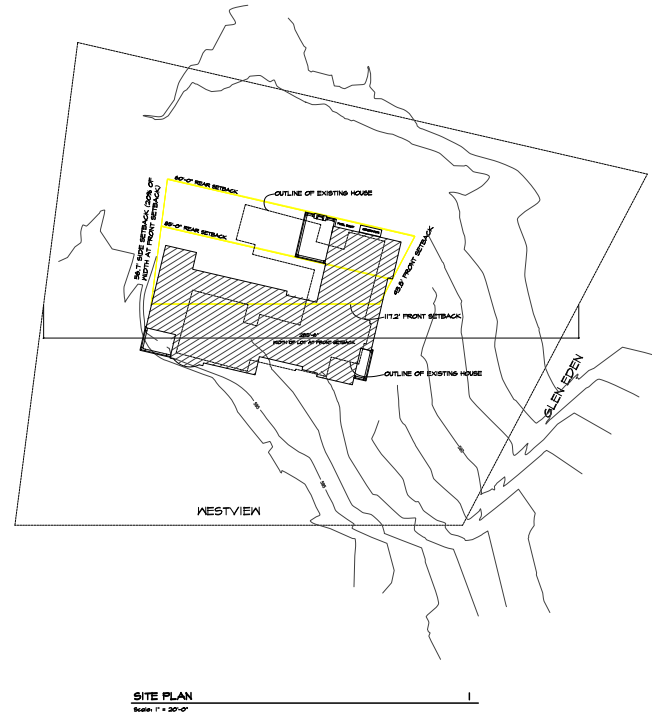


STONE



INDEX OF DRAWINGS- PHILLIPS RESIDENCE

- SP-1 SITE PLAN/ SITE NOTES
A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 ROOF PLAN
A-4 FRONT ELEVATION/ RIGHT SIDE ELEVATION WITH GARAGE/ TYPICAL WALL SECTION
A-5 LEFT SIDE ELEVATIONS
A-6 REAR ELEVATIONS

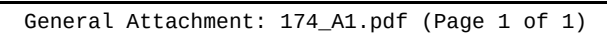


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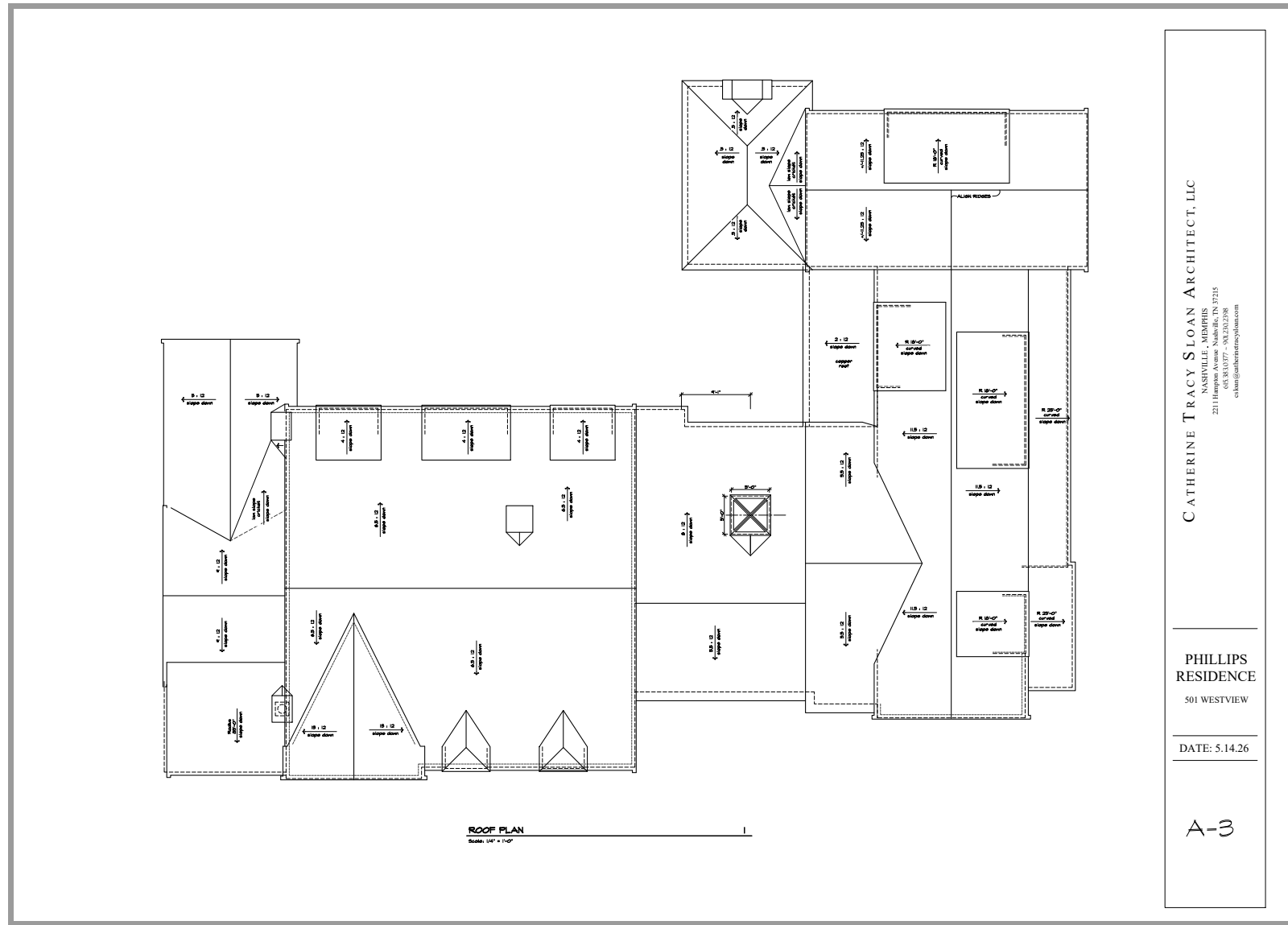
PHILLIPS
RESIDENCE
501 WESTVIEW

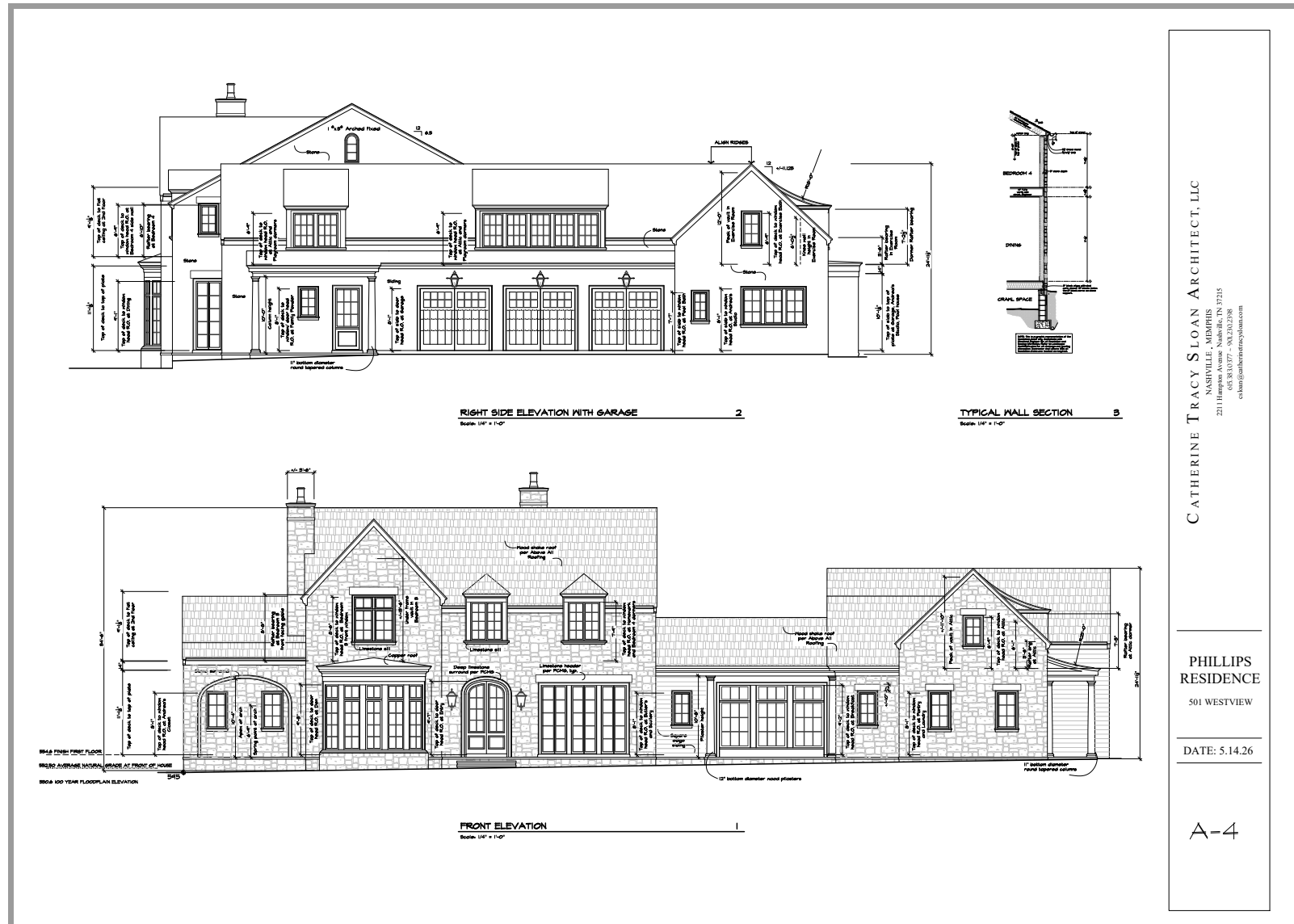
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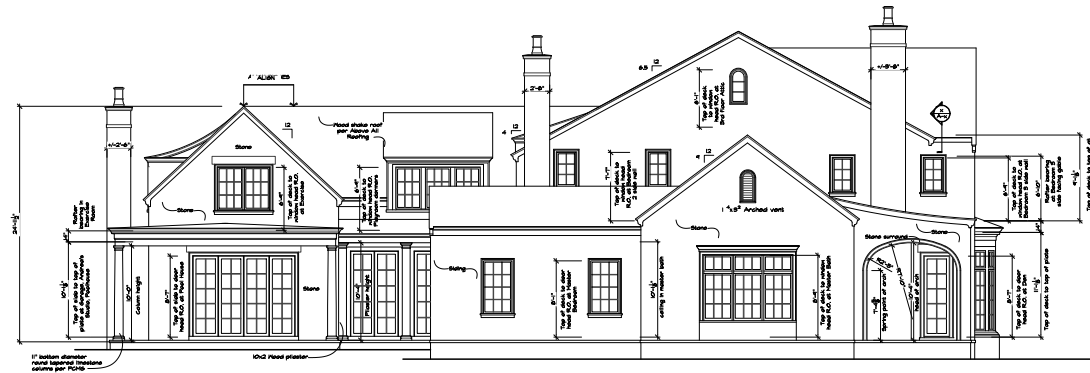
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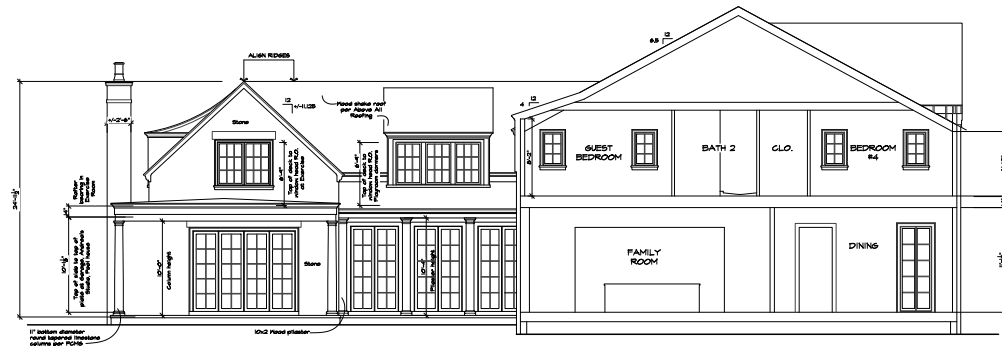








