



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
JULY 11, 2023, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
JULY 11, 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

Consideration of the Minutes of the Historic Zoning Commission meeting held May 9, 2023

Consideration of the Minutes of the Historic Zoning Commission meeting held June 13, 2023

Attachment: [Minutes - HZC May 9 2023.pdf](#)

Attachment: [Minutes - HZC June 13 2023.pdf](#)

III. Old Business

A. 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 second story, to remain within the existing foundation. May 9, 2023, the work allowed to begin but requested revisiting the rear wall of additions.

Attachment: [Application-COA 4424 Shepard.pdf](#)

Attachment: [Map 4424 Shepard Place.pdf](#)

Attachment: [Revised Front Elevation June 2023.pdf](#)

Attachment: [Revised Jackson Side Elevation June 2023.pdf](#)

Attachment: [Revised Rear Elevation June 2023.pdf](#)

Attachment: [Revised Shepard Side Elevation June 2023.pdf](#)

B. The application for a Certificate of Appropriateness for Joel Lyons, (061323-2), 105 Bellevue Drive South, to construct a new single family residence. Deferred June 13, 2023

Attachment: [105 Bellevue Drive South - Issue 03 Revised HZC Submittal - Binder1.pdf](#)

Attachment: [105 Bellevue Drive South Material Selections.pdf](#)

Attachment: [105 Bellevue Drive South Revised HZC Submittal.pdf](#)

Attachment: [COA Application.pdf](#)

Attachment: [Neighbor Map 105 Bellevue Dr S.pdf](#)

IV. New Business

A. The application for a certificate of appropriateness for Eleanor McCulty

(071123-1) 121 Bellevue Dr. S., to renovate the existing original structure and removal of a previous addition.

Attachment: [McCulty HZC Certificate of Appropriateness 6-1-23.pdf](#)

Attachment: [Neighbor Map.pdf](#)

Attachment: [McCulty HZC Set.pdf](#)

B.The application for a Certificate of Appropriateness for Matt and Allison Pettit (071123-2) 421 Royal Oaks Dr., to remove existing two-story porch and replace with a one story covered porch with a two story gable.

Attachment: [421 Royal Oaks Drive COA.pdf](#)

Attachment: [421 Royal Oaks Map.pdf](#)

Attachment: [HZC-Certificate-of-Appropriateness.pdf](#)

Attachment: [Pettit Architectural drawings for HZC 6.5.23.pdf](#)

Attachment: [Pettit Inspiration Images.pdf](#)

Attachment: [Pettit Rendering.pdf](#)

Attachment: [Property map Existing and neighboring photos.pdf](#)

V.Other Business - None Scheduled

VI.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held August 8, 2023 at Belle Meade City Hall.



**MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
MAY 9, 2023, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

The meeting was called to order at 3:00 p.m.

Board Members Present

Chairman Mal Wal
Vice Chairman Jeannette Whitson
Gavin Duke
Bunny Blackburn
Charlie Rankin
Ron Farris
Rene Poe joined the meeting at 3:29 p.m.

Staff Members Present

City Recorder Rusty Terry
City Building Official Andrew Pieri
City Attorney Doug Berry

Approval of Minutes

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

The minutes were approved without objection by Chairman Mal Wal

Old Business

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.

Presentation: Homeowner Tori Alexander using plans submitted highlighted the project noting plans for restoration and the addition of a second story over two existing wings.

Board members followed with comments and questions; concerns about the rear section of both additions over the wings with a large area of blank space on both sides.

Commissioner Rene Poe joined the meeting a 3:35 p.m.

**Motion to approve with conditions: Blackburn Second: Whitson
Motion to amend with the condition that the applicant address the detailing on the blank areas on the additions over both the right and left wings:
Farris Second: Whitson Vote: All aye**

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.

Commission member Gavin Duke recused himself from the board 3:40 p.m., as he is the landscape architect for the project.

Chris Goldbeck with P Shea Design presented the Schneider residence, noting the lot was currently vacant and the Planning Commission had already approved the building envelope. Goldbeck stated the design of the new home would be Colonial Revival, noting the home would be clad primarily in cedar siding, painted white; the foundation and garage, would have a stone veneer; gutters and awnings would be copper and the roof will be cedar shake.

Board members followed with comments and questions and concerns.

Public Comment

Jim Cary, resident at 4300 Iroquois, inquired about the proposed basement and digging and blasting into rock, stating he was not opposed to the house.

Vice Chairman Whitson stated that the issue of digging and blasting was not addressed by the Historic Zoning Commission and would be something the Building Official would need to be aware of.

Public Comment Closed

Motion to defer with comment: Farris Second: Blackburn

A board discussion followed addressing concerns of the plan proposed.

Vote: All aye

Other Business

A discussion on amending the bylaws to allow a change to the submission date deadline on materials for the HZC.

Motion to defer: Poe Vote: All aye

Meeting adjourned at 4:10

Chairman Mal Wall

City Recorder Rusty Terry



MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
JUNE 13, 2023, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

The meeting was called to order by Chairman Mal Wall at 3:01 p.m.

Approval of Minutes

Old Business

1. 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. (The application was deferred at the HZC meeting of May 9, 2023).

Presentation: Chris Goldbeck with P. Shea Designs provided amended plans as provided from board comments during the May 9, 2023 HZC meeting.

A period of questions and answers between the board and Goldbeck followed his presentation.

No Public Comment

Motion to approve with comment: Rankin Second: Poe
Rankin noted that a matching pilaster be added to the area Goldbeck called the sunroom

Vote: All aye

New Business

1. The application for a Certificate of Appropriateness for Joel Lyons, (061323-2), 105 Bellevue Drive South, to construct a new single family residence. (Demolition of the existing residence was approved at the April 11 meeting of the HZC).

Presentation: Preston Shea of P. Shea design, for Joel Lyons. Shea stated that the plans were for a Greek Revival home, the two story home would have Hardy siding with a cedar roof, copper gutters and true stucco veneer foundation, Shea stated the home is within the setbacks, however the roof pitch does not comply with zoning rules. Shea stated that the roof pitch rule is not necessarily in line with the Field Guide.

A period of questions for Shea from the board and his answers and additional information ensued.

Public Comment

Jesse Mann, resident at 107 Bellevue Drive South, inquired about the color palette of the home noting that his home, which is next door is a Greek Revival, in white with black shingles, noting concern regarding the historical perspective of the neighborhood, and using the neighborhood photos provided for the presentation, indicated the surrounding homes.

Public Comment Closed

Motion to defer: Blackburn **Second:** Duke **Vote:** All aye

Other Business

1. Consider amendment to the Rules of Procedure, for the Historic Zoning Commission regarding the deadline for material submission and application fee payments.

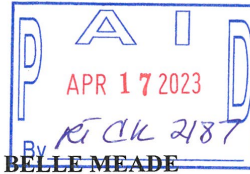
No action taken as the policy has been changed and is reflected here:

Applicants for **HZC, MPC, and BZA** should first schedule a meeting with the City's Building Official to initiate the review process for their project. The City will assist in determining whether a submittal to one or more of the boards are required. The City will provide checklists and timelines to assist applicants and their design professionals with the preparation of all application materials. **Once a complete set of application materials is received, the applicant will be placed upon the agenda for the next available meeting date.** Application fees must be paid in full prior to the date of the meeting. Applicants or their representatives should plan to appear in person and be prepared to answer questions regarding the project at the meeting as absence may be grounds for deferral or denial by the board.

The meeting was adjourned at 3:45 p.m.

Chairman Mal Wall

City Recorder Rusty Terry

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:

- Preserve the architectural and historical character of Belle Meade's significant historic properties.
- 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.
- 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.

