



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
MAY 9, 2023, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
MAY 9, 2023, 03:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

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

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

I. Call to Order

II. Approval of Minutes

The minutes of the regularly scheduled meeting held April 12, 2023

III. Old Business

IV. New Business

- 1. The application for a certificate of appropriateness for Tori and Dave Alexander, (0523-1) 4424 Shepard Place for restoration and deferred maintenance and an addition to the second story, under 500 square feet, to remain within the existing foundation.**

Attachment: [Application-COA 4424 Shepard.pdf](#)
Attachment: [Map 4424 Shepard Place.pdf](#)
Attachment: [Floor Plan-First Level.pdf](#)
Attachment: [Floor Plan-Second Floor_ Revised.pdf](#)
Attachment: [Front Elevation-Existing.pdf](#)
Attachment: [Front Elevation-Revised.pdf](#)
Attachment: [HZC-Certificate-of-Appropriateness.pdf](#)
Attachment: [Rear Elevation-Existing.pdf](#)
Attachment: [Rear Elevation-Revised.pdf](#)
Attachment: [Side Elevation _Jackson Blvd_-Revised.pdf](#)
Attachment: [Side Elevation Jackson-Existing.pdf](#)
Attachment: [Side Elevation Shepard-Existing.pdf](#)
Attachment: [Side Elevation Shepard-Revised.pdf](#)
Attachment: [Site Plan with Contour Lines.pdf](#)

- 2. The application for a certificate of appropriateness for Kate & Eric Schneider, (0523-2) 4304 Iroquois Avenue to construct a new single-family residence on a vacant lot.**

Attachment: [COA Iroquois Ave.pdf](#)
Attachment: [MAP - 4304 Iroquois Ave.pdf](#)
Attachment: [Conceptual Elevation.pdf](#)
Attachment: [Iroquois Ave 4304 - Boundary _ Topographic Survey.pdf](#)
Attachment: [Issue 10 - Revised DDBinder1.pdf](#)
Attachment: [Map of Property Location.pdf](#)
Attachment: [Neighboring Houses.pdf](#)
Attachment: [Site Photos.pdf](#)

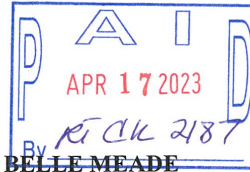
Attachment: [Style Inspiration.pdf](#)

V.Other Business - None Scheduled

VI.Adjourn

**The next scheduled meeting of the Historic Zoning Commission will be held
June 13, 2023 at Belle Meade City Hall.**

BY ORDER OF THE CHAIRMAN

DATE: April 7, 2023
APPLICATION # 0523-1

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

The protection and preservation of the City's heritage is now a guiding principle for residents and City leaders. The City's commitment to its heritage supports these objectives:

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- Encourage development that is compatible with the character of the City's historic architecture.
- Conduct project review to assist property owners to be good stewards and utilize best practices for their properties.
- Expect that builders, developers and architects will respect the traditional architectural character of Belle Meade and design new construction of the *highest* possible quality.

*Please be advised, it is not the role or purpose of the HZC commission to advise applicants on the specifics of design components. The role of the board is to review...and advise and/or identify where they see deficiencies in the proposed design...as related to the proposed style...and it is the *applicant's responsibility to interpret, address & resolve those deficiencies*. The HZC was not formed to be...or intended to be... a design consultant for the applicants proposed style".

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.

This form must be filled out completely and the fees paid before the application will be accepted and placed on the City of Belle Meade Historic Zoning Commission agenda.

New Construction - \$2,000

~~Additions - \$1,000.00~~

Demolition - \$500

1. Deadline for the completed application submittal is no later than 12:00pm, fifteen (15) days prior to the meeting, amendments to submitted plans after the deadline will **not** be accepted. Regular meetings of the Historic Zoning Commission are held on the Second Tuesday of each month at 3:00 p.m. at Belle Meade City Hall, 4705 Harding Road, Nashville, TN 37205
2. The applicant, owner, or representative must attend the meeting in which the application is being reviewed. If there is no one present the application will not be considered for a Certificate of Appropriateness.
3. Each applicant and comments from the public will have five (5-10) minutes to present the proposed project to the Commission. It should be concise and to the point. The public will have 3 minutes to respond.

PROPERTY DESCRIPTION & LOCATION

ATTACH PROPERTY MAP OF LOCATION

ADDRESS: 4424 Shepard Place

TAX MAP ID: MAP# _____ GROUP# _____ PARCEL# 13006003900

AGE/YEAR OF STRUCTURE: 1920 PROPERTY OF SIGNIFICANCE (1901-1939) ☒ YES
 PROPERTY OF CONSERVATION (1940-2000) ☐ YES
 PROPERTY LESS THAN 50 YEARS ☐ YES

PROPERTY OWNER and or APPLICANT OR REPRESENTATIVE (if different from property owner)

NAME: Tori Alexander (owner)

ADDRESS: _____

EMAIL: Tori@alexanderinteriors.net

PHONE NUMBERS (WORK) _____ (HOME) _____ (Cell) (615)438-6388

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; Colonial Describe Proposed Work; _____

Restoration and deferred maintenance (all materials to match existing and original finishes; exterior doors and windows to remain); second story addition (<500 SF) to remain within existing foundation; all external materials to be matched to existing; architectural enhancements; windows to be reglazed and reinstalled; interior alterations

➤ **For Exterior Alteration or Repairs:**

Submit 1 PDF, List and describe in detail all work to be done for each item. Include sketches, photos, specifications, or other descriptions of proposed changes to the building's exterior along with completion of material list below. Major alterations to architectural features require schematic drawing plans, inspirational photos and specifications of exterior materials will be required such as siding, roofing, doors, windows, and ornamentation, a wall section should be provided. Provide photos and descriptions of existing original materials, (samples of new materials may be requested).

➤ **For New Construction and Additions:**

Submit 1 PDF, A complete set of cad plans at 1/4-inch scale, inspirational photos and completion of check list and material list below. Provide an exterior wall section with specifications of materials such as siding, roofing, doors, windows, and ornamentation. Provide a survey or site plan with contour lines with the building envelope (setbacks) highlighted. Include all elevations showing the finished grade. Include photos of proposed site and adjacent properties.

➤ **Demolition of Structures:**

Describe the structure's condition, (ceiling height, wood decay, brick, siding, water intrusion, roof, etc.) historical significance, if any. Is the property habitable? N/A

Give a compelling reason for demolition of property. _____

Describe the proposed reuse of existing materials, if any? N/A

Complete- New Construction Material List Description

Window Manufacture Existing (restored)

Window Material Wood (painted), glass

Frame Material Wood

Windowsills Wood trim to match existing

Brick, Painted/Natural "Hard" stucco to match existing; paint

Brick/Stone Thickness

Clapboard Material

Clapboard Dimensions/Reveal

Railings, Columns, Pilasters

Restore existing columns; new wood smooth finish paint grade pilasters

Chimney Material Existing

Roofing Material Existing clay tile; standing seam metal on proposed addition to match existing "wings"

Exterior Doors Mahogany/Glass

Eaves/Cornice Wood, to be painted

Gutters Copper

Gutter Dimensions 6" Half round; 4" downspouts

Initial TA

Please check off boxes below

- | | |
|--|--|
| ☒ Fee paid and submitted before deadline | ☒ PDF Photos of Existing Property |
| ☒ PDF Map of Property Location | ☒ PDF Photos of Neighboring Properties |
| ☒ PDF Site Plan/Survey with Contours | ☒ PDF Inspirational Photos |
| ☒ Architectural Style Proposed | ☒ PDF Plans |
| ☒ Description of Property Condition | ☒ Wall Section |
| ☒ All elevations showing finish grade | |

Initial TA**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.