LEFT SIDE ELEVATION WITH MASTER SUITE 2
Scale: 1/4" = 1'-0"



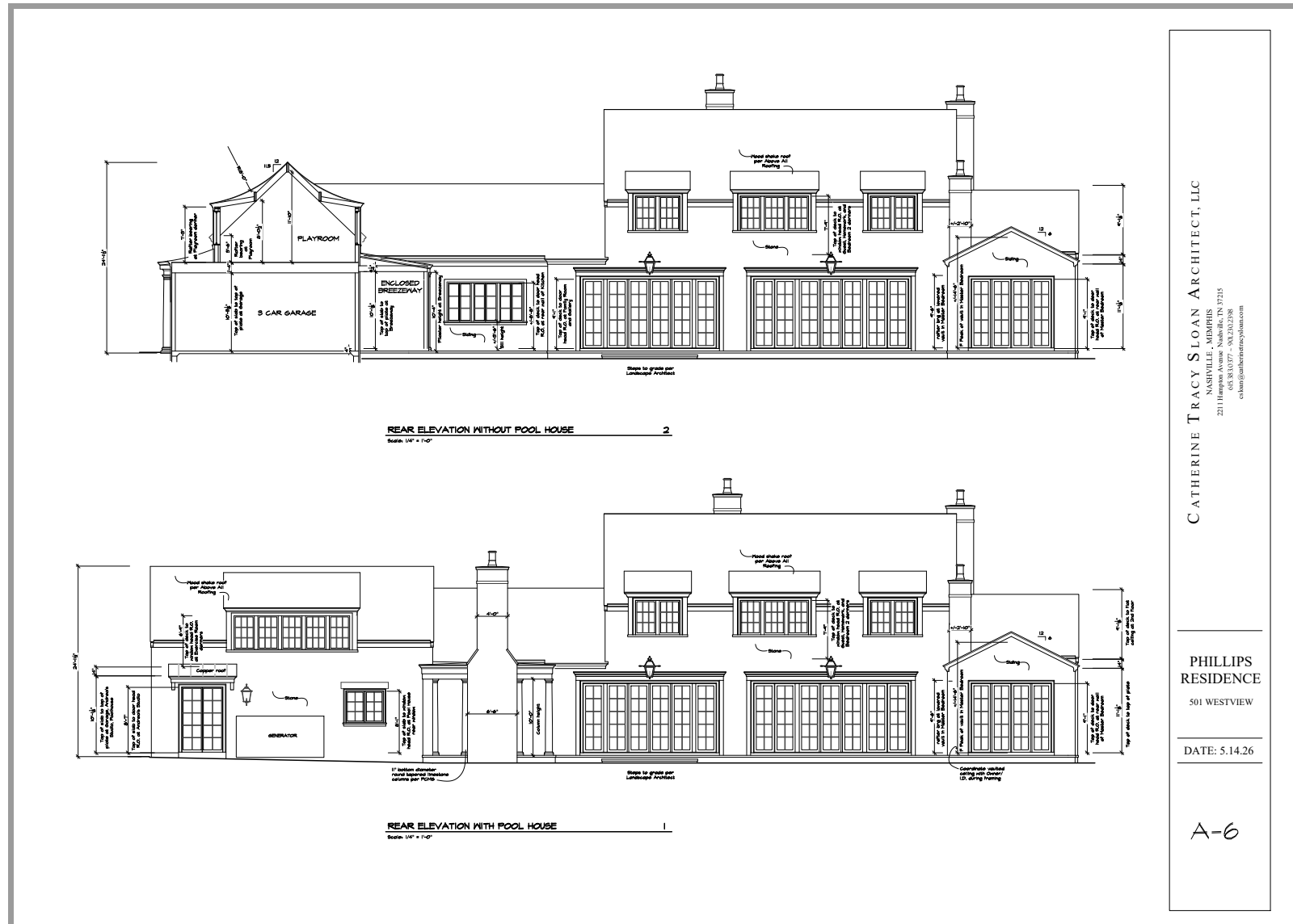
LEFT SIDE ELEVATION WITHOUT MASTER SUITE 1
Scale: 1/4" = 1'-0"

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PHILLIPS
RESIDENCE
501 WESTVIEW

DATE: 5.14.26

A-5



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cslsloan@earthlink.net

PHILLIPS RESIDENCE
501 WESTVIEW

DATE: 5.14.26

A-6



Staff Report

Agenda No.: IV.A.

Case No.: A26-32

Staff: Mary Samaniego, Planning Director

Applicant: The Phillips family

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

Location: 501 Westview Avenue

Summary:

The applicant and property owners are requesting Certificate of Appropriateness approval for a new single-family residence. The proposed architectural style is English Manor 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 January 2026.

Planning Considerations:

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

1. The subject property is 1.38 acres (60,113 square feet - SF) and is a rectangular corner lot with frontage on Glen Eden Drive and Westview Avenue.
2. The project received the following variance by the Board of Zoning Appeals in April 2026:
 - a. Per Section 14-203 Table 1 footnote 3, the required front yard setbacks from the property line on Westview Avenue is 117'. The proposed front setback of the residence is 80' (a 37' variance request). However, the new residence will follow the existing residence's setbacks/position very closely.
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 7,419 square feet. The proposed footprint is 7,004 square feet.
4. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots over forty thousand (40,000) square feet is .20. For the subject property, the allowable area per the FAR equation is 12,118 square feet. The proposed residence has a building area of 10,719 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 other applicable standards.
7. The property is not located within the regulated floodplain.

8. Materials list:

Window Manufacturer: Marvin

Window Material: Wood

Frame Material: Wood

Windowsills: Wood and limestone

Brick, Painted/Natural: N/A

Brick/Stone Thickness: 6"

Clapboard Material: Cedar

Clapboard Dimensions/Reveal: 7 1/4" with +/- 6 1/4" re

Railings, Columns, Pilasters: Wood and limestone

Chimney Material: Stone

Roofing Material: Slate

Exterior Doors: Wood

Eaves/Cornice: Wood

Gutters: Copper half round gutte

Gutter Dimensions: 4" 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.

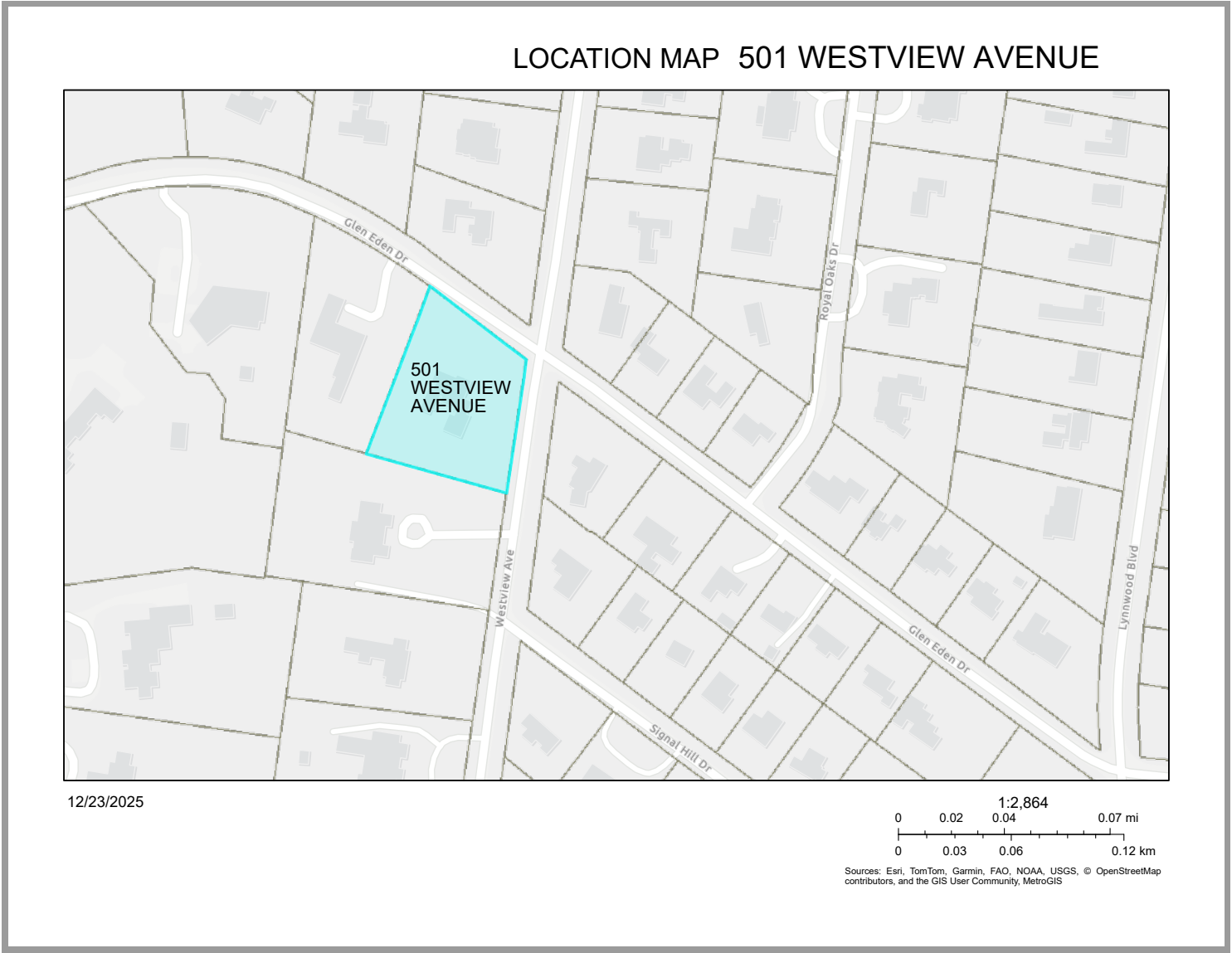
Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.

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



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

[176_HZC-Certificate-of-Appropriateness-2024.pdf \(LINK\)](#)

4410 Warner Place

We are submitting this application for a modest and carefully considered alteration to the residence located at 4410 Warner Place. The existing home is a two-story Colonial Revival residence constructed in 2011 on a 73,904 -square-foot lot within the Residential B zoning district of Belle Meade. The proposed work has been designed with careful attention to the architectural character, scale, and integrity of the existing home and surrounding neighborhood context.

The scope of this application is limited to the enclosure of an existing uncovered second-floor porch in order to create additional interior closet and storage space for the homeowners. The proposed work adds less than 120 square feet to the upper level and overall gross floor area of the residence.

Importantly, the proposal does not expand the footprint of either the first or second floor. The existing porch area already falls within the current building footprint; the project simply encloses this space with walls and a roof designed to match the existing architecture of the home.

The proposed enclosure has been intentionally designed to appear original to the residence and consistent with the established Colonial Revival architectural language, including matching proportions, materials, detailing, and rhythm of the existing façade. In addition, the enclosed area is not visible from Warner Place and is substantially screened from neighboring properties by existing landscaping and hedges.

Overall, this is a minimal and sensitive modification that improves the functionality of the home while preserving the character, scale, and appearance of the existing residence and surrounding streetscape.

AN NEW ADDITION

FOR

T H E T H O M P S O N
F A M I L Y



ARCHITECT

PEPPER TORODE ARCHITECTURE
9218 WOODLAND STREET
NASHVILLE, TENNESSEE 37206

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PROPOSED & EXISTING NORTH EXT. ELEVATION
WALL SECTION

PEPPER TORODE
NASHVILLE • NANTUCKET • BIRMINGHAM

NOT FOR CONSTRUCTION

a new addition at

4410 WARNER PLACE

4410 Warner Place, Nashville, TN 37205

DRAWN BY
P.T.A.