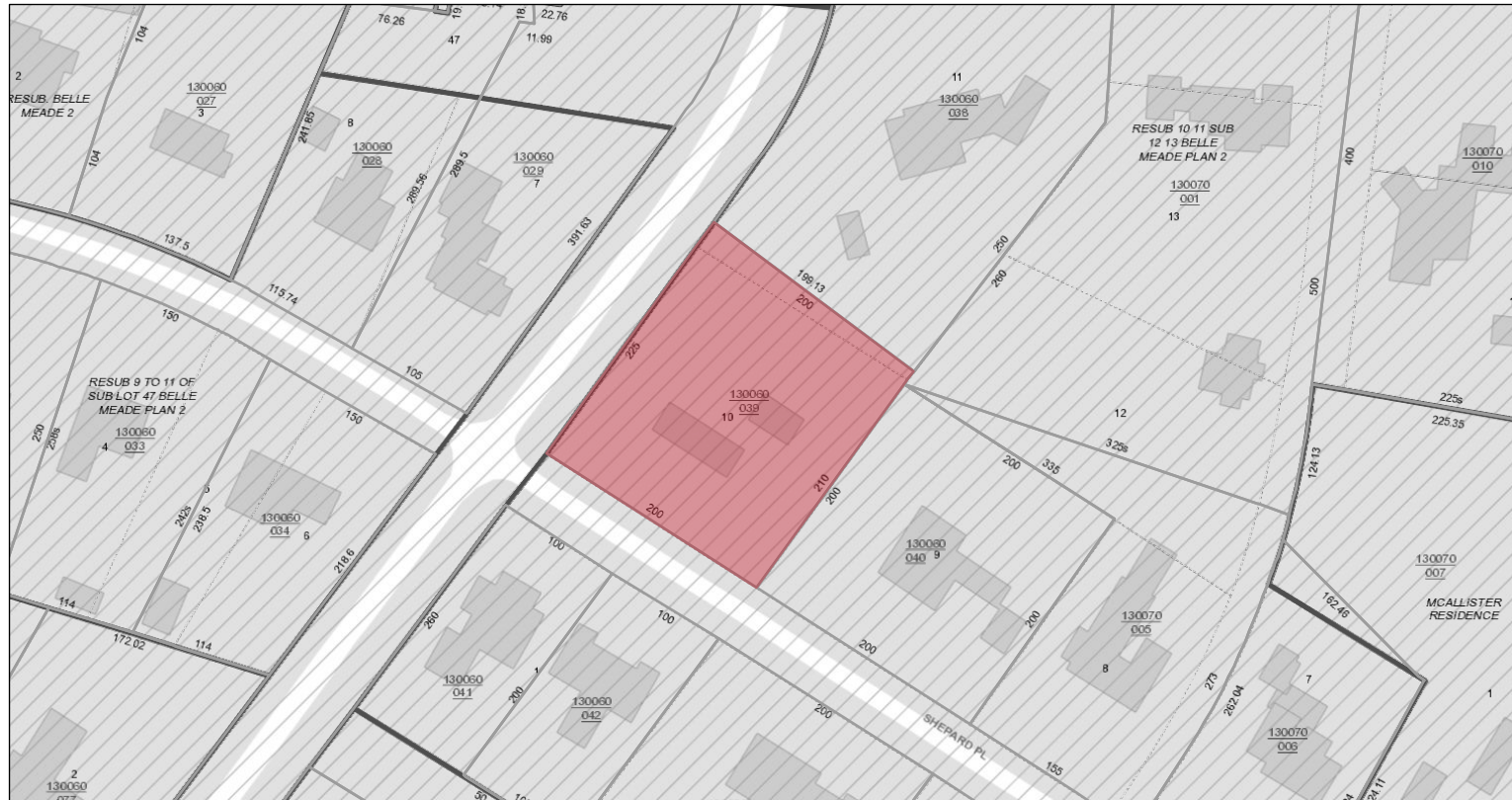
Applicant Signature: TORI ALEXANDER

Date: 4/7/23

Property Owner: TORI ALEXANDER

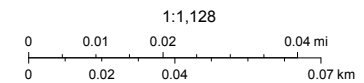
Date: 4/7/23

Nashville / Davidson County Parcel Viewer



April 21, 2023

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



Metro GIS

Made by: Metro GIS





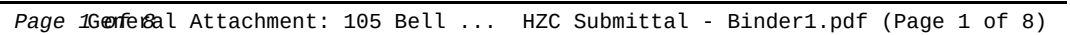
4424 SHEPARD PLACE-REVISED SIDE ELEVATION
SCALE $\frac{1}{8}" = 1'$