Embody such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.

Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,

Possesses one or more of the following criteria:

Yes No

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

- [] [X] Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid- to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.
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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.

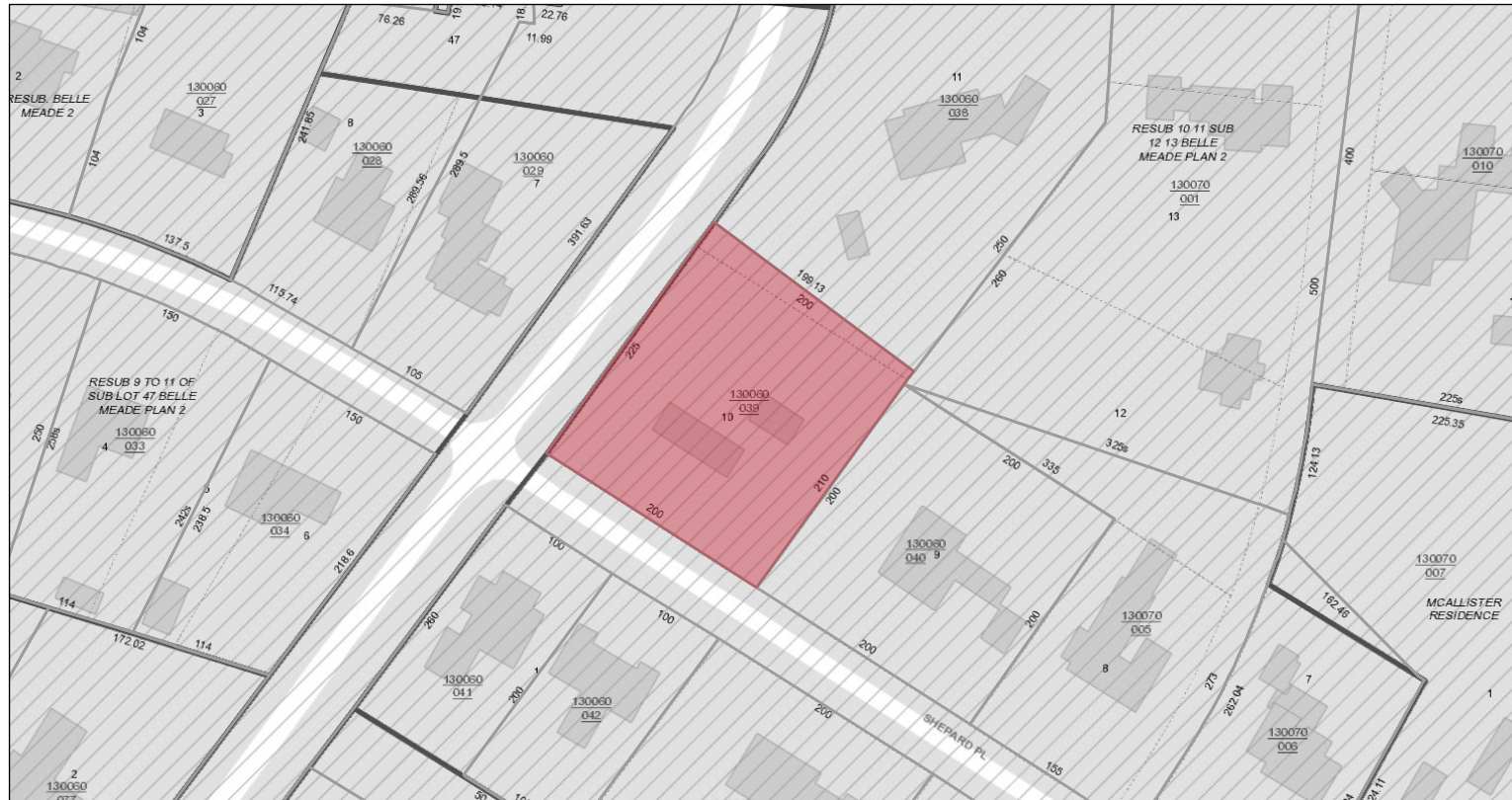
Applicant Signature: TORI ALEXANDER

Date: 4/7/23

Property Owner: TORI ALEXANDER

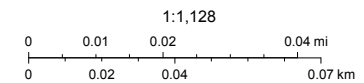
Date: 4/7/23

Nashville / Davidson County Parcel Viewer



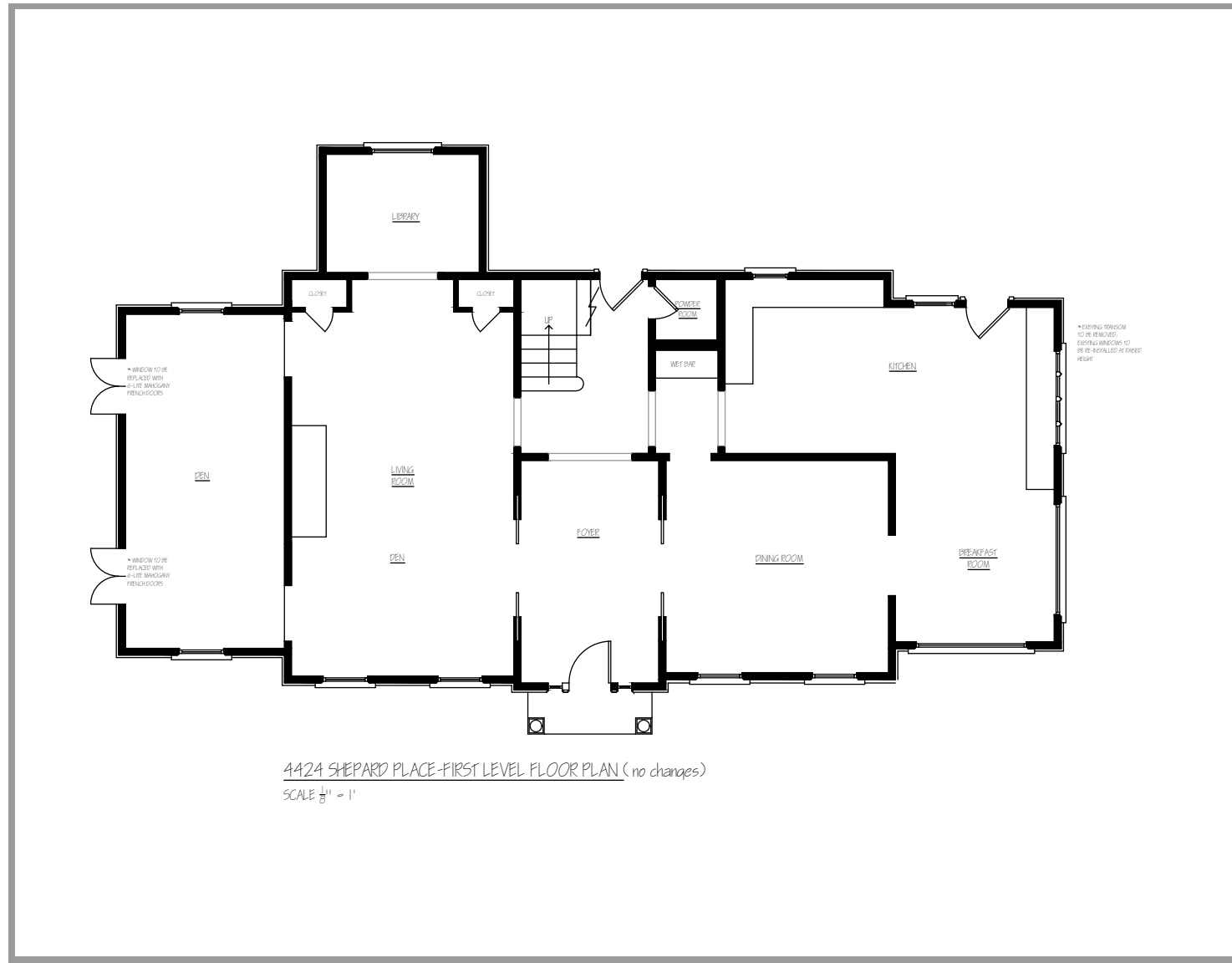
April 21, 2023

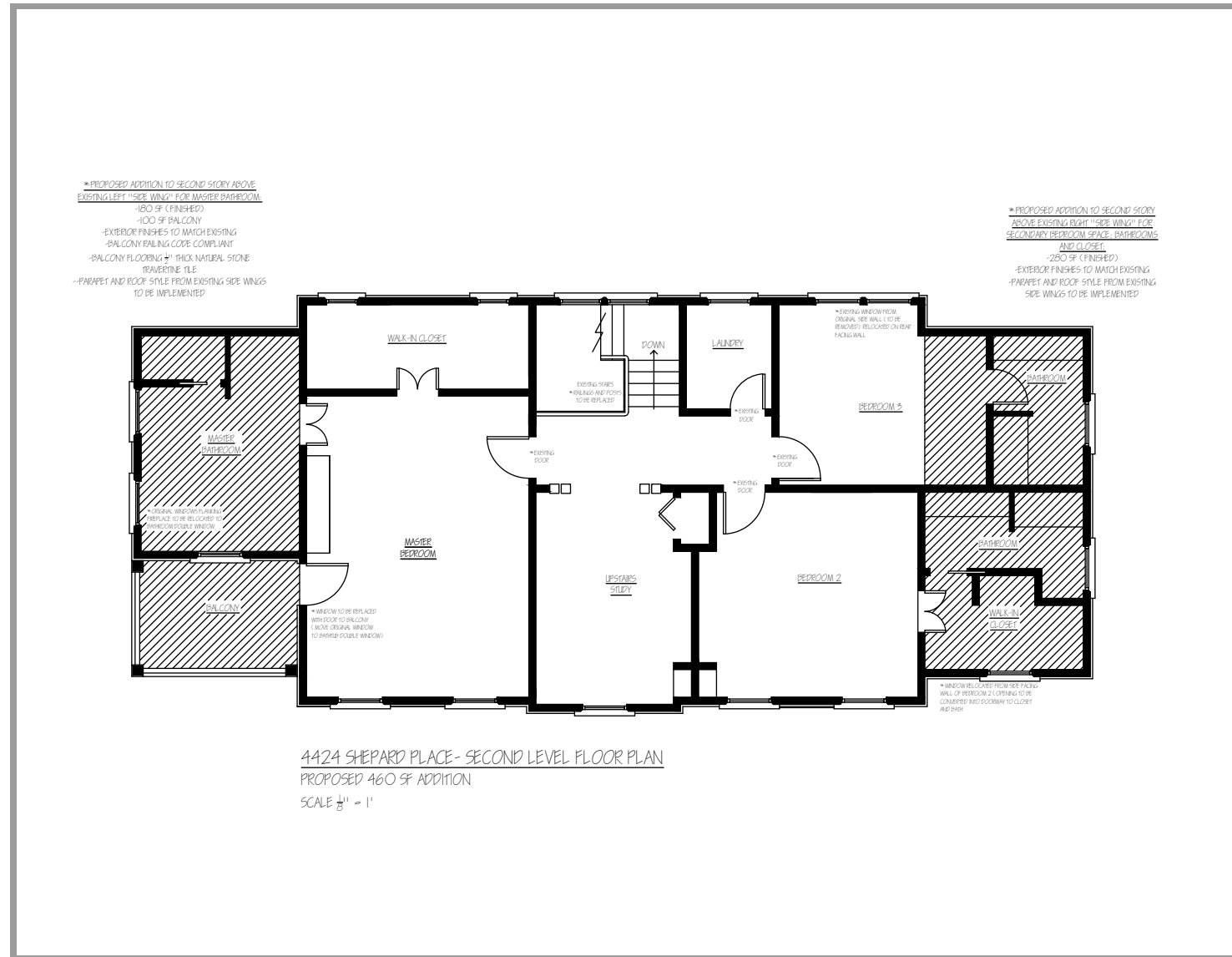
- Override 1
- graphicsLayer2
- Zoning
- Urban Design Overlay
- Planned Unit Development



Metro GIS

Made by: Metro GIS









4424 SHEPARD PLACE-REVISED FRONT ELEVATION

SCALE $\frac{1}{8}" = 1'$

DATE: _____
APPLICATION # _____

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

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PROPERTY DESCRIPTION & LOCATION

ATTACH PROPERTY MAP OF LOCATION

ADDRESS: _____

TAX MAP ID: MAP# _____ GROUP# _____ PARCEL# _____

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

PROPERTY OWNER and or APPLICANT OR REPRESENTATIVE (if different from property owner)

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBERS (WORK) _____ (HOME) _____ (Cell) _____

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

____ New Construction ____ Demolition ____ Exterior Alteration or Repair ____ Addition

Define Architectural Style; _____ **Describe Proposed Work;** _____

➤ **For Exterior Alteration or Repairs:**

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Describe the structure’s condition, (ceiling height, wood decay, brick, siding, water intrusion, roof, etc.) historical significance, if any. Is the property habitable? _____

Give a compelling reason for demolition of property. _____

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

Complete- New Construction Material List Description	
<u>Window Manufacture</u>	<u>Railings, Columns, Pilasters</u>
<u>Window Material</u>	<u>Chimney Material</u>
<u>Frame Material</u>	<u>Roofing Material</u>
<u>Windowsills</u>	<u>Exterior Doors</u>
<u>Brick, Painted/Natural</u>	<u>Eaves/Cornice</u>
<u>Brick/Stone Thickness</u>	<u>Gutters</u>
<u>Clapboard Material</u>	<u>Gutter Dimensions</u>
<u>Clapboard Dimensions/Reveal</u>	Initial _____