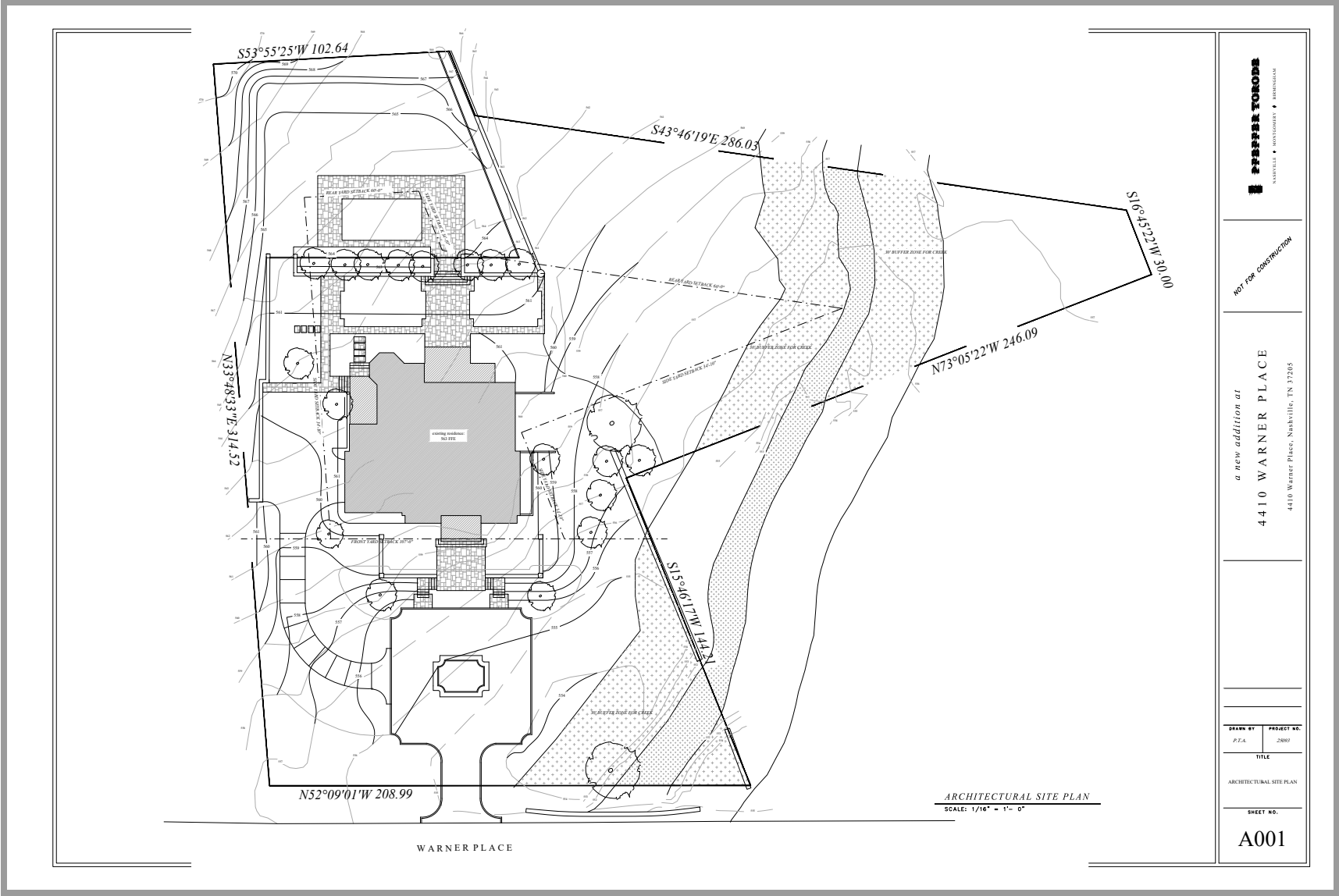
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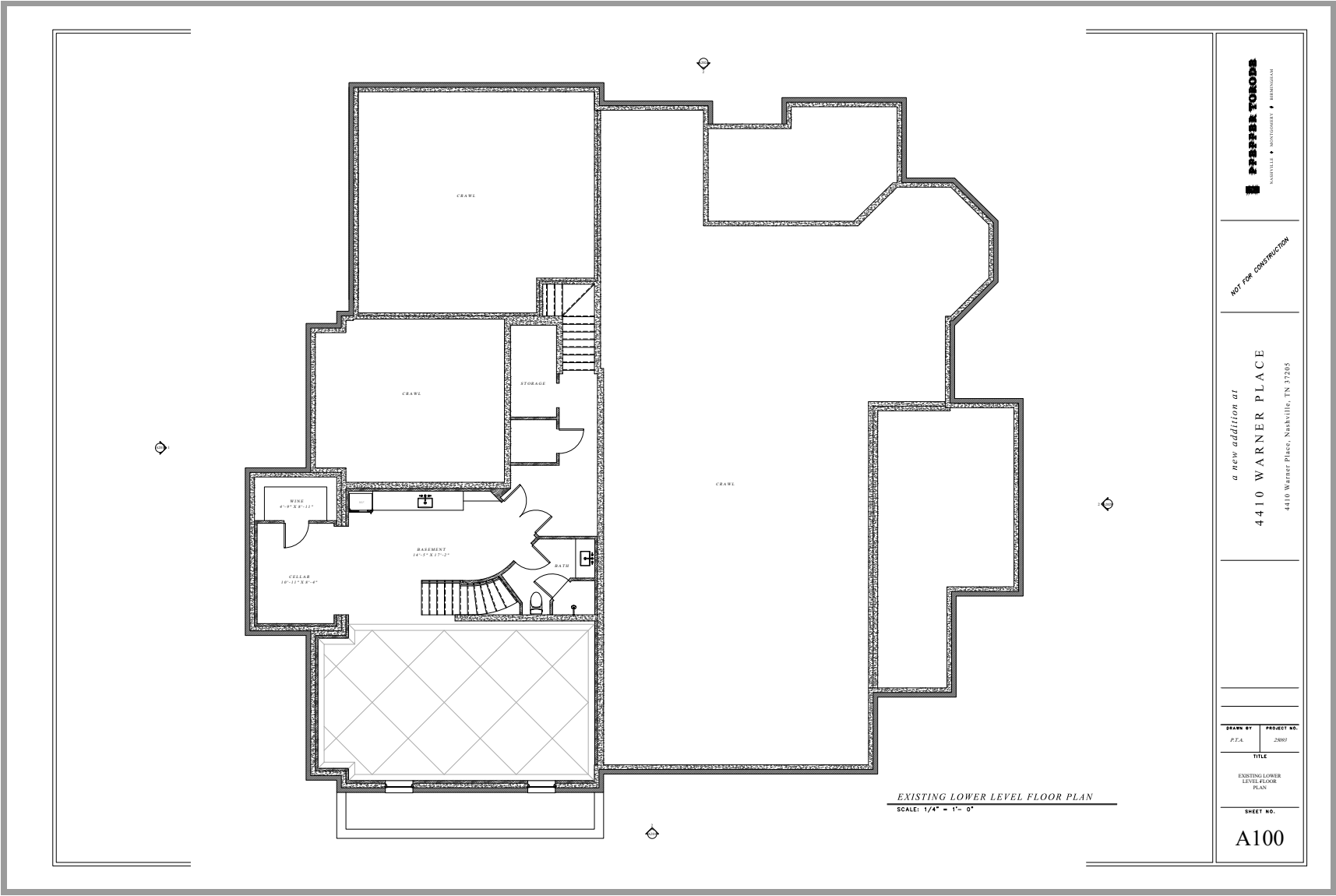
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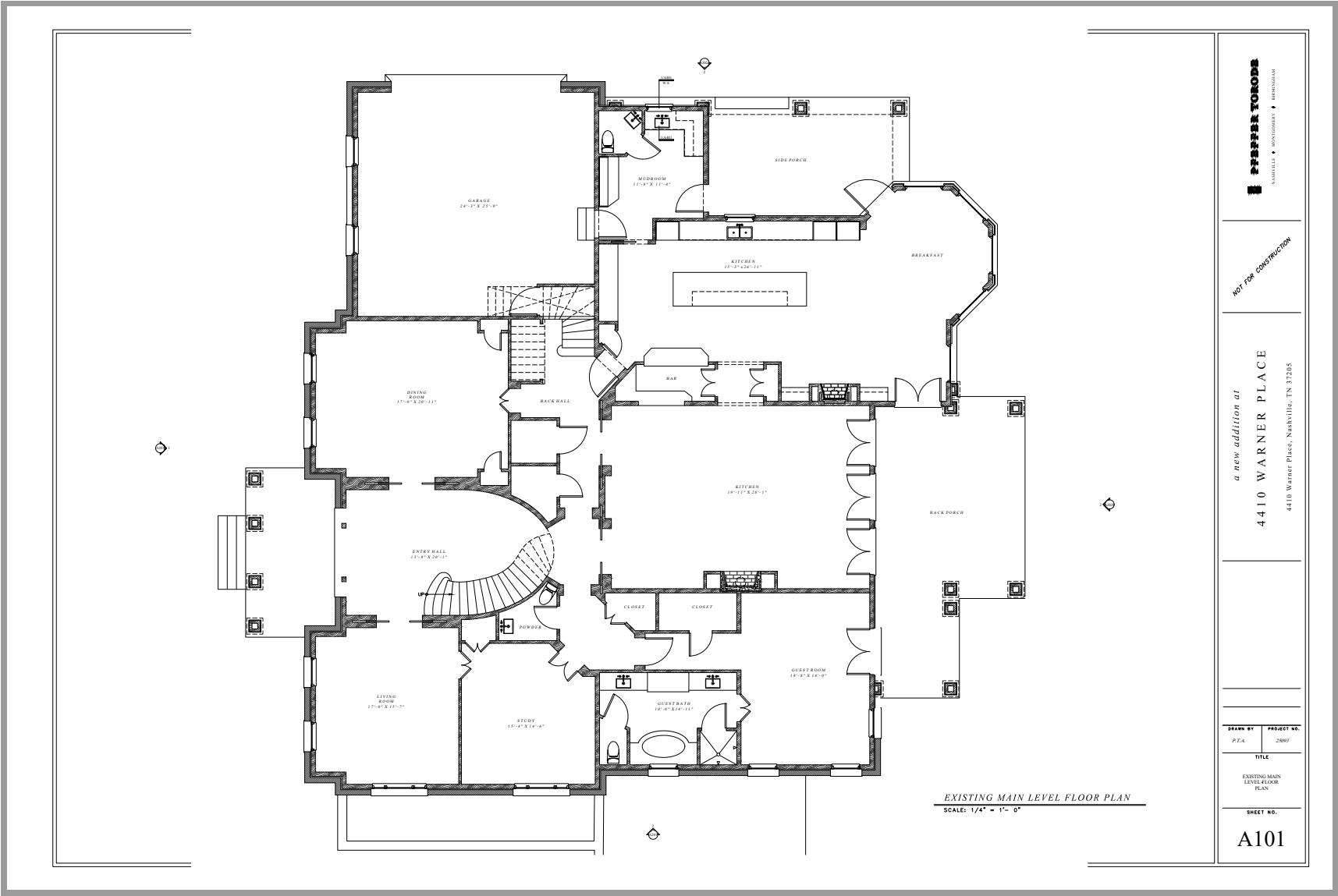