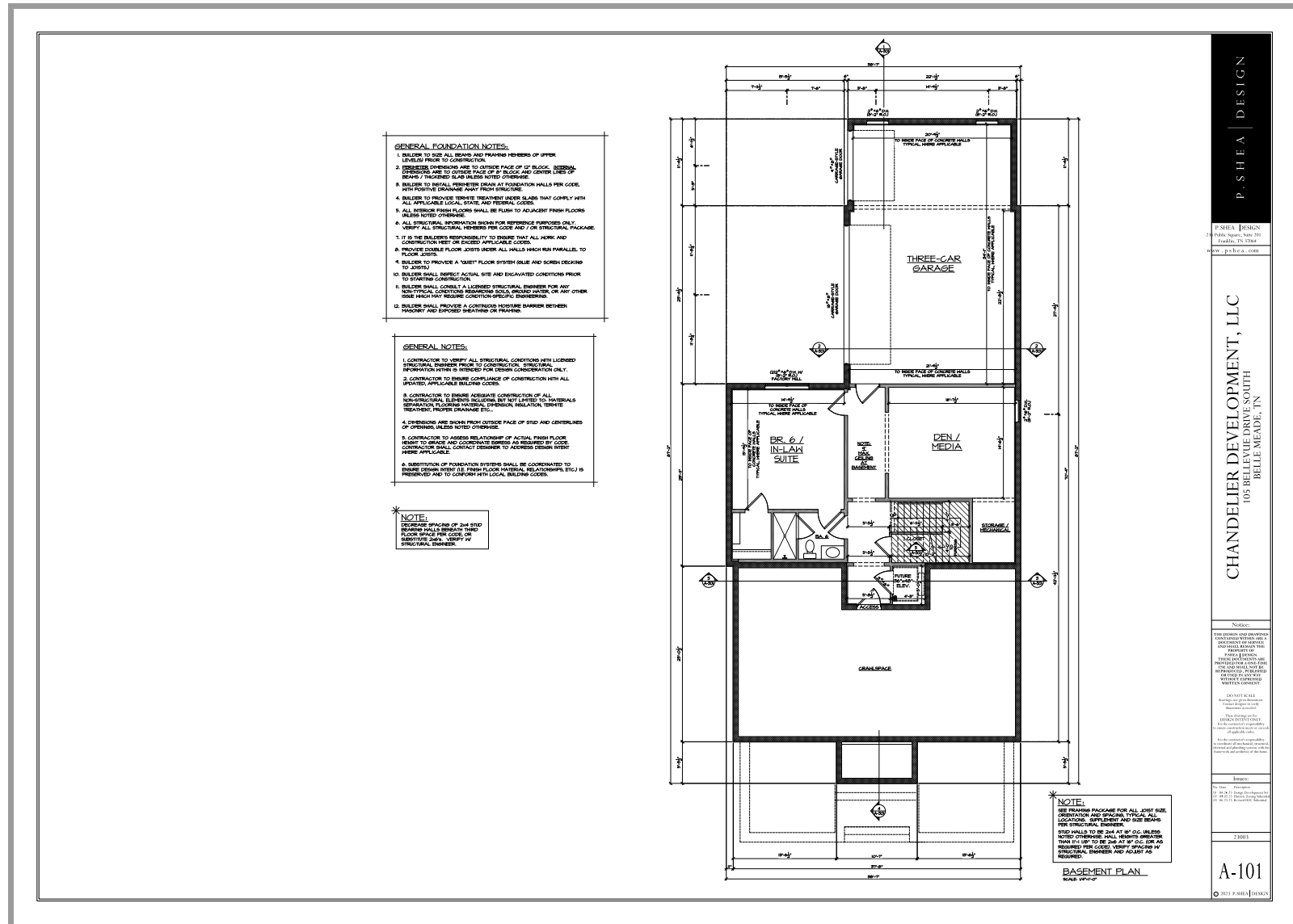


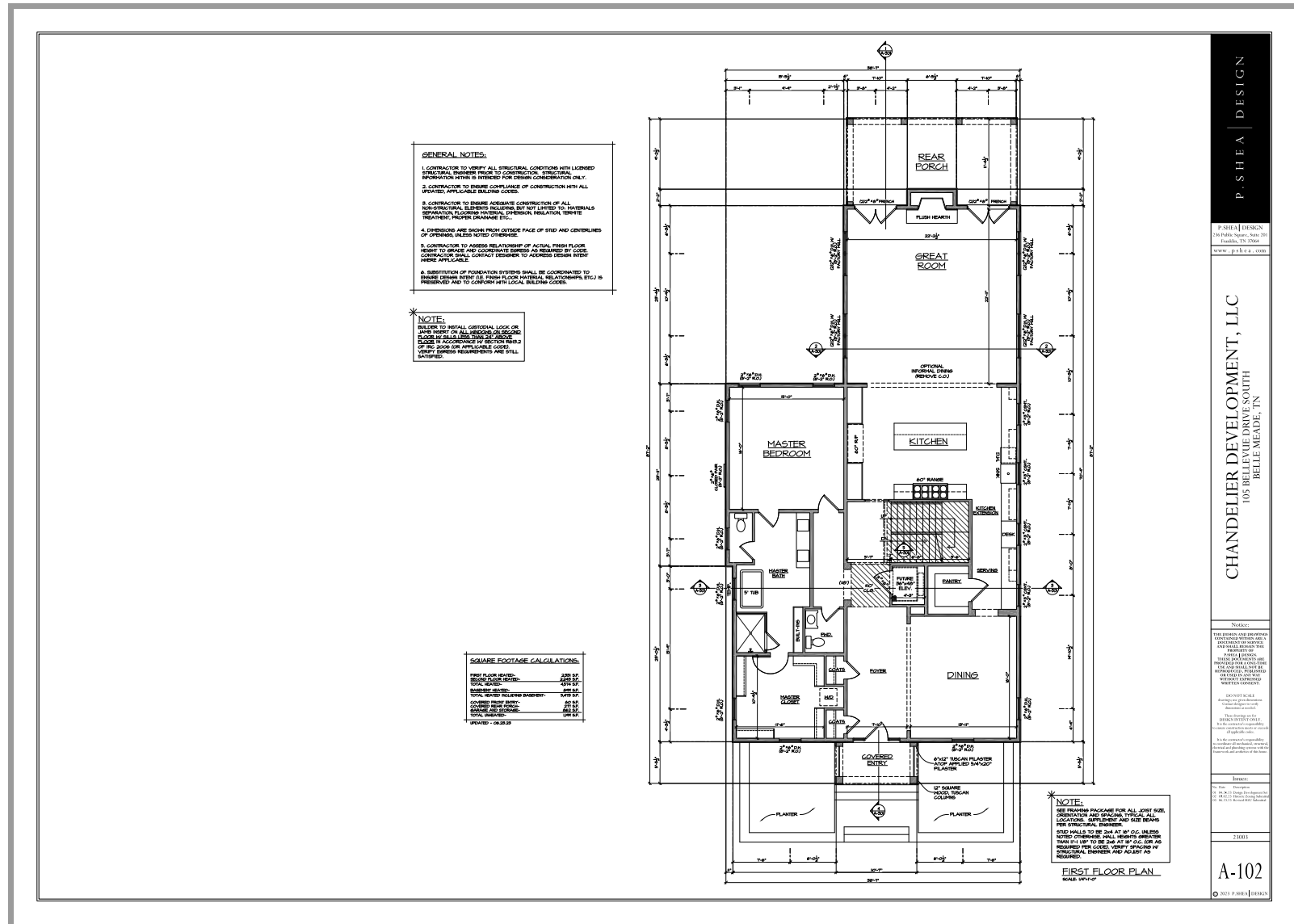
4424 SHEPARD PLACE-REVISED REAR ELEVATION
SCALE $\frac{1}{8}" = 1'$