Please check off boxes below

- | | |
|---|---|
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Yes No

- | | |
|---------|---|
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Applicant Signature: _____

Date: _____

Property Owner: _____

Date: _____



*ALL EXISTING DOORS AND WINDOWS TO REMAIN

4424 SHEPARD PLACE-EXISTING REAR ELEVATION

SCALE $\frac{1}{8}" = 1'$





4424 SHEPARD PLACE-REVISED SIDE ELEVATION
SCALE $\frac{1}{8}" = 1'$



4424 SHEPARD PLACE-EXISTING SIDE ELEVATION
SCALE $\frac{1}{8}" = 1'$

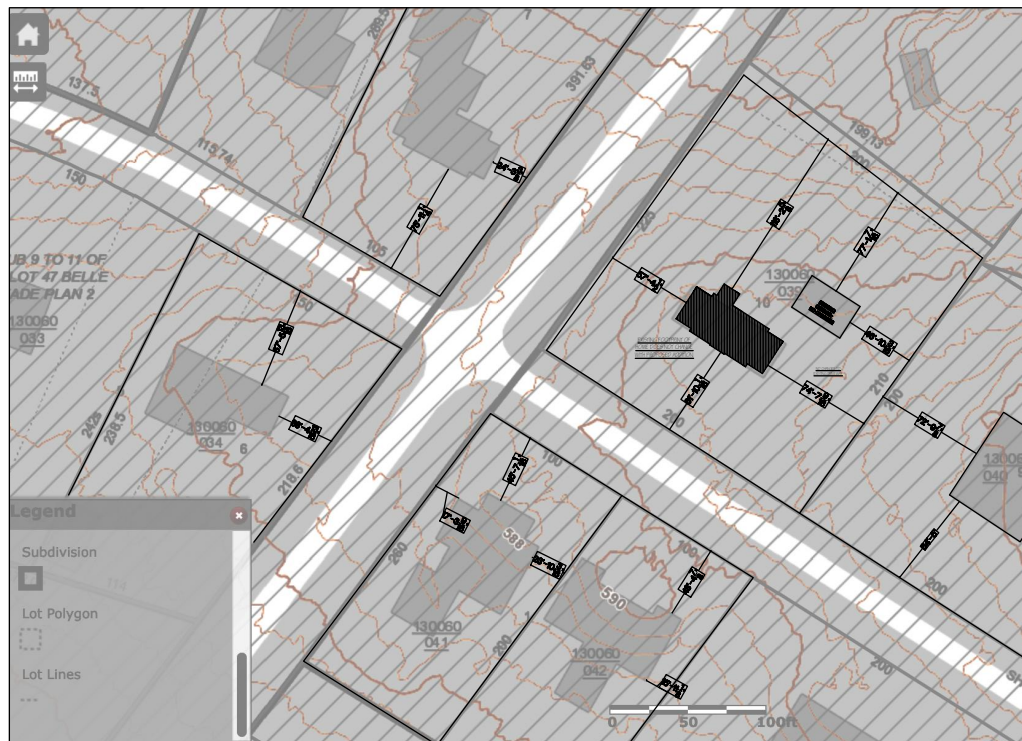


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SCALE $\frac{1}{8}" = 1'$



4424 SHEPARD PLACE-REVISED SIDE ELEVATION

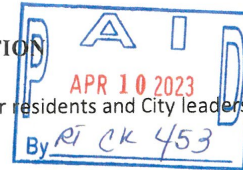
SCALE $\frac{1}{8}" = 1'$



4884 SHEPARD PLACE-SITE
PLAN
SCALE 1" = 1'

DATE: 4-6-23
APPLICATION # 0523-2

**CITY OF BELLE MEADE
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PROPERTY DESCRIPTION & LOCATION

ATTACH PROPERTY MAP OF LOCATION

ADDRESS: 4304 IROQUOIS AVE.
TAX MAP ID: MAP# 130 GROUP# 070 PARCEL# 069.00

1

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

PROPERTY OWNER and or APPLICANT OR REPRESENTATIVE (if different from property owner)

NAME: Kate & Eric Schneider

ADDRESS: 2248 Castleman Dr. Nashville, TN 37215

EMAIL: katejschneider@gmail.com

PHONE NUMBERS (WORK) _____ (HOME) _____ (Cell) 401-743-9303

RELATIONSHIP TO OWNER: Contractor ☐ Architect Chris Goldbeck, P. SHEA Other (explain) Gavin Duke (Landscape Architect)

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; Colonial Revival Describe Proposed Work; Construct a new single-family residence on a vacant lot. Style is to be Colonial Revival (Georgian sub-type).

➤ **For Exterior Alteration or Repairs:**

Submit 1 PDF, List and describe in detail all work to be done for each item. Include sketches, photos, specifications, or other descriptions of proposed changes to the building's exterior along with completion of material list below. Major alterations to architectural features require schematic drawing plans, inspirational photos and specifications of exterior materials will be required such as siding, roofing, doors, windows, and ornamentation, a wall section should be provided. Provide photos and descriptions of existing original materials, (samples of new materials may be requested).

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Give a compelling reason for demolition of property. N/A

Describe the proposed reuse of existing materials, if any? N/A

Complete- New Construction Material List Description

<u>Window Manufacture</u> <u>Sierra Pacific</u>	<u>Railings, Columns, Pilasters</u> <u>wood or composite</u>
<u>Window Material</u> <u>Exterior clad, interior wood</u>	<u>Chimney Material</u> <u>stone</u>
<u>Frame Material</u> <u>Typical 2x framing materials, I joists floor system</u>	<u>Roofing Material</u> <u>Cedar</u>
<u>Windowsills</u> <u>Cedar</u>	<u>Exterior Doors</u> <u>clad exterior, wood interior</u>
<u>Brick, Painted/Natural</u> <u>N/A</u>	<u>Eaves/Cornice</u> <u>Miratech cornice and soffitt</u>
<u>Brick/Stone Thickness</u> <u>+/- 4 inches full bed depth</u>	<u>Gutters</u> <u>Copper</u>
<u>Clapboard Material</u> <u>Cedar</u>	<u>Gutter Dimensions</u> <u>5-6 inch</u>
<u>Clapboard Dimensions/Reveal</u> <u>7 inch</u>	<u>Initial</u> <u>VJS</u>

Please check off boxes below

- | | |
|--|--|
| ☒ Fee paid and submitted before deadline | ☒ PDF Photos of Existing Property |
| ☒ PDF Map of Property Location | ☒ PDF Photos of Neighboring Properties |
| ☒ PDF Site Plan/Survey with Contours | ☒ PDF Inspirational Photos |
| ☒ Architectural Style Proposed | ☒ PDF Plans |
| ☒ Description of Property Condition | ☒ Wall Section |
| ☒ All elevations showing finish grade | |

Initial VK**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.