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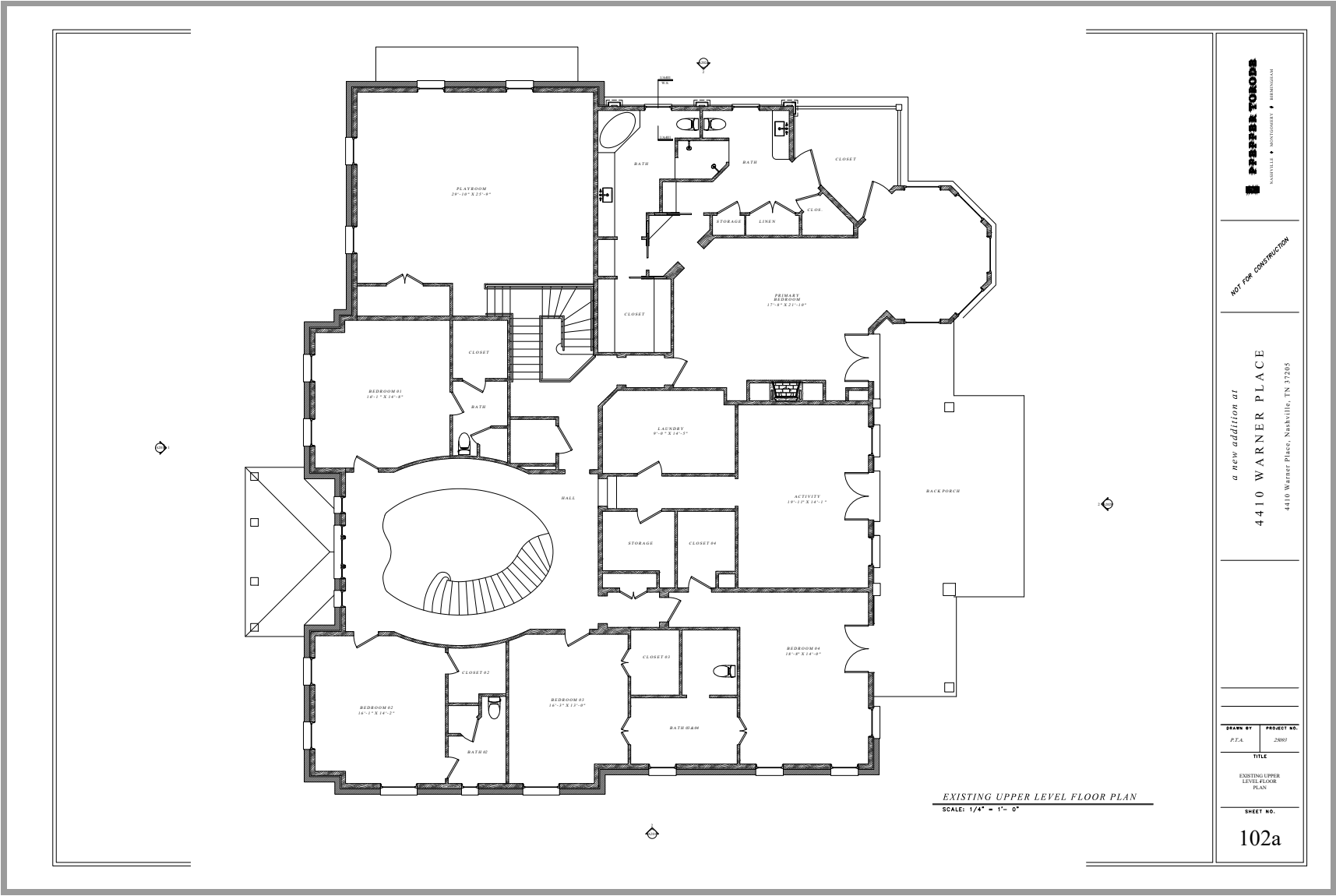
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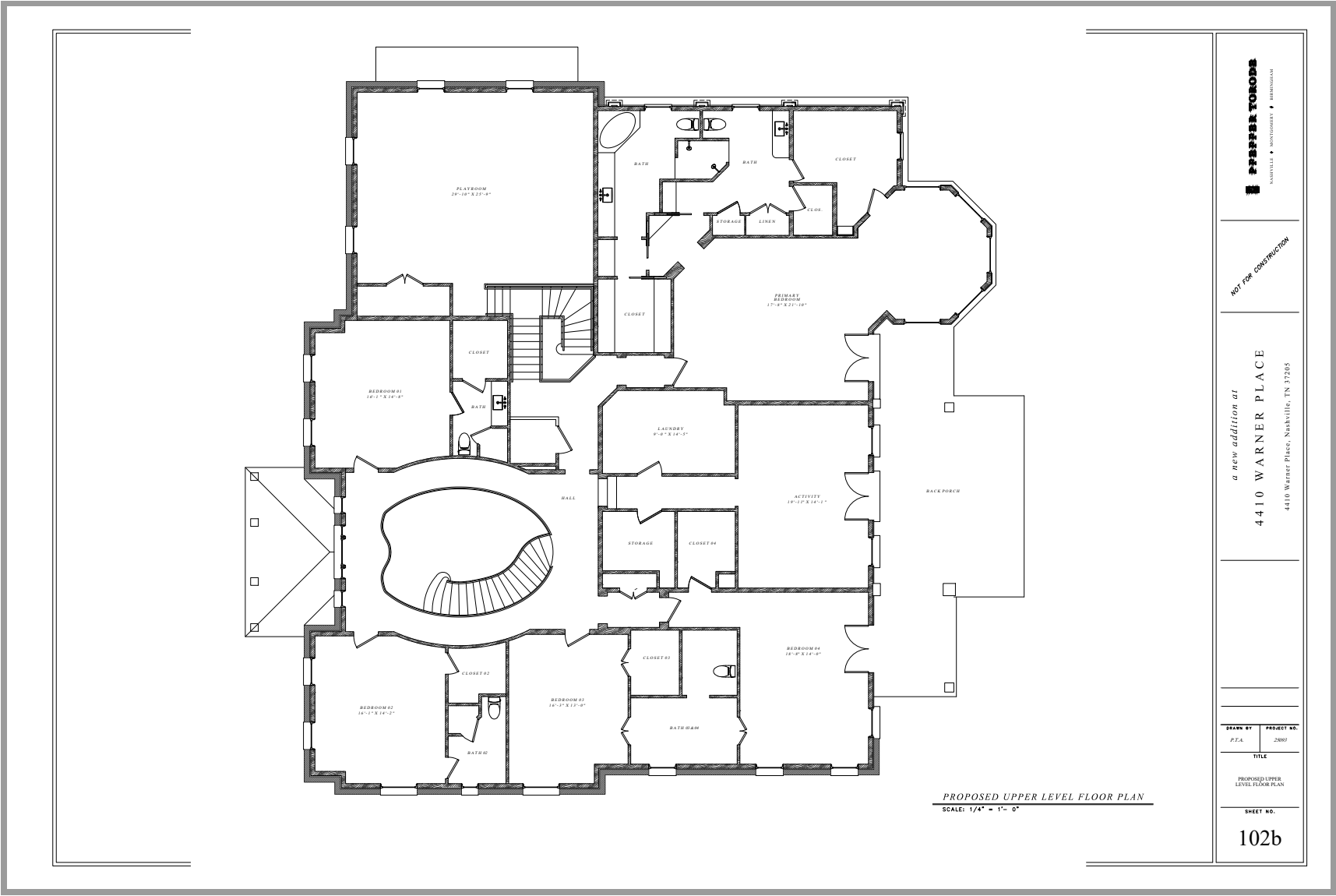
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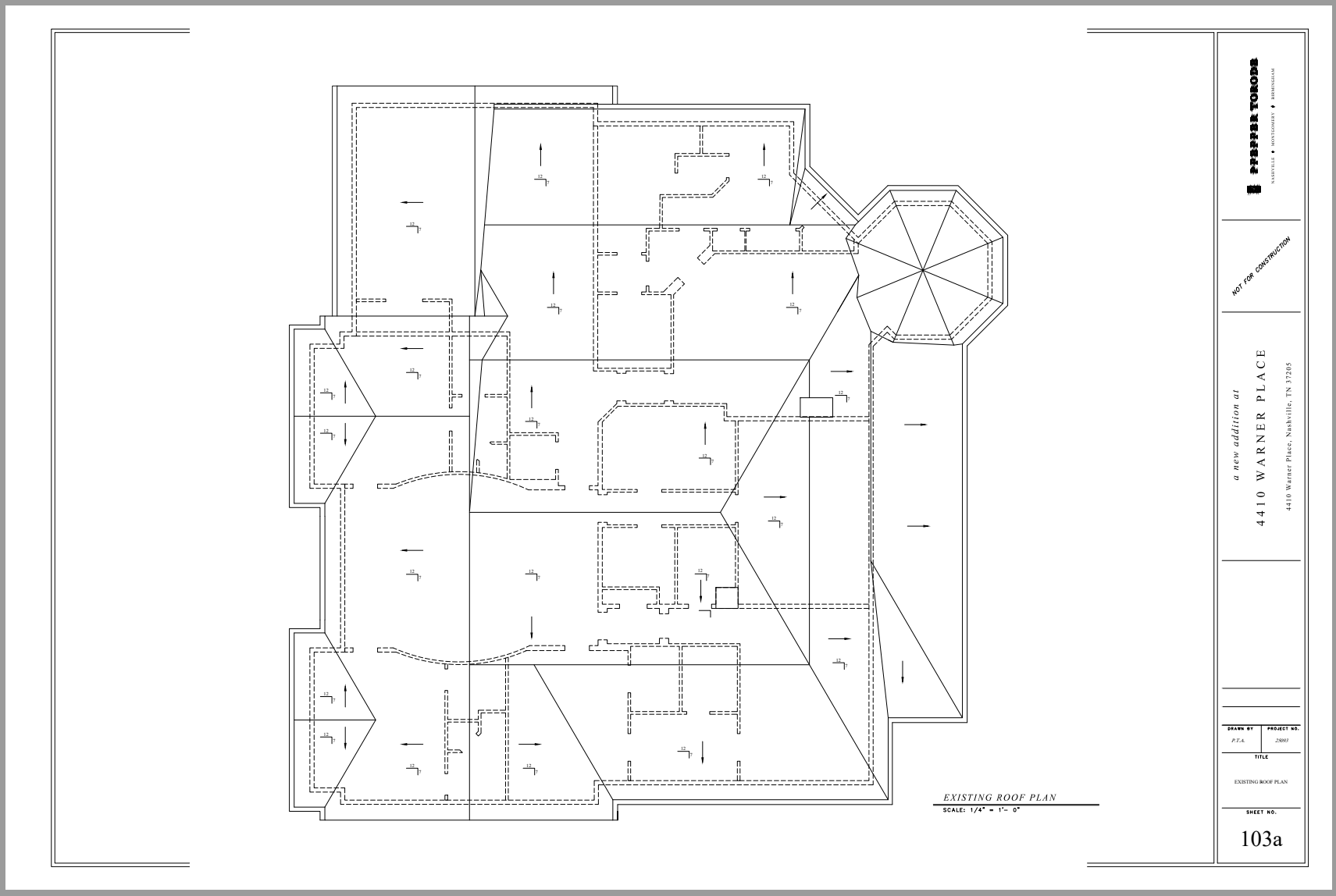