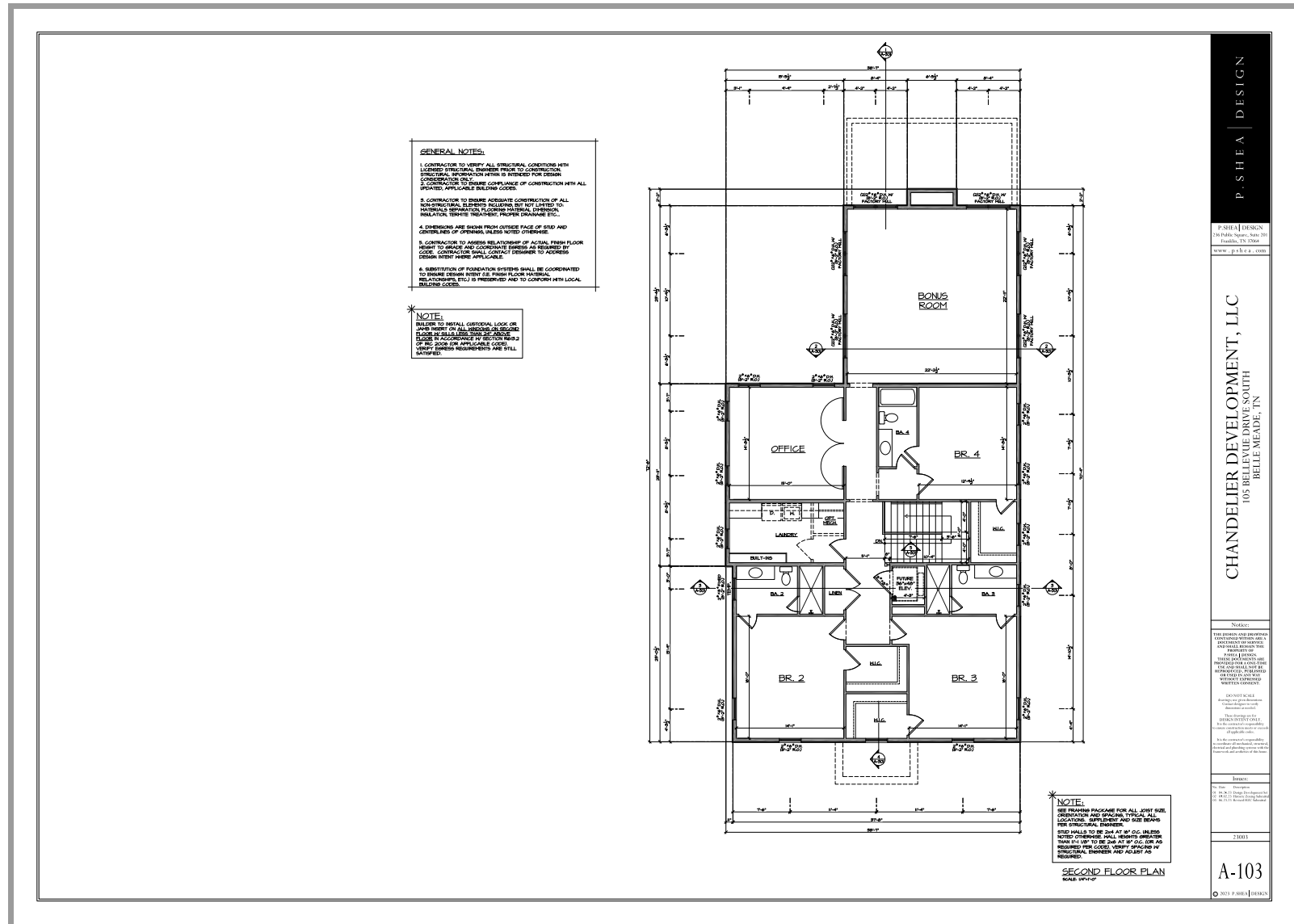


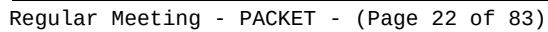
4424 SHEPARD PLACE-REVISED SIDE ELEVATION
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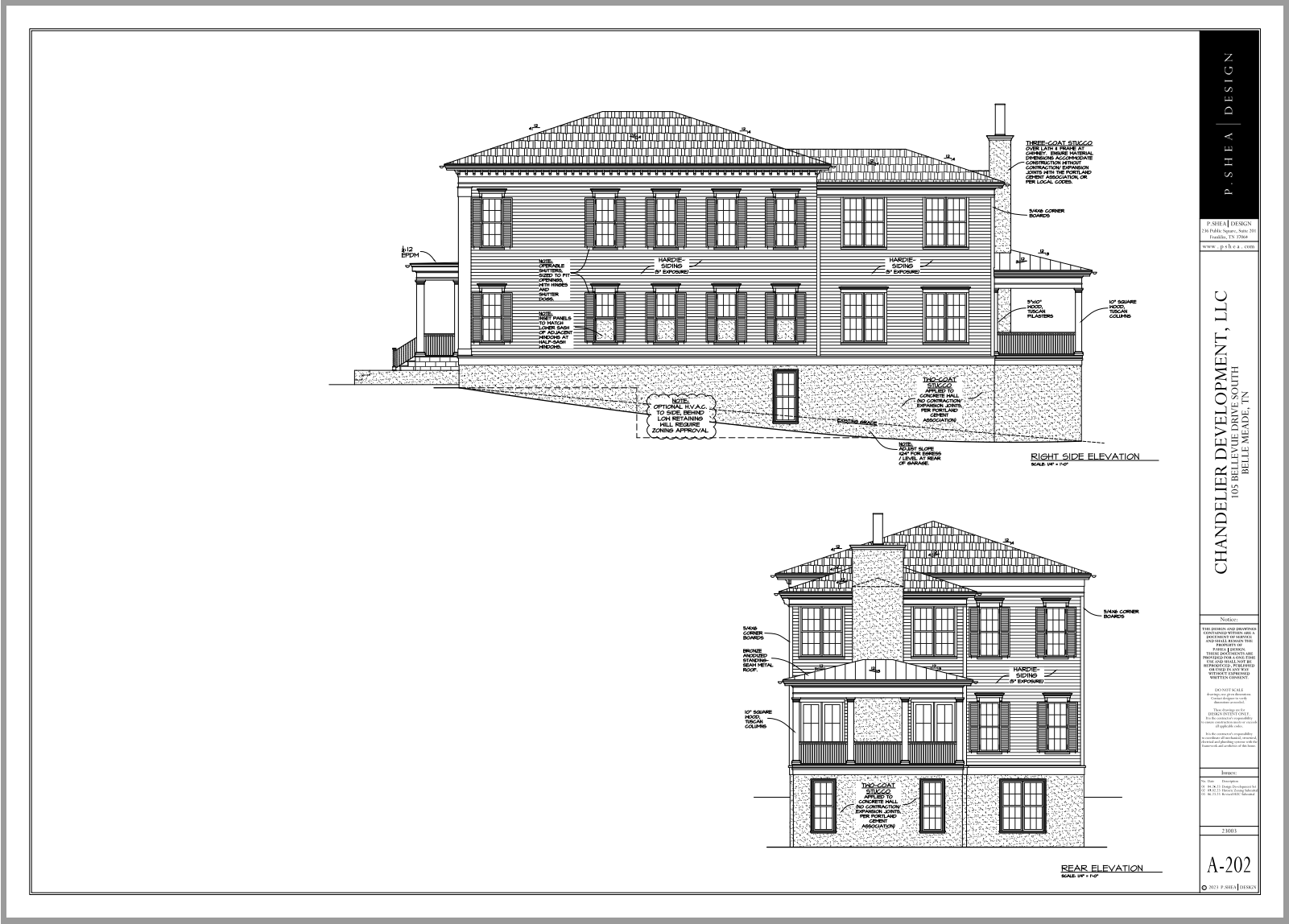