Embody 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**

N/A

- ☐ ☐ ☐ 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:

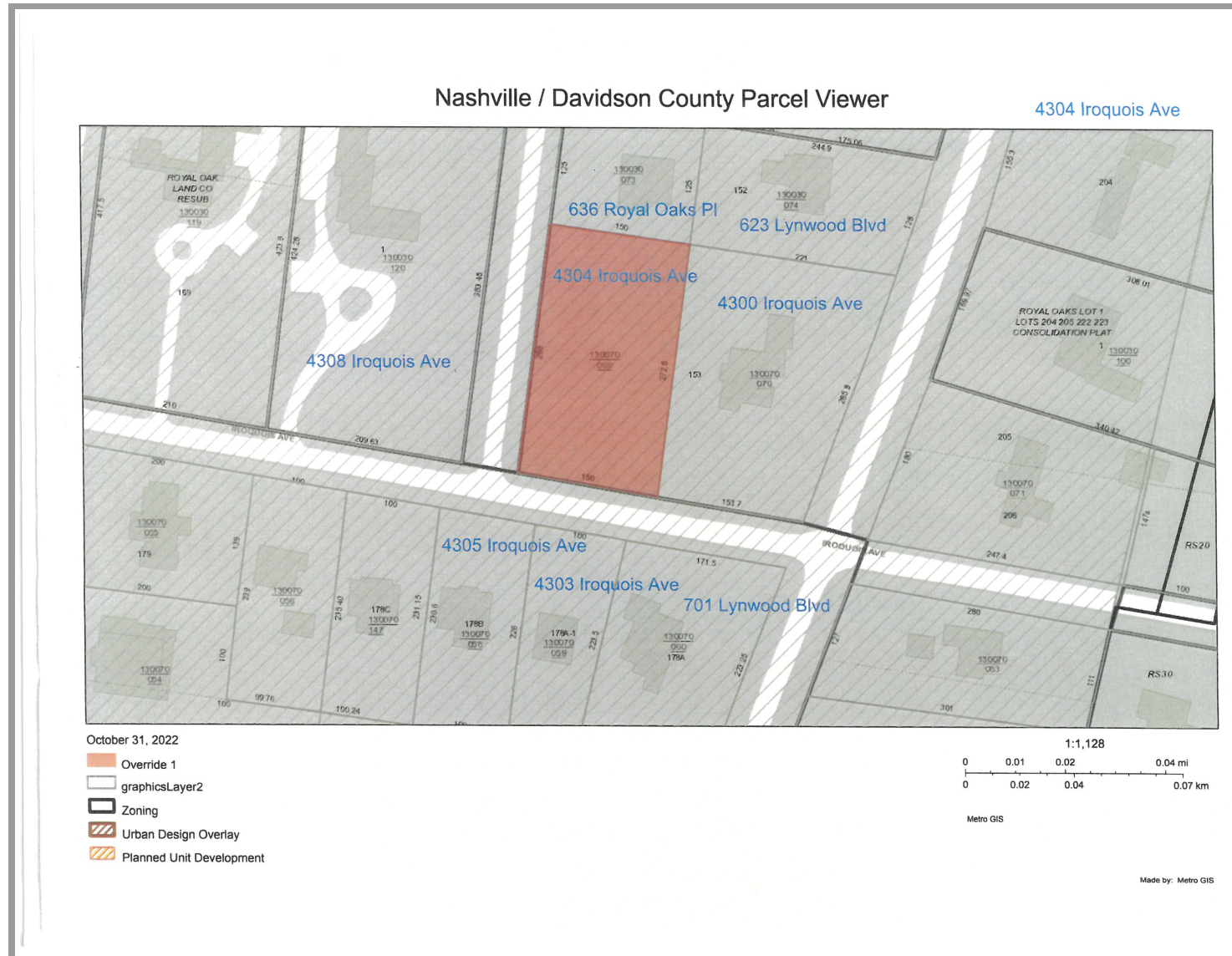
- N/A
- Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.
 - Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
 - 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.

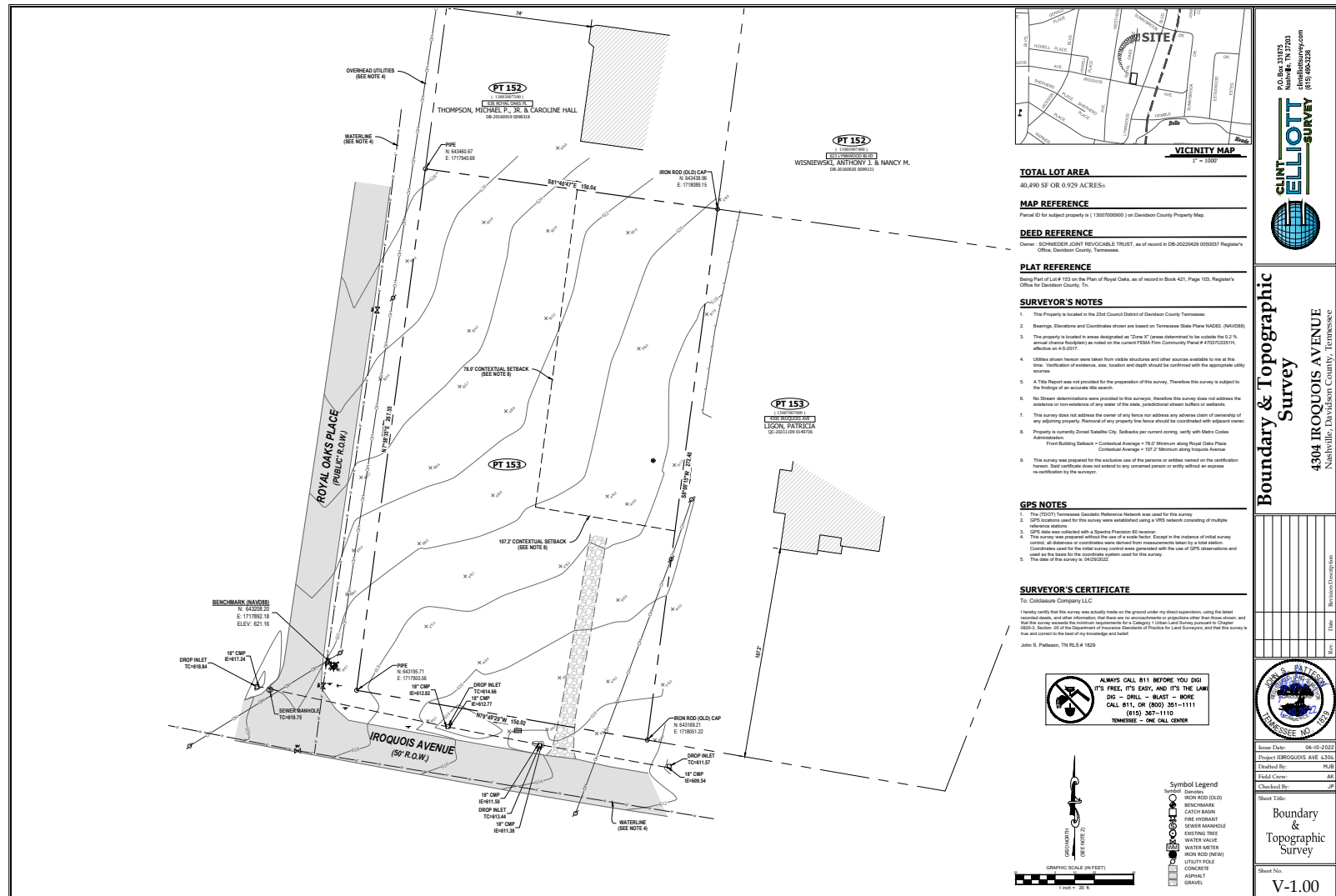
Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