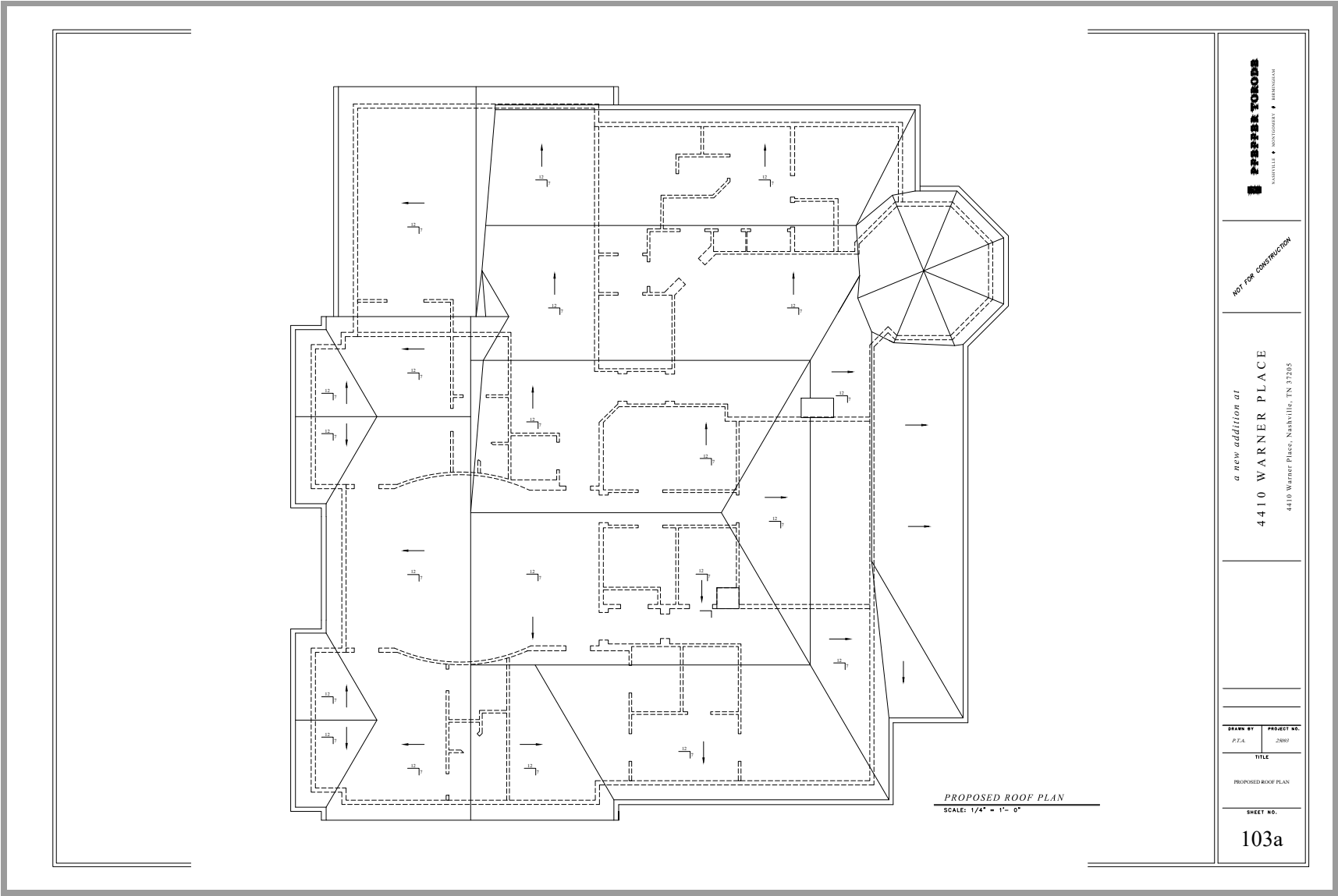








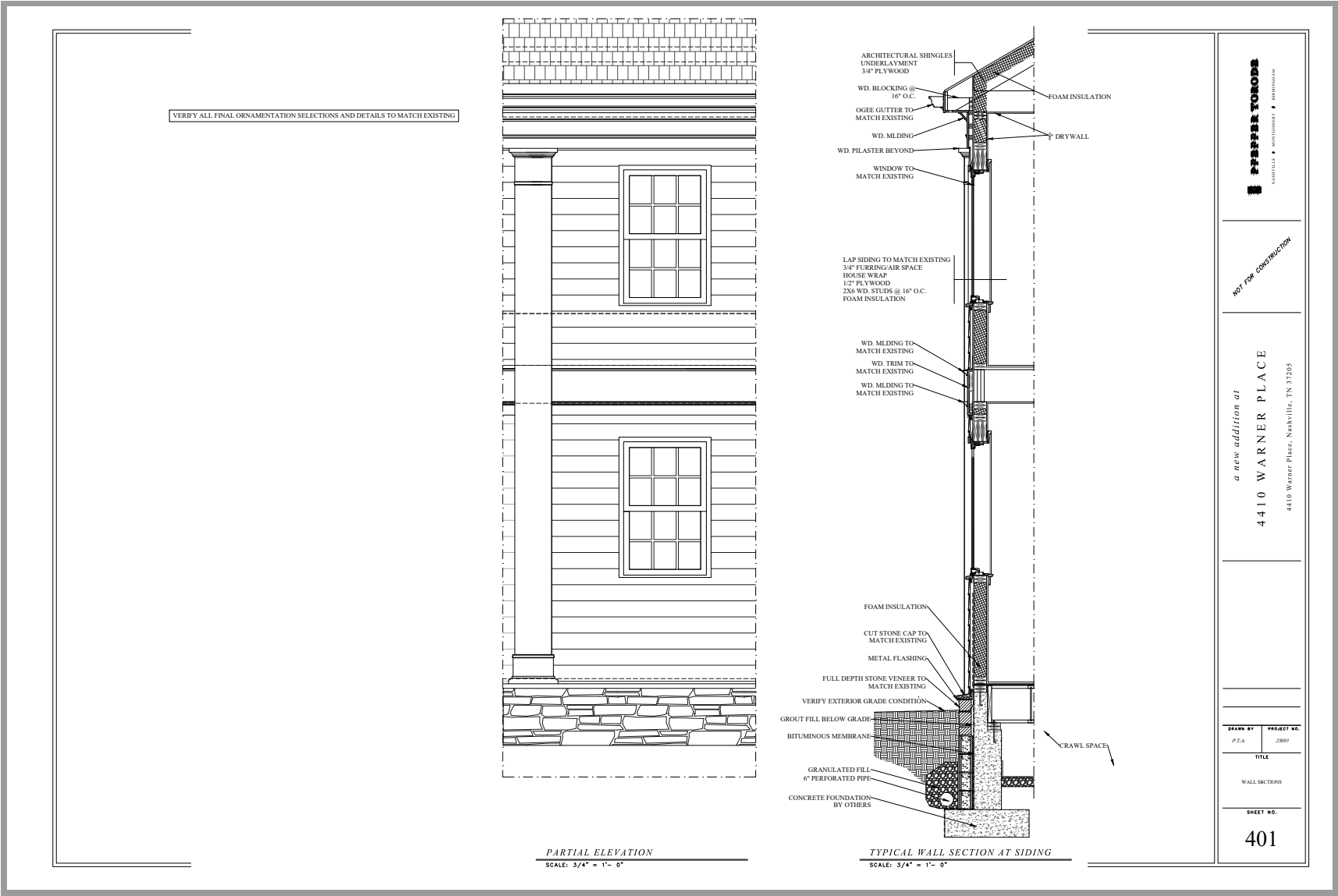














Pfeffer Torode Architecture

Thompson Residence
Description of Project

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4410 Warner Place

We are submitting this application for a modest and carefully considered alteration to the residence located at 4410 Warner Place. The existing home is a two-story Colonial Revival (with Georgian influences) residence constructed in 2011 on a 73,904-square-foot lot within the Residential B zoning district of Belle Meade. The proposed work has been designed with careful attention to the architectural character, scale, and integrity of the existing home and surrounding neighborhood context. The scope of this application is limited to the enclosure of an existing uncovered second-floor porch in order to create additional interior closet and storage space for the homeowners. The proposed work adds less than 115 square feet to the upper level and overall gross floor area of the residence.

Importantly, the proposal does not expand the footprint of either the first or second floor. The existing porch area already falls within the current building footprint; the project simply encloses this space with walls and a roof designed to match the existing architecture of the home. The proposed enclosure has been intentionally designed to appear original to the residence and consistent with the established Colonial Revival architectural language, including matching proportions, materials, detailing, and rhythm of the existing façade. In addition, the enclosed area is not visible from Warner Place and is substantially screened from neighboring properties by existing landscaping and hedges.

Overall, this is a minimal and sensitive modification that improves the functionality of the home while preserving the character, scale, and appearance of the existing residence and surrounding streetscape.



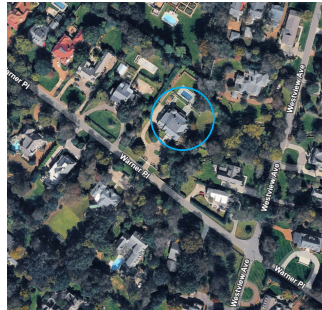
Pfeffer Torode Architecture

Thompson Residence
Neighboring Properties

p. 3

Neighboring Properties

Adjacent neighborhood precedents reflect the architectural character and layered residential history of the area, including examples of Greek Revival, Minimal Traditional cottages with Colonial Revival influences, Storybook Tudor / Minimal Tudor Revival homes, and Tudor Revival / English Cottage Revival styles. Together, these varied but complementary forms contribute to the established streetscape rhythm, scale, and architectural texture surrounding the project site.



West - Greek Revival style

South - Tudor Revival / English
Cottage RevivalSoutheast - Minimal Traditional
cottage with Colonial Revival
influencesEast - Storybook Tudor /
Minimal Tudor Revival

Pfeffer Torode Architecture

Thompson Residence
Existing Property

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Existing Property

This residence reflects a contemporary interpretation of Colonial Revival architecture with Georgian Revival influences, expressed through its symmetrical façade, formal central entry composition, classical porch detailing, and balanced proportions. The stone exterior and restrained ornamentation reinforce the character of traditional American estate architecture while contributing to the established architectural context of the surrounding neighborhood.



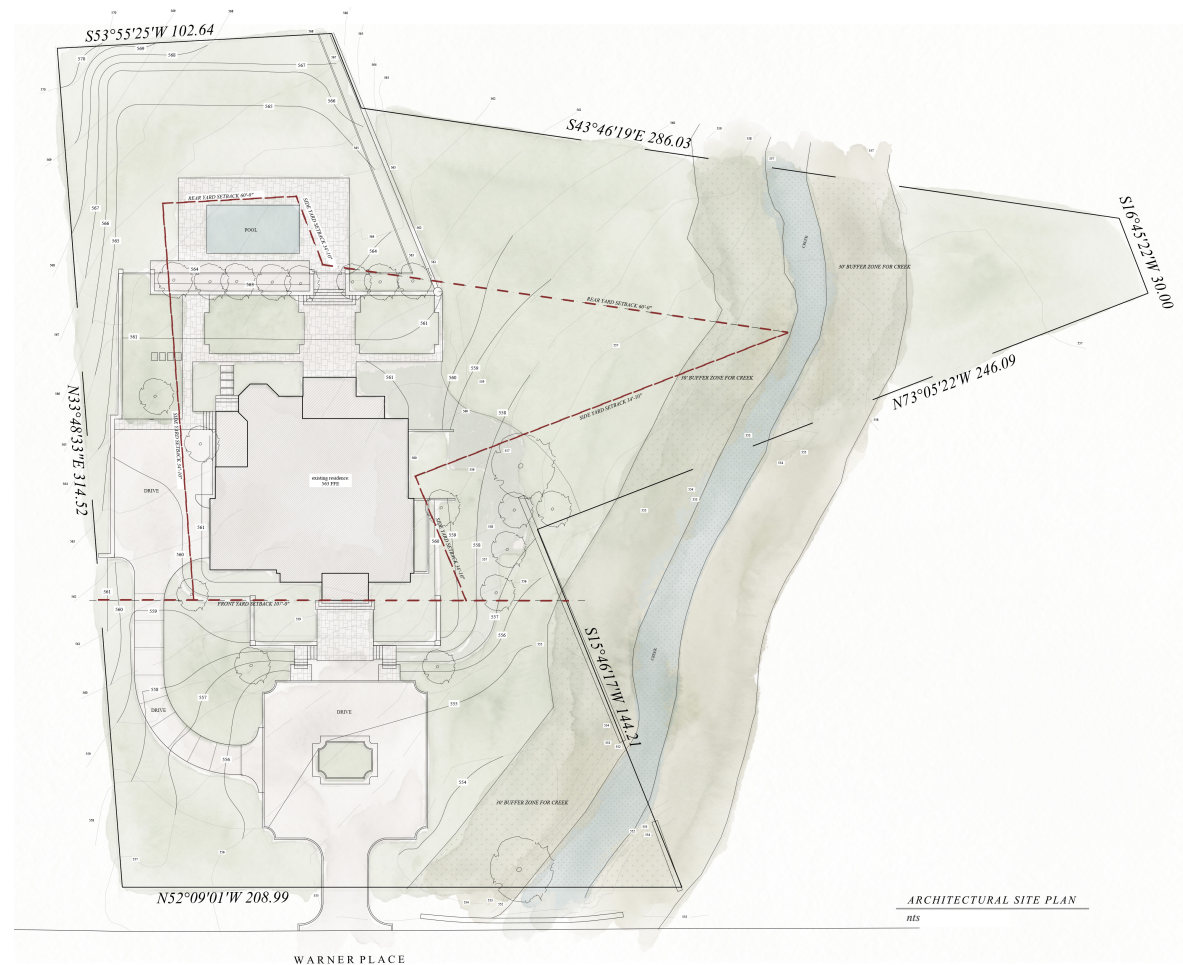
Pfeffer Torode Architecture

Site Plan

The proposed improvements remain entirely within the existing building envelope and respect the established constraints of the residence and site. No expansion of the home's footprint is proposed. The property is characterized by a lush, heavily shaded landscape with mature trees and established vegetation throughout. A creek runs along the southern edge of the property, which will remain undisturbed. Additionally, no structures are proposed or planned at the rear portion of the property off Lynwood Boulevard, preserving the natural character and open condition of the site.