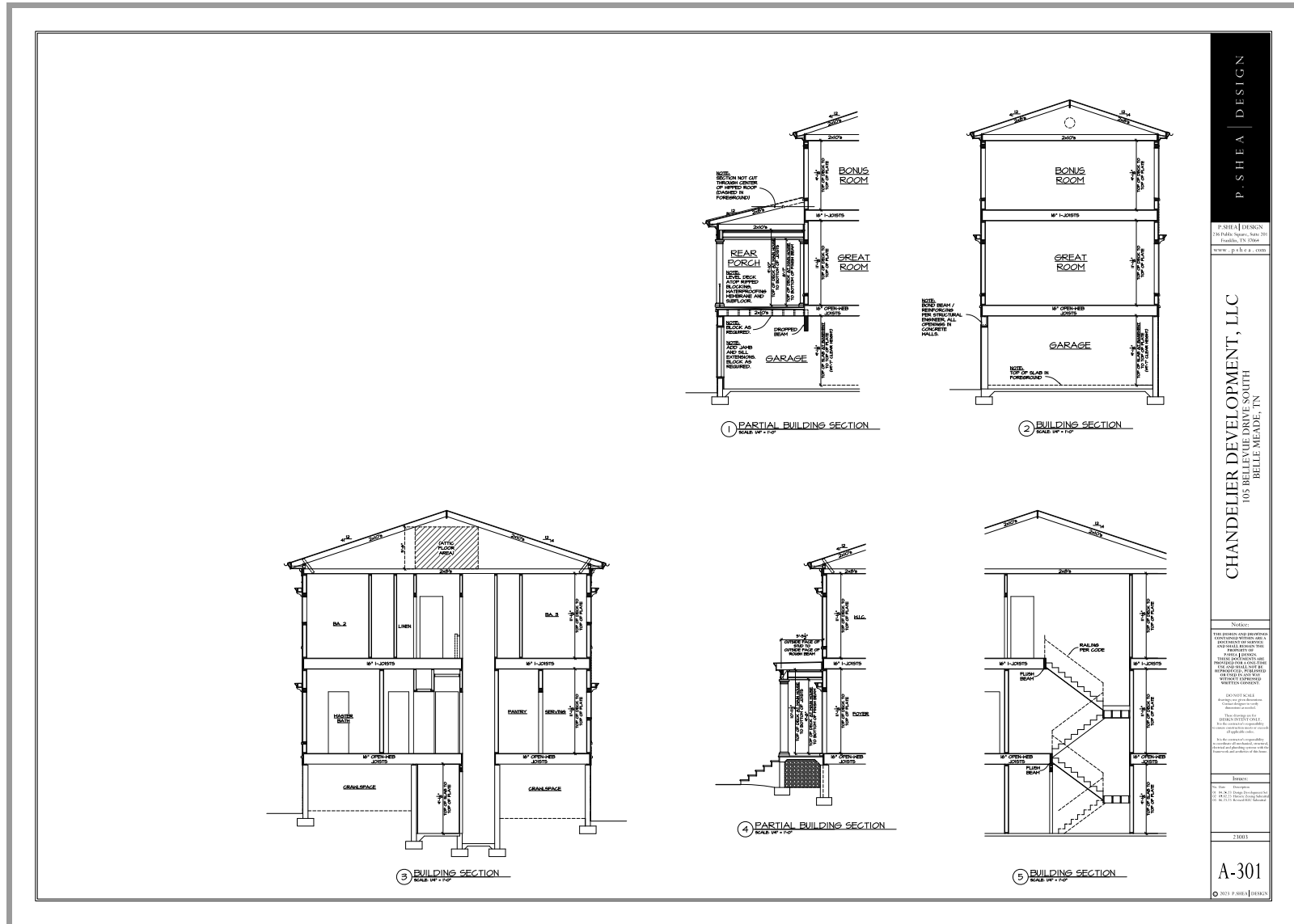


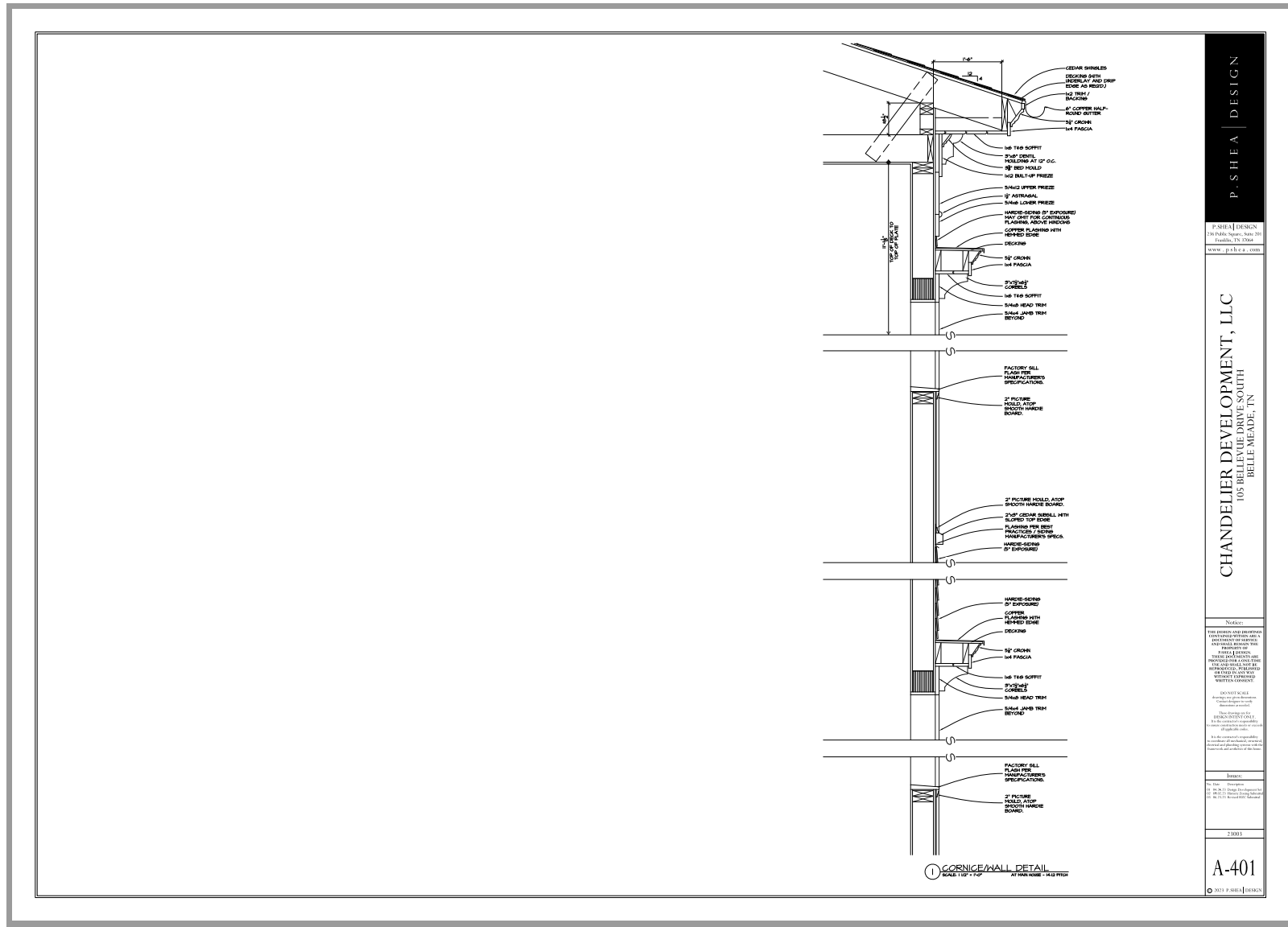














cedar shake roof



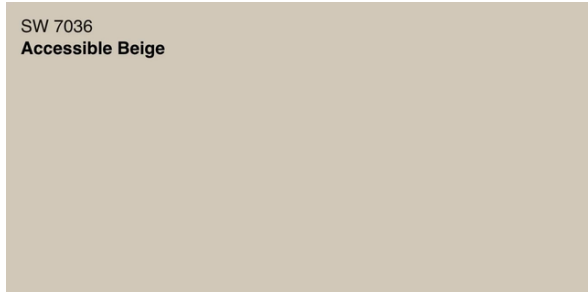
105 Bellevue
Exterior House



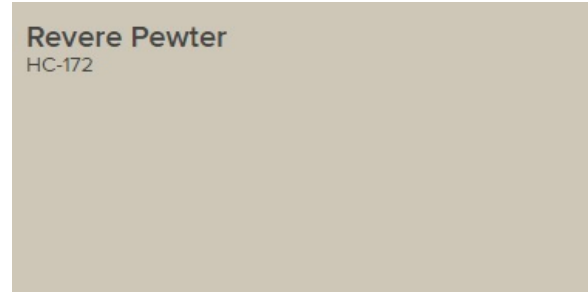
dark bronze windows and gutters

Paint Color:

SW 7036
Accessible Beige



Revere Pewter
HC-172



From: pshea@pshea.com
To: "[Joel Lyons](#)"; [Rusty Terry](#); [Inspector](#)
Subject: 105 Bellevue Drive South Revised HZC Submittal
Date: Friday, June 23, 2023 1:34:06 PM
Attachments: [105 Bellevue Drive South - Issue 03 Revised HZC Submittal - Binder1.pdf](#)
[105 Bellevue Drive South Material Selections.pdf](#)

All,

Please find two pdf files attached.

1. Revised Drawings "105 Bellevue Drive South - Issue 03 Revised HZC Submittal - Binder1.pdf"
2. Material Selections "105 Bellevue Drive South Material Selections.pdf"

Changes to the Drawings per Historic Zoning request include:

- 5" siding exposure
- Lowered front porch
- 6 over 6 muntin patterns at all windows
- Added panels and shutters to half-sash (casement) windows at kitchen to match full height windows
- Increased scale and detail of dentil moulding
- Changed roof pitch to 4:12 (builder / installer recommendation)
- Added windows to back of garage

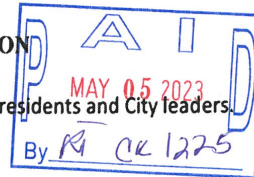
Please let me know if you have any questions or need additional drawings.