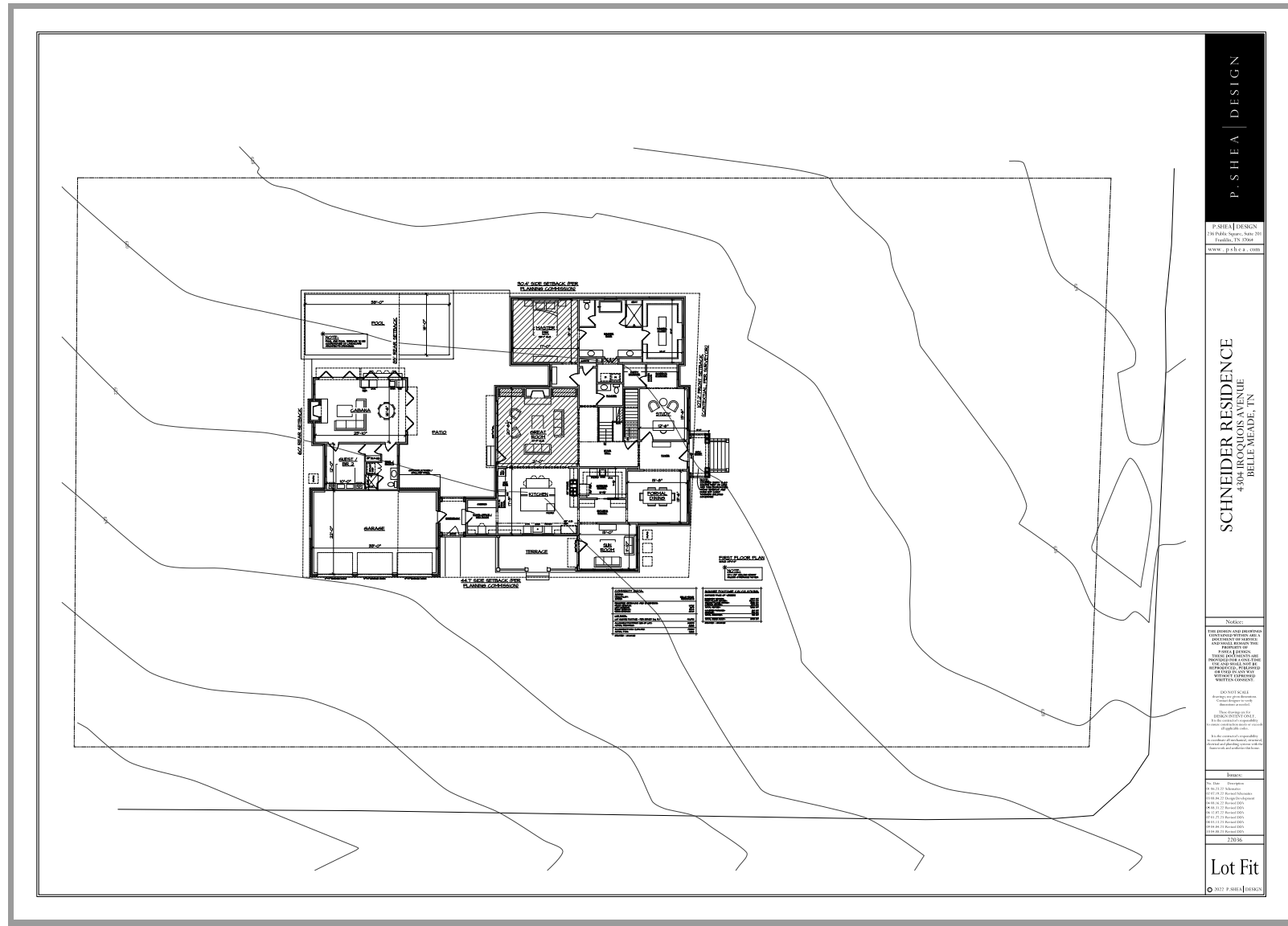
I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application,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

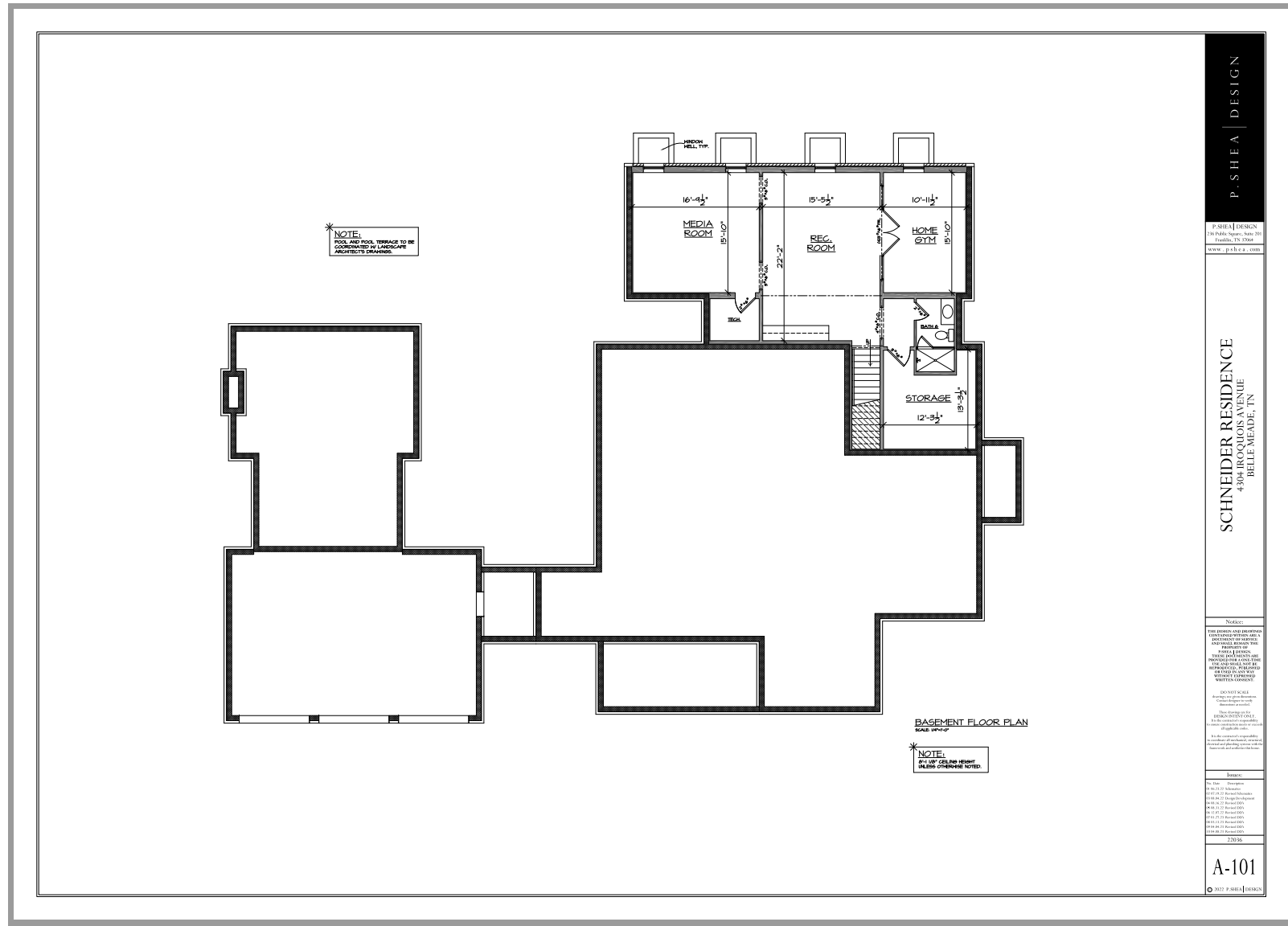
Applicant Signature: [Signature] Date: 4/6/23
Property Owner: [Signature] Date: 4/6/23