Thompson Residence
Site Plan

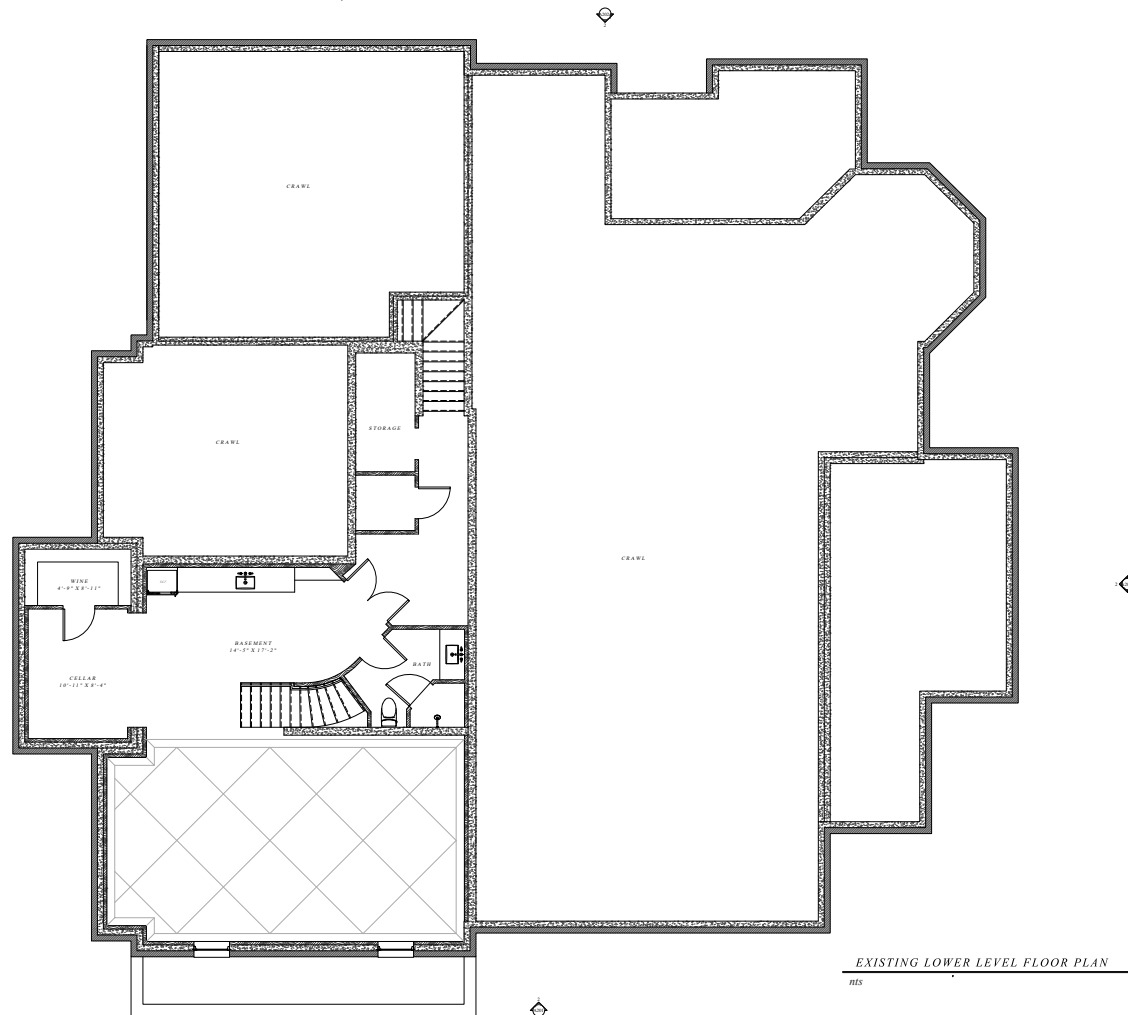
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Pfeffer Torode Architecture

Thompson Residence
Lower Level Floorplan

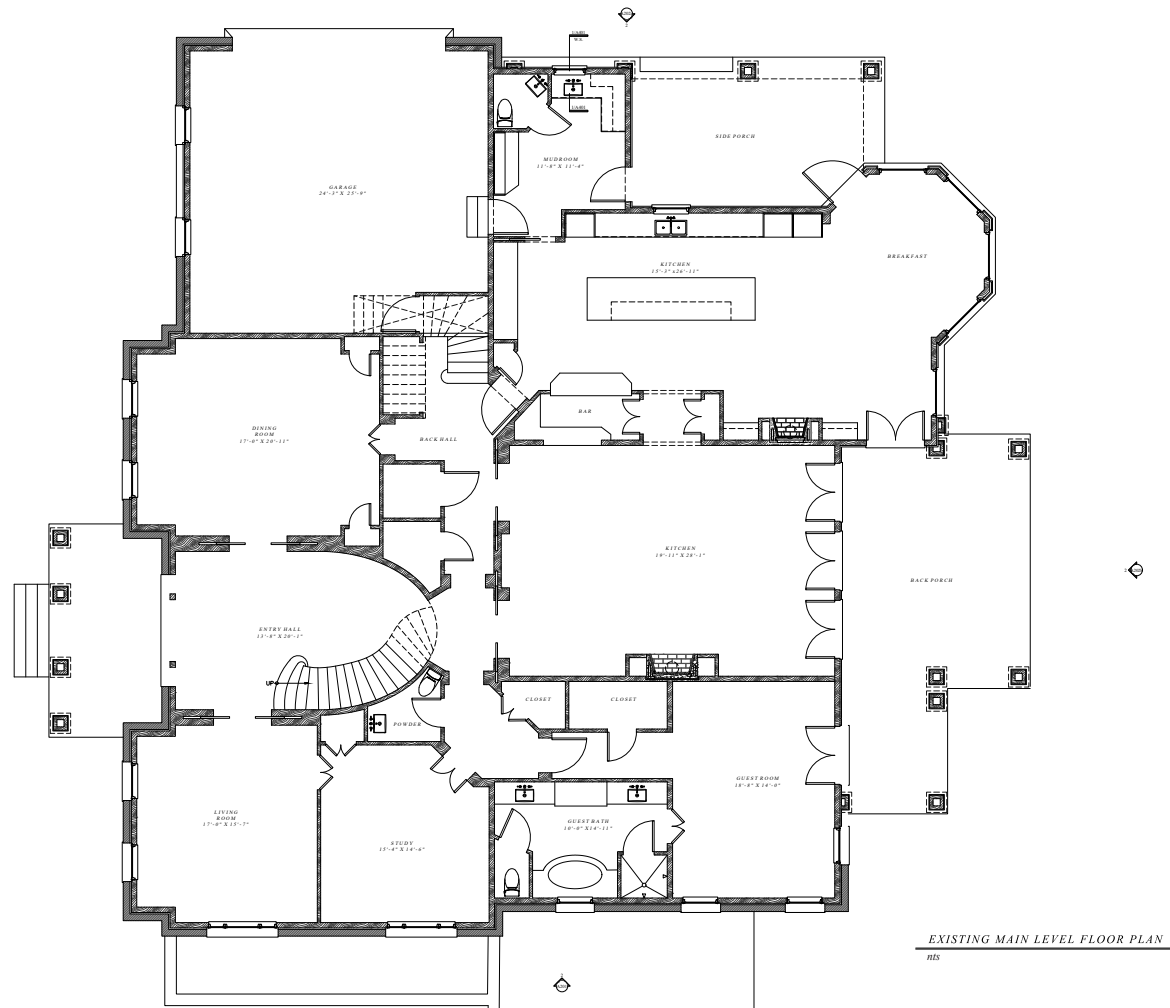
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Pfeffer Torode Architecture