Thanks-
Preston

Wm. Preston Shea
President
P.SHEA | DESIGN
A Traditional Developments, Inc. Company
236 Public Square, Suite 201
Franklin TN, 37064
615.599.5950
www.pshea.com

DATE: 5/2/23
APPLICATION # 064323-2

**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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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 - \$1,500.00 Demolition - \$500

1. Deadline for the completed application submittal is no later than the first Friday of the month before the month in which you wish to appear. 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: 105 Bellevue Drive South

TAX MAP ID: MAP# _____ GROUP# _____ PARCEL# 11614002100

AGE/YEAR OF STRUCTURE: 1935PROPERTY OF SIGNIFICANCE (1901-1939) ☒ YESPROPERTY OF CONSERVATION (1940-2000) ☐ YESPROPERTY LESS THAN 50 YEARS ☐ YES*Demo approved***PROPERTY OWNER and or APPLICANT OR REPRESENTATIVE (if different from property owner)**NAME: 105 Bellevue PartnersADDRESS: 105 Bellevue DriveEMAIL: jlyons@chandelierdevelopment.comPHONE NUMBERS (WORK) _____ (HOME) _____ (Cell) 615 801 8787RELATIONSHIP TO OWNER: Contractor ☒ Architect ☐ Other (explain) Partner**PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)****TYPE OF WORK**☒ New Construction ☒ Demolition ☐ Exterior Alteration or Repair ☐ AdditionDefine Architectural Style; Greek Revival Describe Proposed Work; Two-level, new construction. Demo existing which has been approved by HZC**➤ 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? _____

Approved

Give a compelling reason for demolition of property. _____

Approved

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

NONE

Complete- New Construction Material List Description

<u>Window Manufacture</u>	Windsor, Pella or Equal	<u>Railings, Columns, Pilasters</u>	Metal, Wood, Cementions
<u>Window Material</u>	Alum Clad	<u>Chimney Material</u>	Stucco
<u>Frame Material</u>	Alum Clad	<u>Roofing Material</u>	Cedar Shake
<u>Windowsills</u>	Alum Clad	<u>Exterior Doors</u>	Wood
<u>Brick, Painted/Natural</u>	Stucco @ Base of House Off White	<u>Eaves/Cornice</u>	Cementions
<u>Brick/Stone Thickness</u>	N/A	<u>Gutters</u>	Copper
<u>Clapboard Material</u>	Cementions	<u>Gutter Dimensions</u>	6" Cove
<u>Clapboard Dimensions/Reveal</u>	4"	<u>Initial</u>	JTL

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 JV**Property of Significance**

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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**

- () (☒) 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

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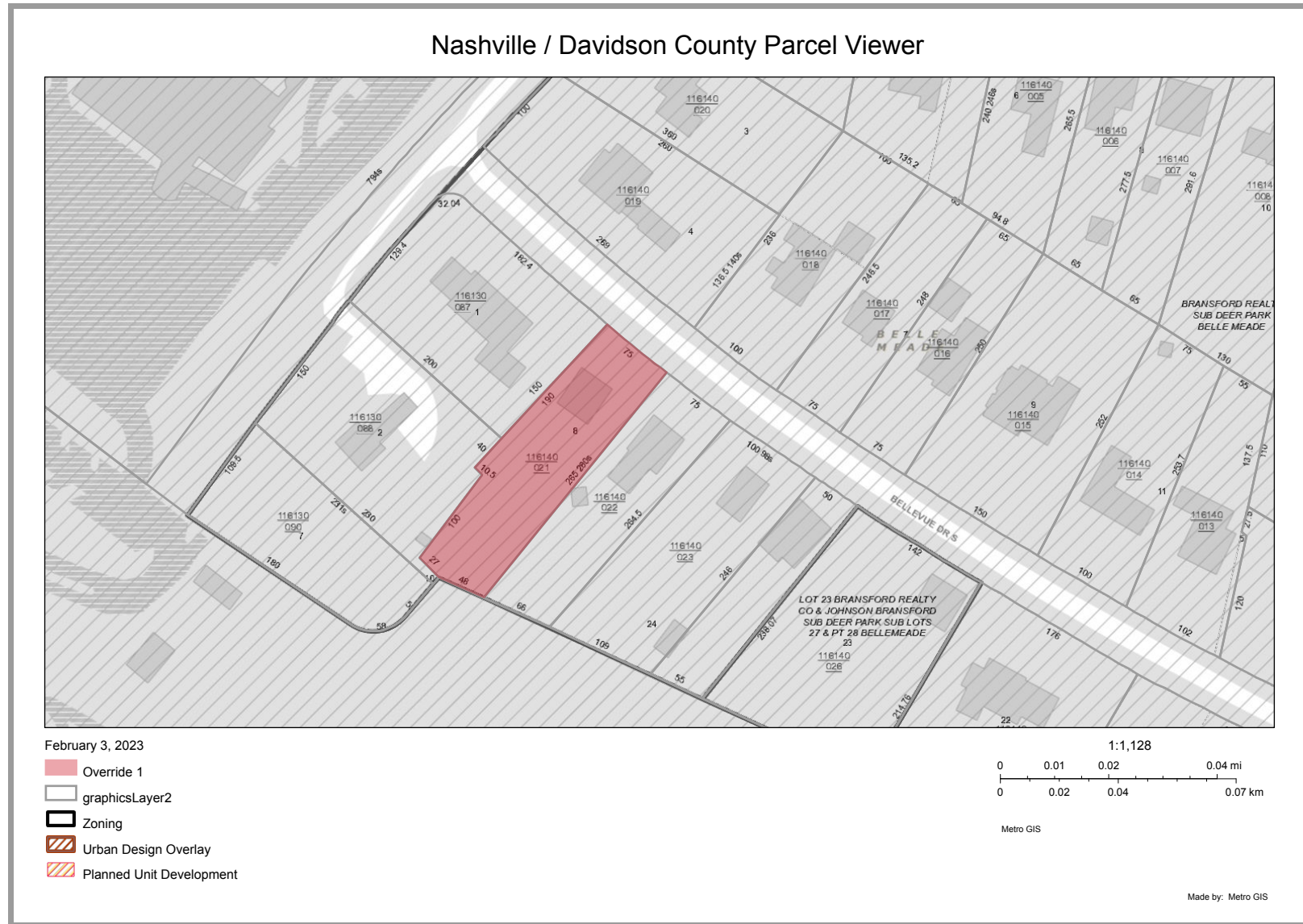
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Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory 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.

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Applicant Signature: J. Hyams
Property Owner: J. Hyams

Date: 5/2/23
Date: 5/2/23



DATE: 6-1-23
APPLICATION # 071123-1

**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.

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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 - \$1,500.00

Demolition - \$500

1. Deadline for the completed application submittal is no later than the first Friday of the month before the month in which you wish to appear. 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: 121 Bellevue Drive South

TAX MAP ID: MAP# _____ GROUP# _____ PARCEL# 11614003000

AGE/YEAR OF STRUCTURE: <u>1930</u>	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: Eleanor McCulty (owner) Ron D. Farris (architect)

ADDRESS: 121 Bellevue Drive South 3828 Bedford Ave, Nashville, TN 37215

EMAIL: ellemcculty@gmail.com ron@farrisarchitecture.com (615)383-0442

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; Colonial Revival **Describe Proposed Work;** Renovate existing original structure.

Remove previous addition not architecturally cohesive. Proposed addition to include: family room, screen porch, 2 car garage,
storage, front porch, master bedroom and bathroom, master balcony, guest bedroom, and staircases.