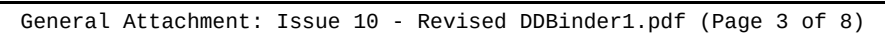


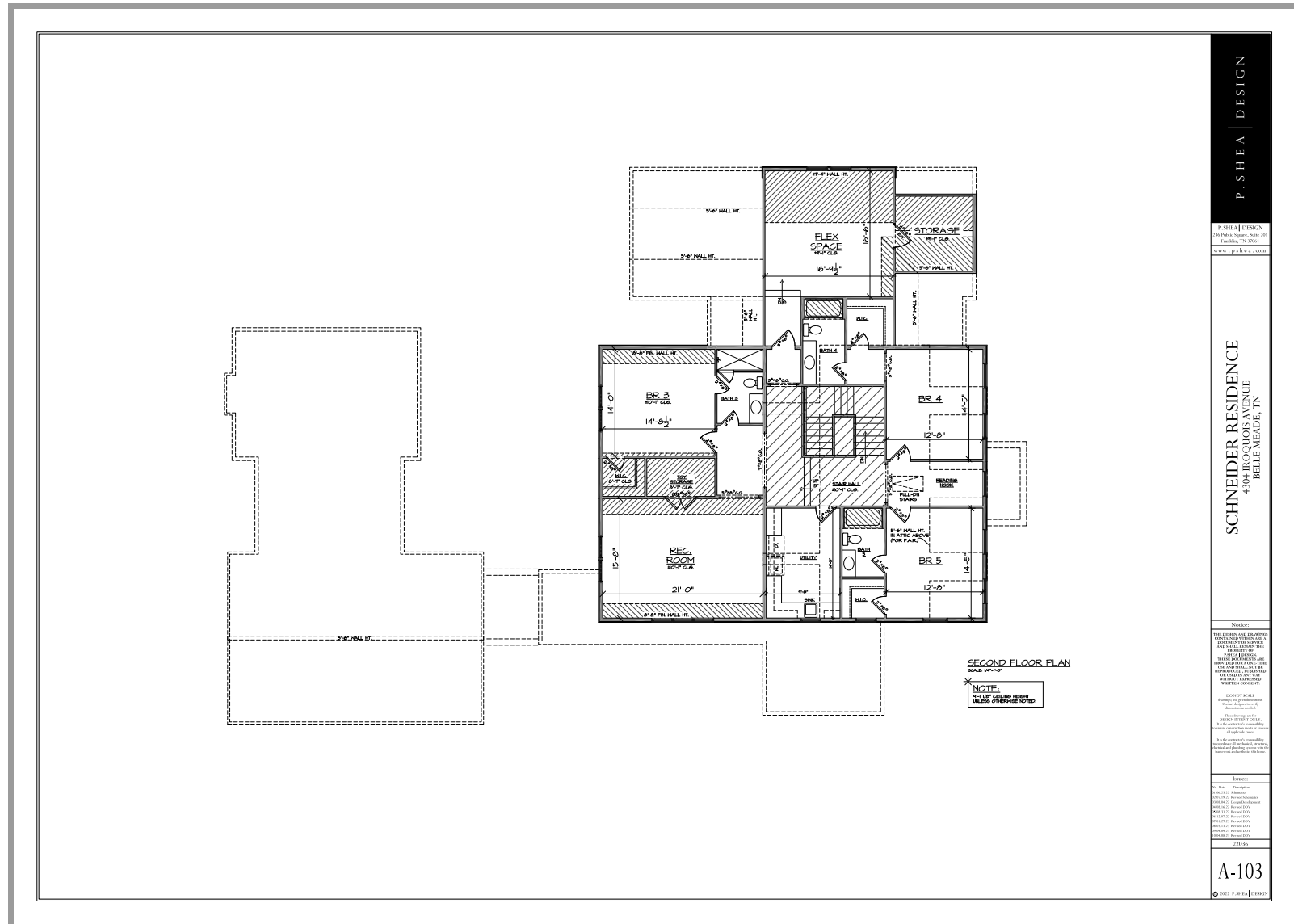




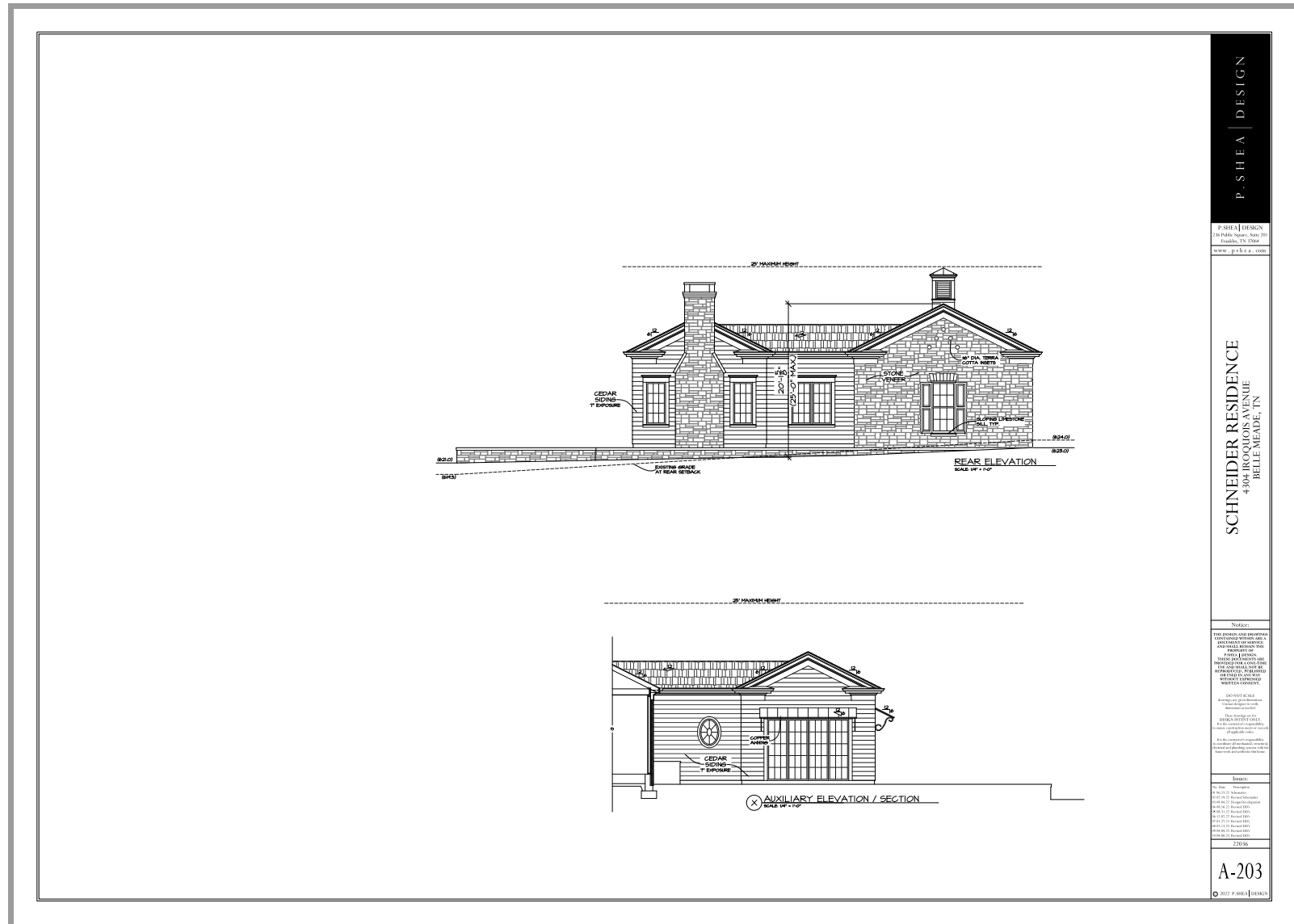


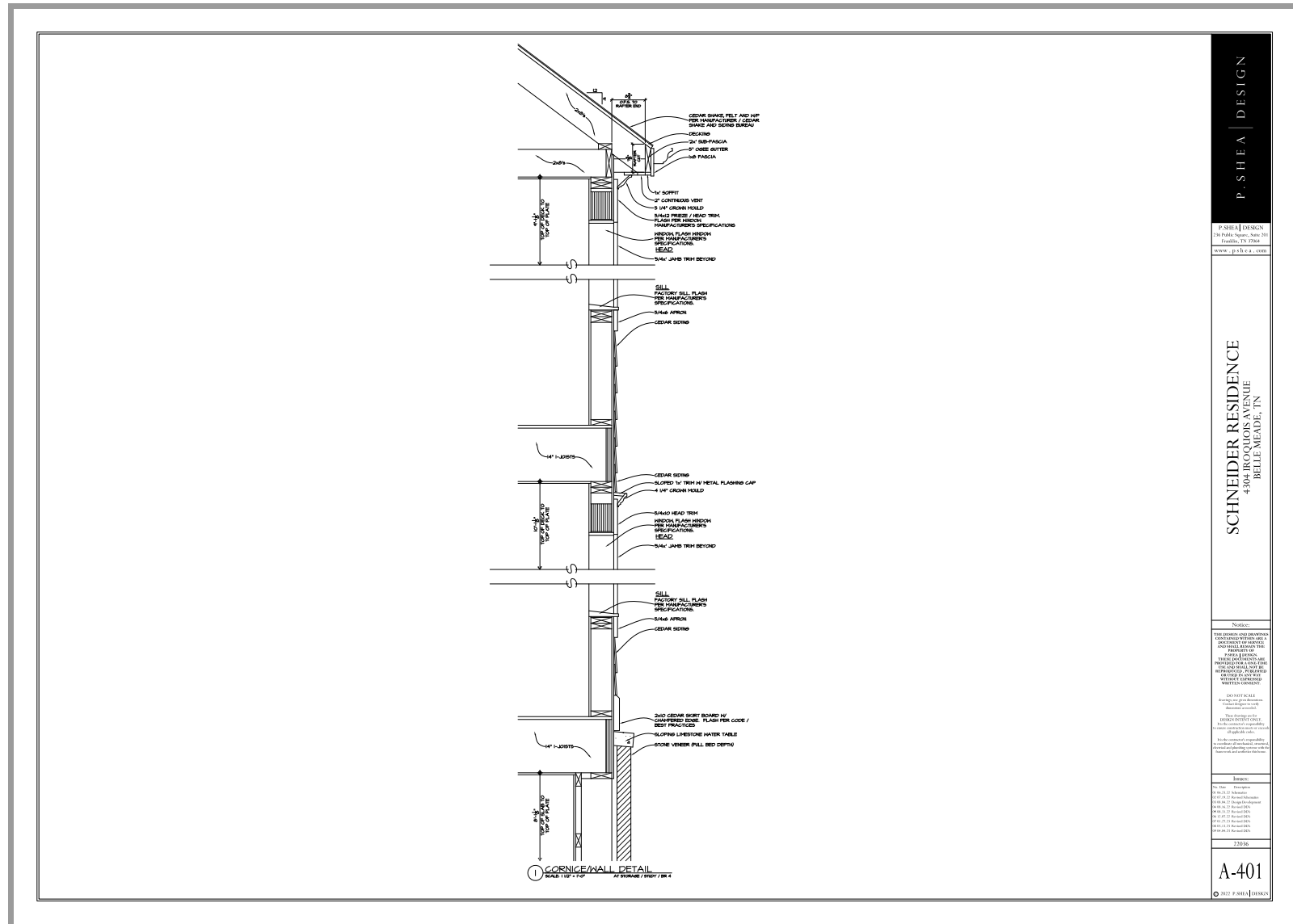










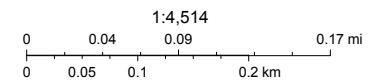


Nashville / Davidson County Parcel Viewer



April 5, 2023

- Override 1
- graphicsLayer2
- Zoning
- Urban Design Overlay
- Planned Unit Development



Metro GIS

Made by: Metro GIS



4314 IROQUOIS AVE.



4308 IROQUOIS AVE.



4300 IROQUOIS AVE.



4303 IROQUOIS



4305 IROQUOIS



4307 A IROQUOIS

NEIGHBORING HOUSE PHOTOS

BELLE MEADE, TN
22036

236 public square, suite 201 - franklin tn 37064

4304 IROQUOIS AVENUE
BELLE MEADE, TN

P. S. HEA | DESIGN

HISTORIC ZONING SUBMITTAL
04/04/23

p. 615.599.5950 - f. 615.599.5905 - www.pshea.com



SITE PHOTOS



505 BELLE MEADE BLVD.



4409 HARDING PL.



207 LYNNWOOD BLVD.



Not Local



319 LYNNWOOD



Not Local

STYLE PRECEDENCE PHOTOS

BELLE MEADE, TN
22036

216 public square, suite 201 - franklin tn 37064

4304 IROQUOIS AVENUE
BELLE MEADE, TN

P. S H E A | D E S I G N

HISTORIC ZONING SUBMITTAL
04/04/23

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