Thompson Residence
Main Level Floor Plan

p. 7

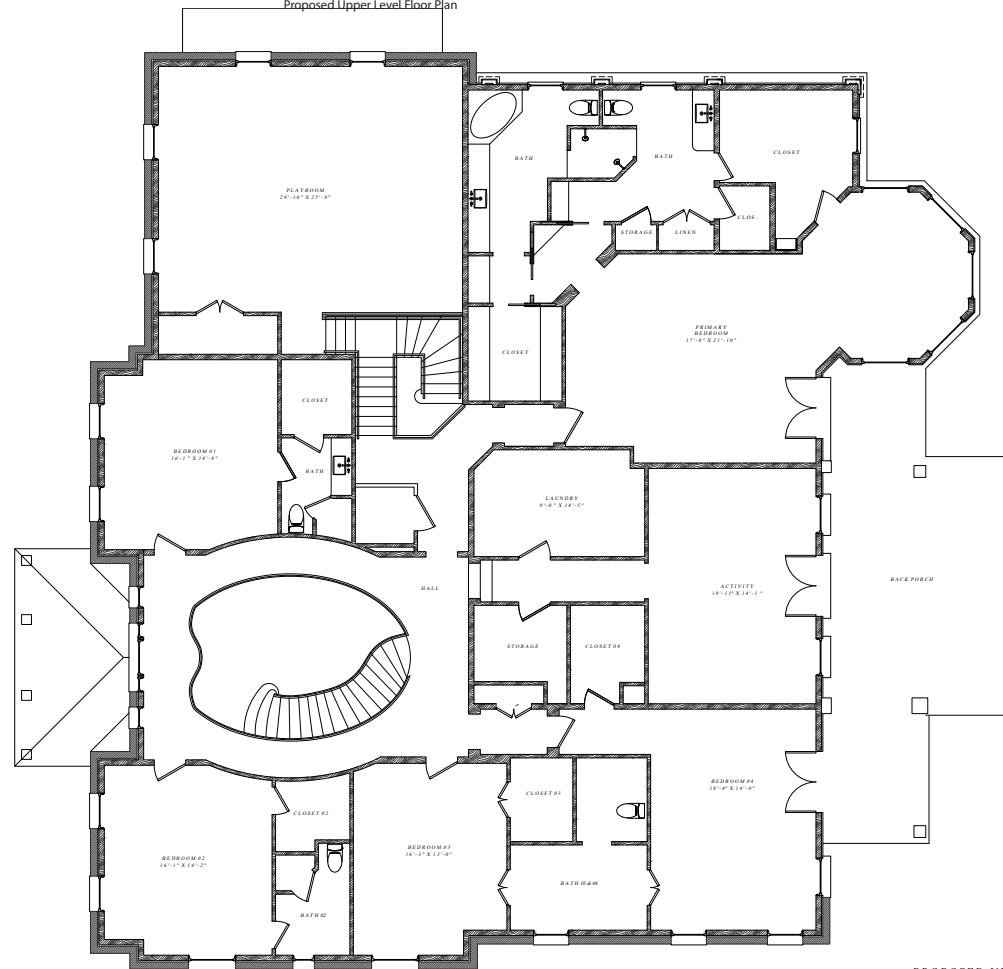




Pfeffer Torode Architecture

Thompson Residence
Proposed Upper Level Floor Plan

p. 9

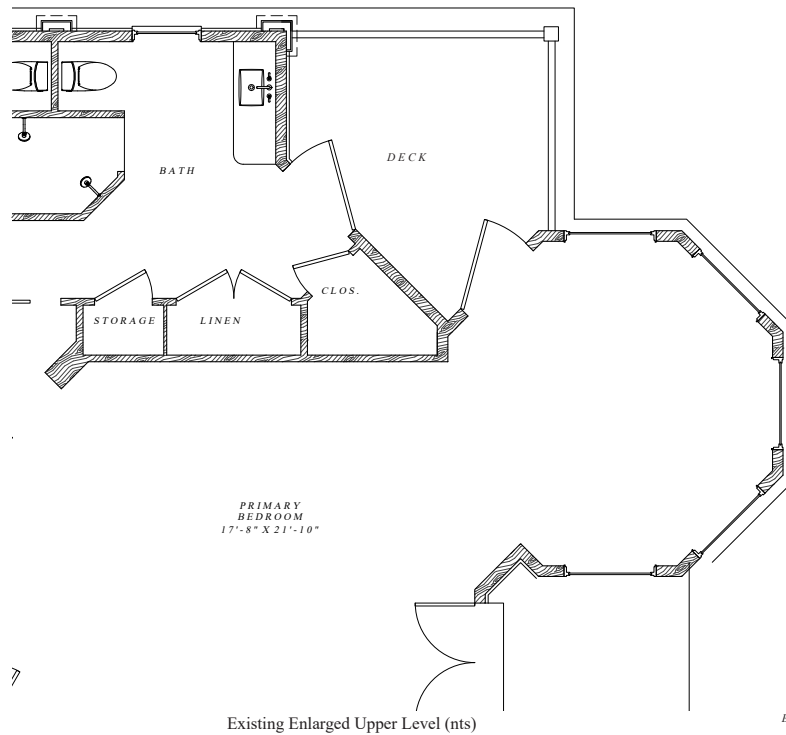


PROPOSED UPPER LEVEL FLOOR PLAN
nts

Pfeffer Torode Architecture

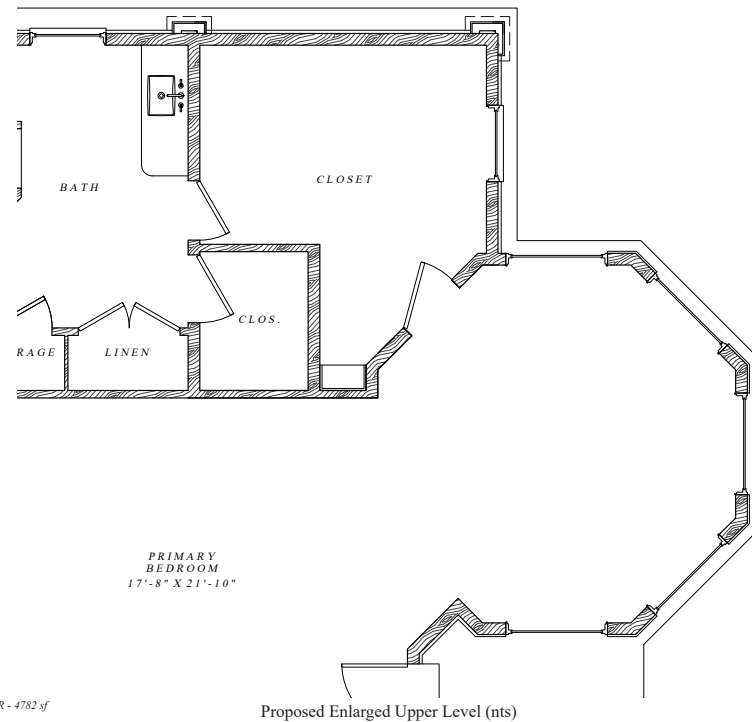
Thompson Residence
Existing and Proposed Upper Level Floor Plans

p. 10



Existing Enlarged Upper Level (nts)

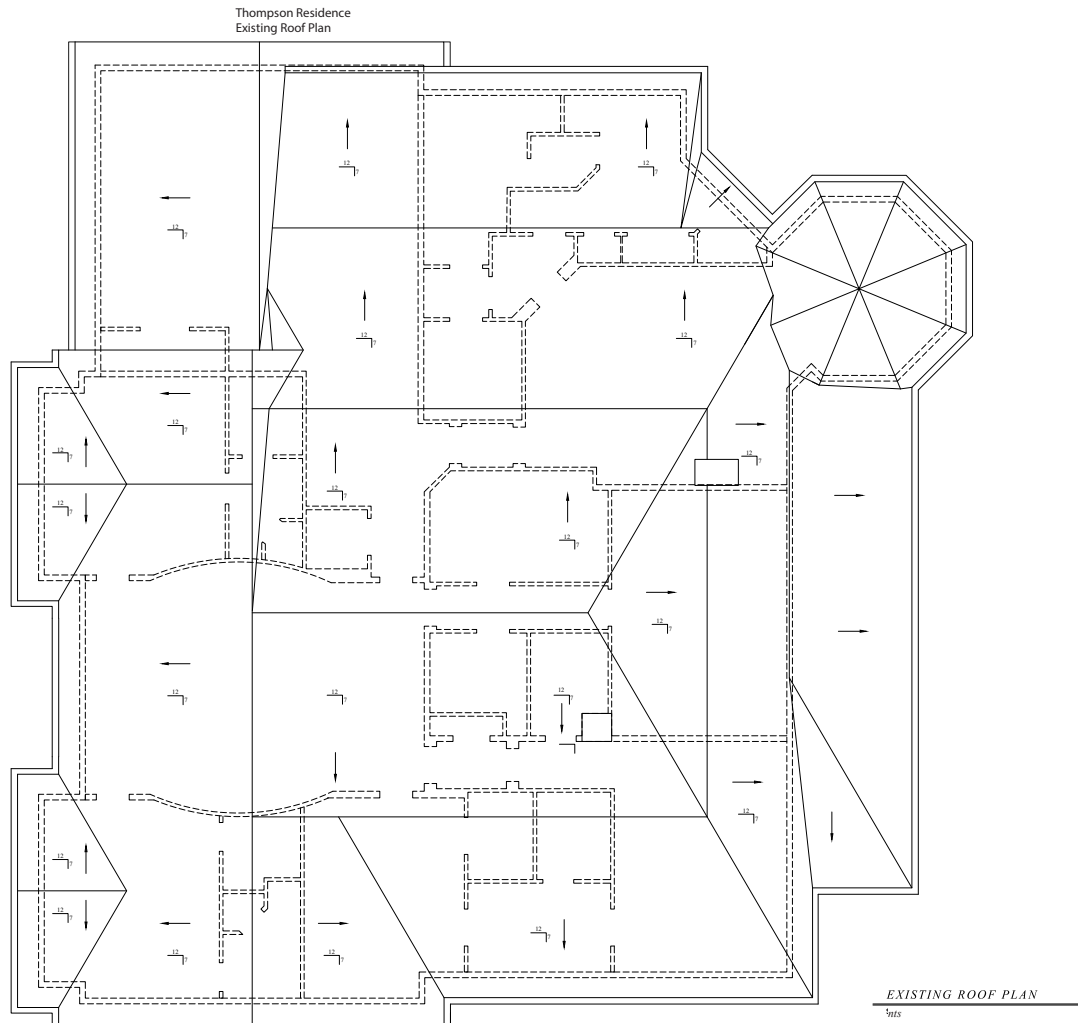
Existing FAR - 4782 sf
Proposed FAR - 4894
+112 sf



Proposed Enlarged Upper Level (nts)

Pfeffer Torode Architecture

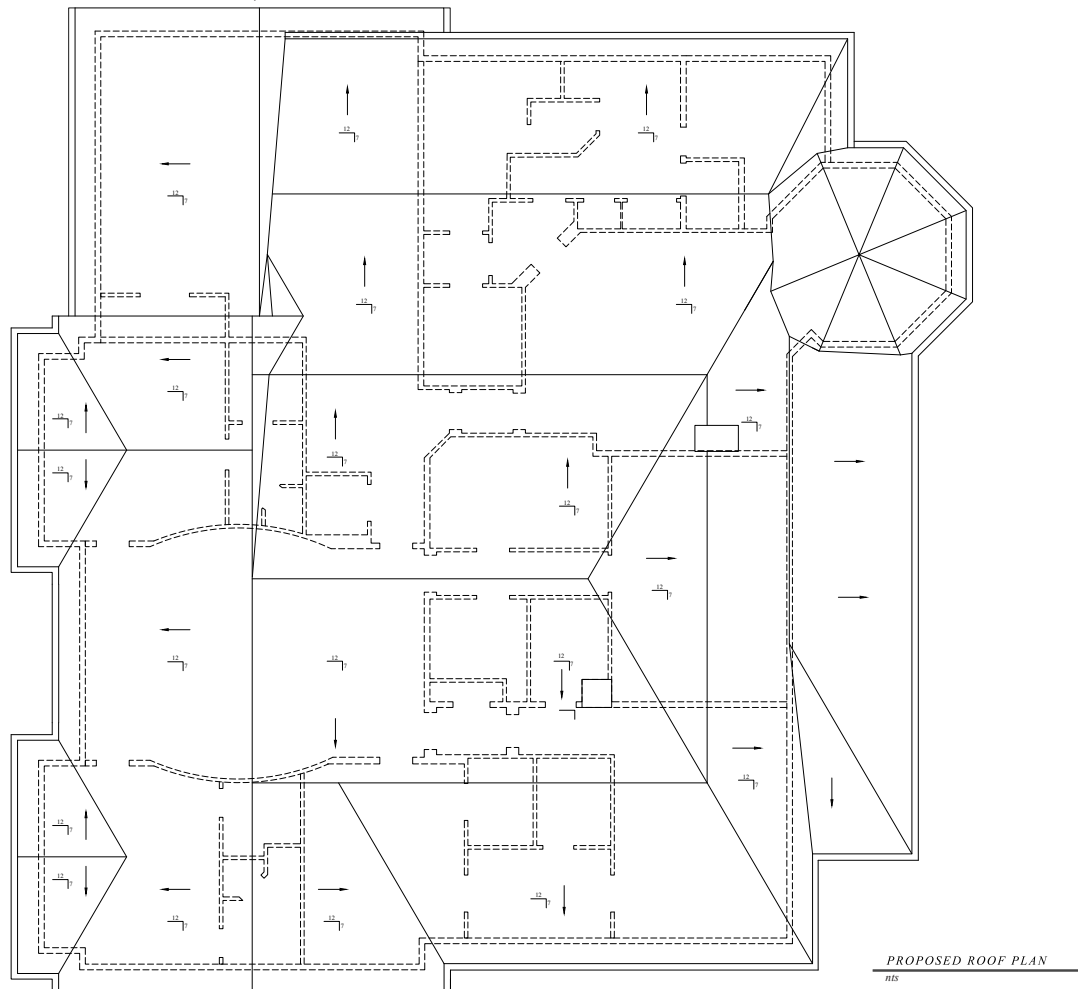
p. 11



Pfeffer Torode Architecture

Thompson Residence
Proposed Roof Plan

p. 12



Pfeffer Torode Architecture

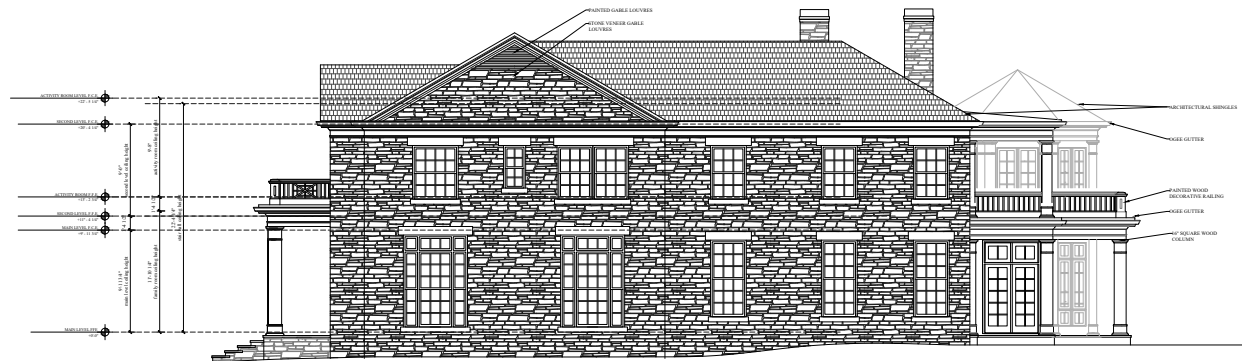
Thompson Residence
South & East Elevations

p. 13



EXISTING SOUTH (FRONT) ELEVATION

HS



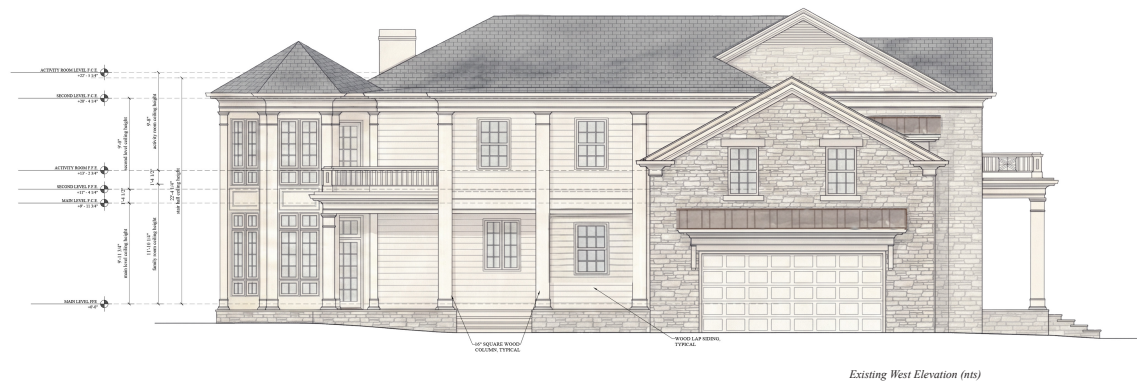
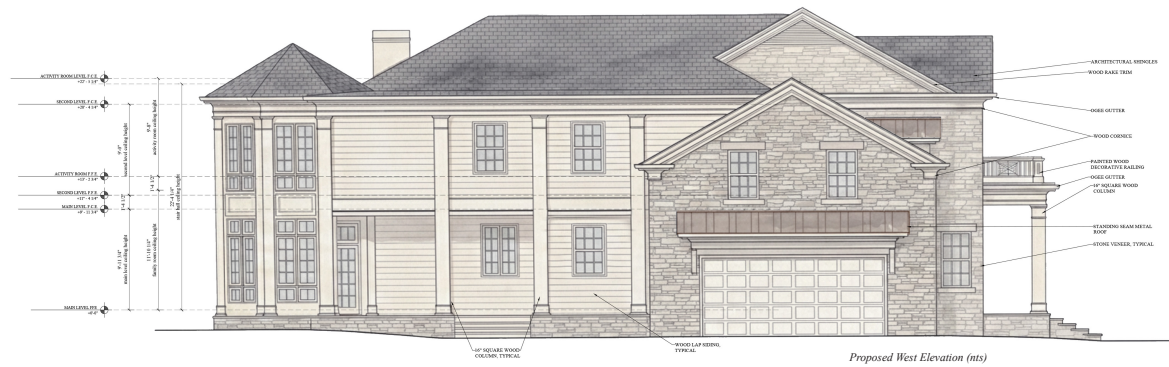
EXISTING EAST (RIGHT) ELEVATION