➤ 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? _____

Give a compelling reason for demolition of property. _____

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

Complete- New Construction Material List Description

Window Manufacture - Marvin

Railings, Columns, Pilasters - wood

Window Material- wood and fiberglass clad

Chimney Material - brick to match existing

Frame Material - wood

Roofing Material - wood shake or composite shingles

Windowsills - wood

Exterior Doors - wood and glass

Brick, Painted/Natural - N/A

Eaves/Cornice - match existing

Brick/Stone Thickness

Gutters - oggee shape to match existing

Clapboard Material - match existing

Gutter Dimensions - match existing

Clapboard Dimensions/Reveal - match existing

Initial RDF _____

Please check off boxes below

- | | |
|--|--|
| ☒ Fee paid and submitted before deadline | ☒ PDF Photos of Existing Property |
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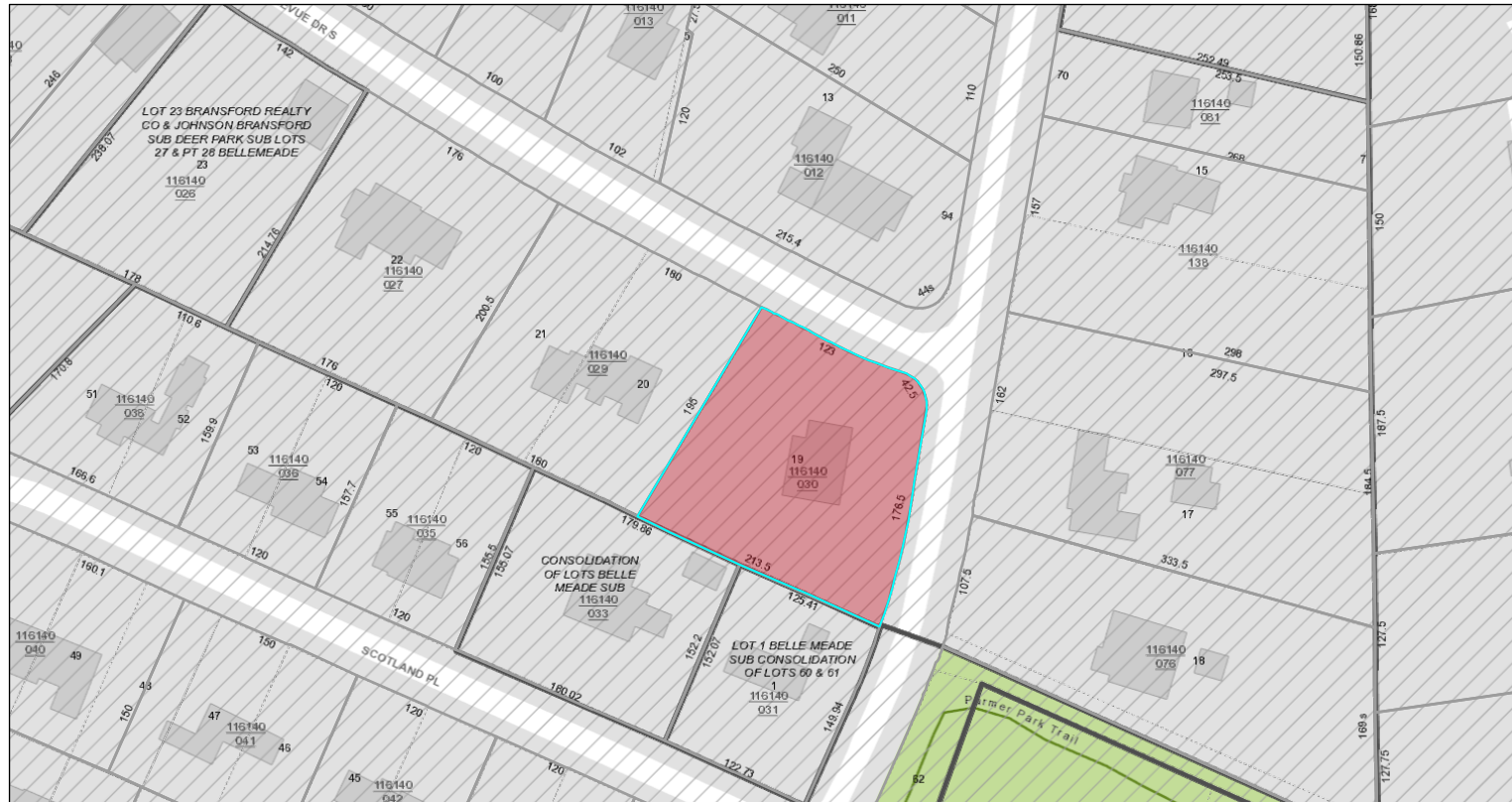
Applicant Signature: Ron D Farri's

Date: 6-1-23

Property Owner: _____

Date: _____

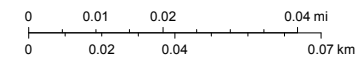
Nashville / Davidson County Parcel Viewer



June 22, 2023

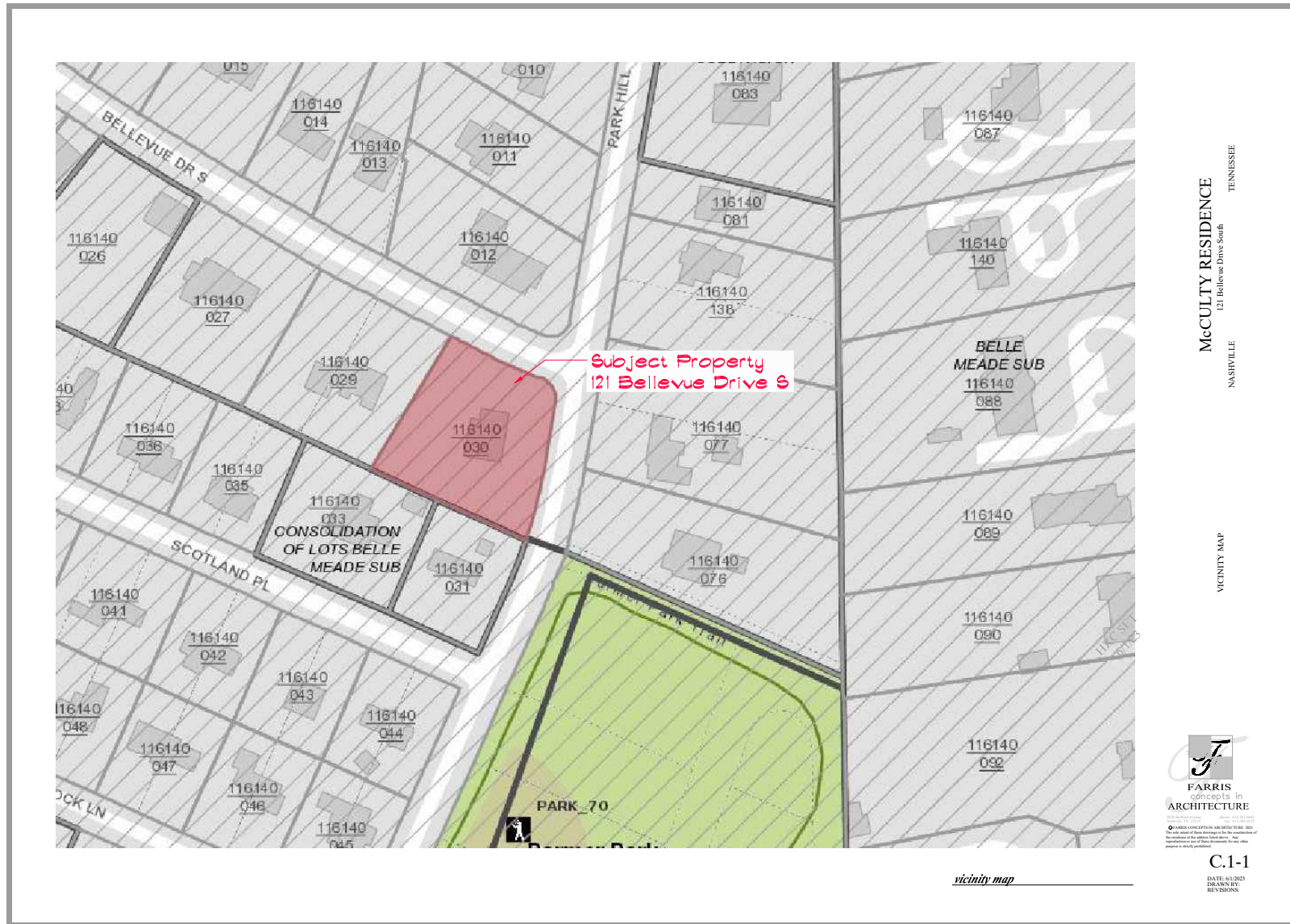
- Override 1
- graphicsLayer2
- Zoning
- Urban Design Overlay
- Planned Unit Development