HS

Pfeffer Torode Architecture

Thompson Residence
Proposed and Existing West Elevation

p. 14



Pfeffer Torode Architecture

Thompson Residence
Proposed and Existing North Elevation

p. 15



Proposed North Elevation (nts)



Existing North Elevation (nts)

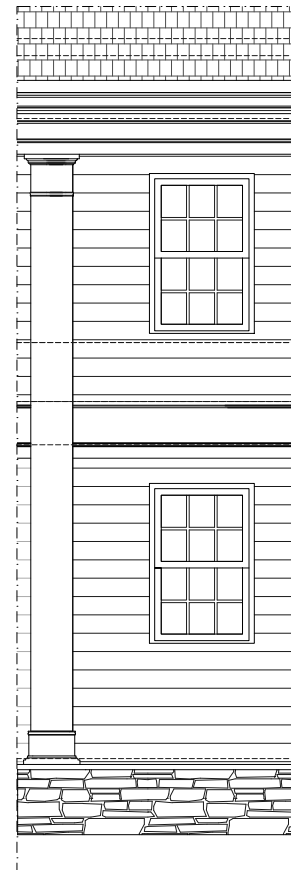
Pfeffer Torode Architecture

Thompson Residential
Wall Section and Details

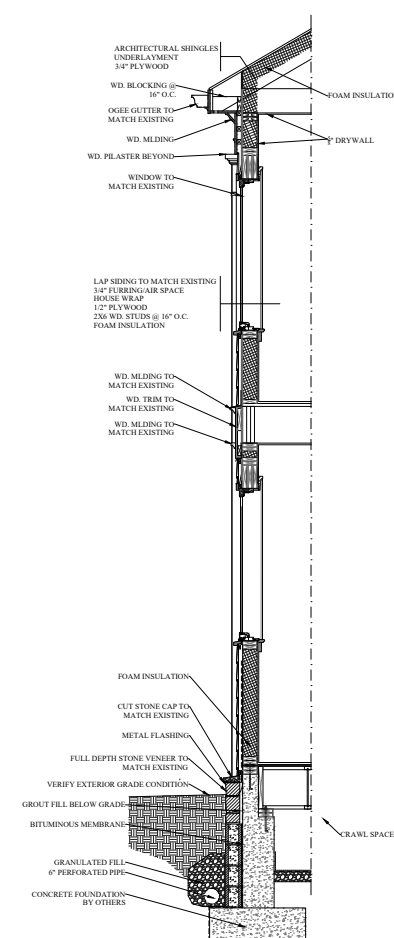
p. 16

Wall Section & Details

Final dimensions, material transitions, trim profiles, and connection details shall be field verified and coordinated to match existing conditions and architectural character of the residence.



PARTIAL ELEVATION
HIS



TYPICAL WALL SECTION AT SIDING
HIS



PFEFFER TORODE

Staff Report

Agenda No.: IV.B.

Case No.: A26-34

Staff: Mary Samaniego, Planning Director

Applicant: The Thompson family

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

Location: 4410 Warner Place

Summary:

The applicant/owner is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is to enclose an existing second floor porch to convert not a master bathroom. The architectural style is Colonial Revival with Georgian Revival Influence with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 1.70 acres (73,904 square feet).
2. The proposed addition does not affect the footprint as it is enclosure of an existing second floor porch area. The allowable footprint is 8,868 square feet and the existing footprint is 5,244 square feet.
3. The allowable gross floor area for this property is 14,781 square feet. With the addition/enclosed area the gross floor area will be 10,138 square feet.
4. The existing dwelling was constructed in 2011 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*.
5. The dwelling has been not been identified in the 1993 historical survey due to its age.
6. The residence has been owned by one family over the last 5 years.
7. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.
8. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.

9. Materials list:

no newly proposed materials - all materials for addition (windows, doors, siding, and finishes) are to match what already exists in / on the facade of the home.

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:

3

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:

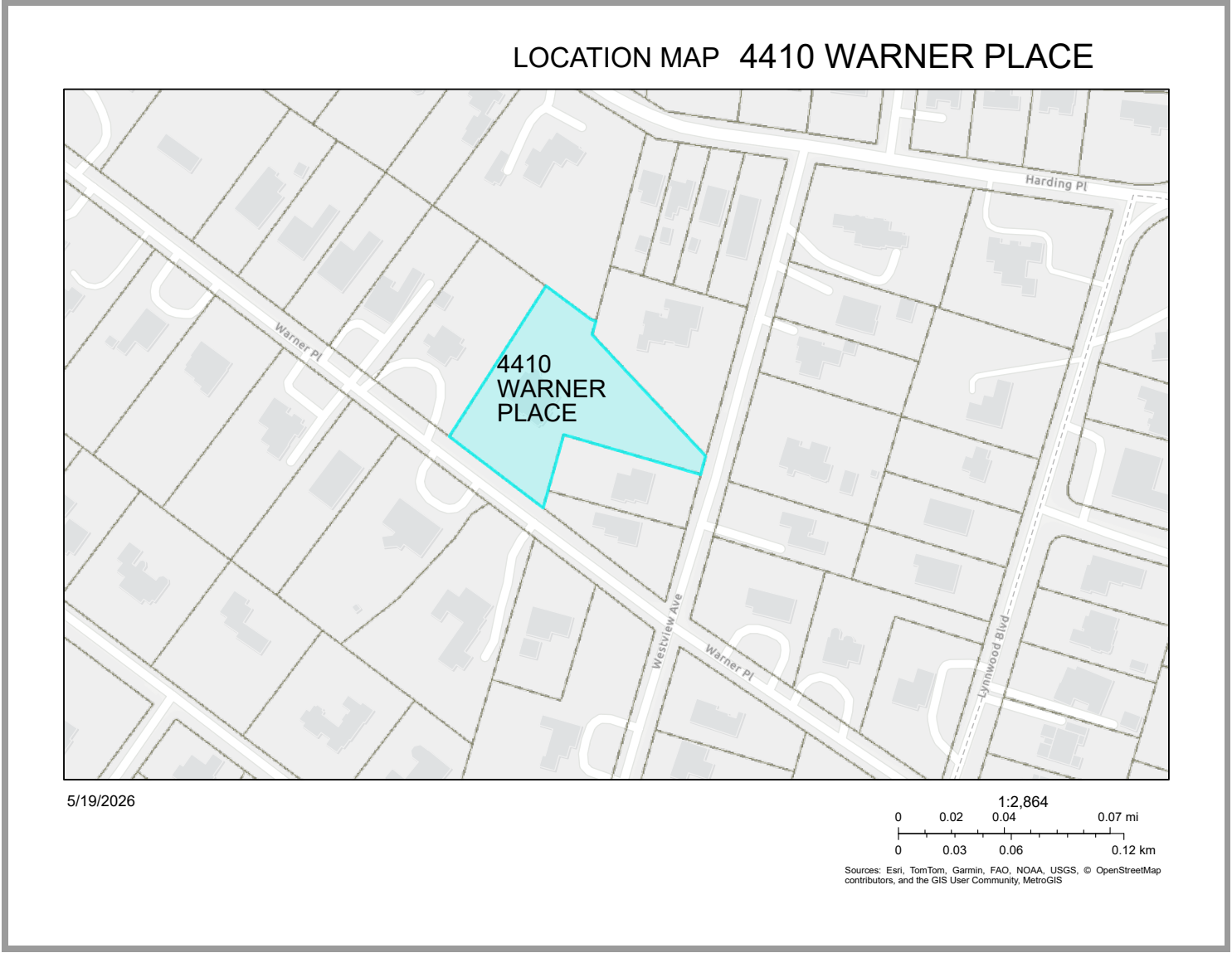
1. Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.
2. Siding: No siding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



June 8, 2026

Via email

Belle Meade Zoning Commission

4705 Harding Rd
Nashville, TN 37205

Dear Commissioners,

I am writing in support of the proposed porch enclosure at the Thompson residence located at 4401 Warner Place.

As a neighbor, I have reviewed the proposed plans with Jamee and believe the project is both thoughtful and appropriate for the home and surrounding neighborhood. The Thompson family and their design team have taken great care to ensure that the enclosed porch will match the existing architecture of the house, including exterior materials, window design, trim details, and paint colors. The result will appear as though it has always been an original part of the home's Colonial Revival design.

Importantly, the proposed enclosure is located on a side of the house with very limited visibility from the public realm. As such, the project will have little to no impact on the streetscape or neighborhood character. Rather than introducing a new architectural element, the design simply extends and completes an existing portion of the home in a manner that is consistent with its design.

I respectfully encourage the Commission to approve this request and appreciate your consideration.

Sincerely,



Michael Hayes
4409 Warner Place
Nashville, TN 37205
mwhayes@cbragland.com

From: SARA PENN <spenn01@comcast.net>
Sent: Wednesday, June 3, 2026 1:00 PM
To: Carly Walker; spenn01@comcast.net
Subject: 4401 Warner Place

You don't often get email from spenn01@comcast.net. [Learn why this is important](#)

Sally Penn
815 Westview Ave.
Nashville, TN. 37205
spenn01@comcast.net
06/03/26

Belle Meade Zoning Commission
4705 Harding Rd.
Nashville, TN. 37205

Dear Commissioners,

I am writing in support of the proposed porch enclosure at 4401 Warner Place.

The homeowners have designed the enclosure to match the existing Colonial Revival character of the house. The addition will not have any impact to the neighborhood as it is on the side of the home and not highly visible to the public.

This is a reasonable improvement and will maintain the character of the home. I am supporting the approval of the project.

Appreciate your consideration.

Thank you,

Sally Penn

From: Tasha Green <tashasgreen@comcast.net>
Sent: Wednesday, June 3, 2026 12:30 PM
To: Carly Walker
Subject: Official approval Letter

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

Tasha Green
4412 Warner Pl
Nashville, TN 37205
6/3/2026

greent1017@gmail.com
marvgreen12@comcast.net

Belle Meade Zoning Commission
4705 Harding Rd
Nashville, TN 37205

Dear Commissioners,

I am writing in support of the proposed porch enclosure at 4401 Warner Place.

The homeowners have designed the enclosure to match the existing home in materials, windows, trim, and color, so it will remain consistent with the Colonial Revival character of the house. The work is located on a side of the home that is not highly visible and will have little impact on the appearance of the neighborhood.

I believe this is a reasonable improvement that allows the homeowners to make better use of their existing space while maintaining the character of the home. I support approval of the project.

Thank you for your consideration.

Sincerely,

Tasha and Marv Green

Sent from my iPhone