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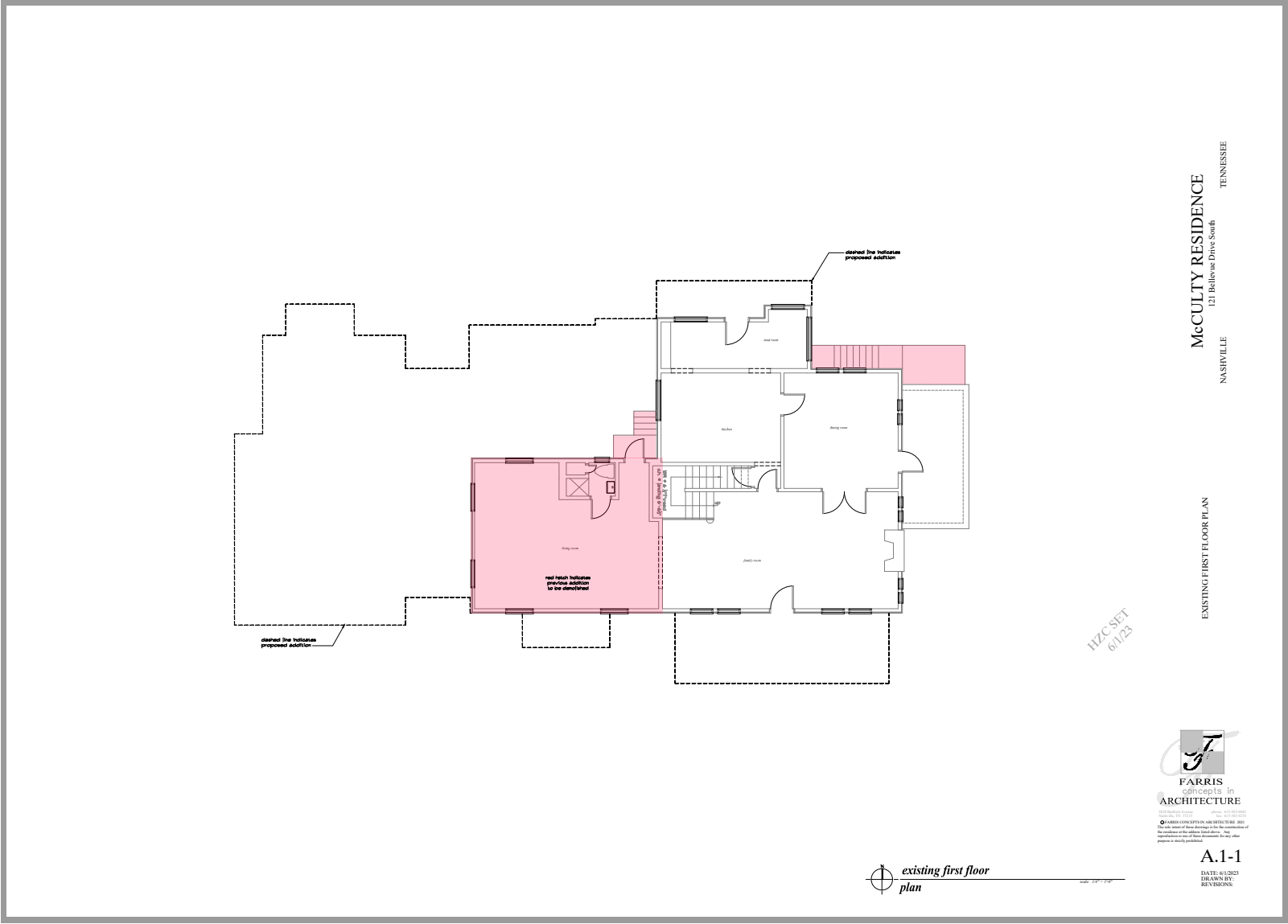


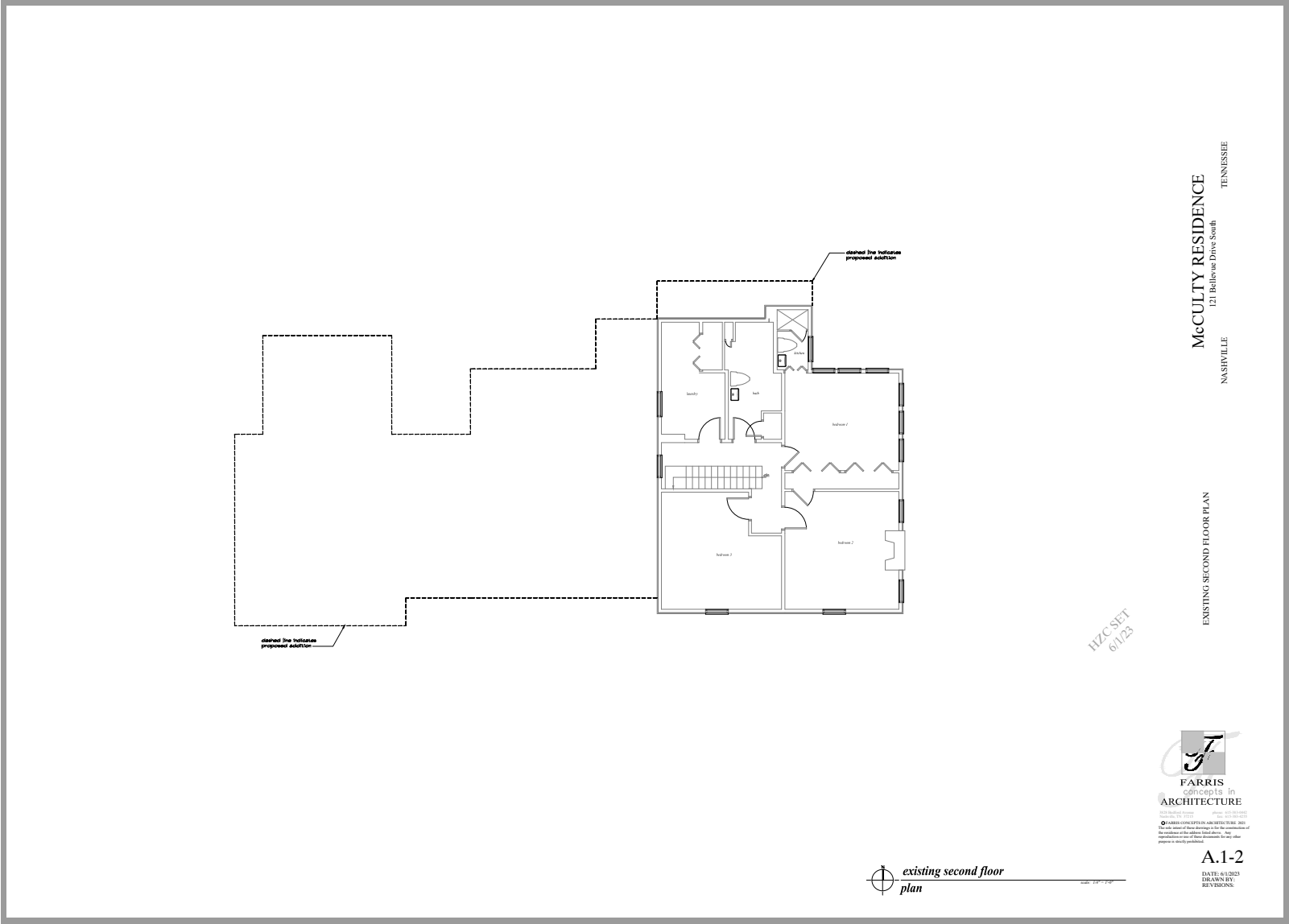
Metro GIS

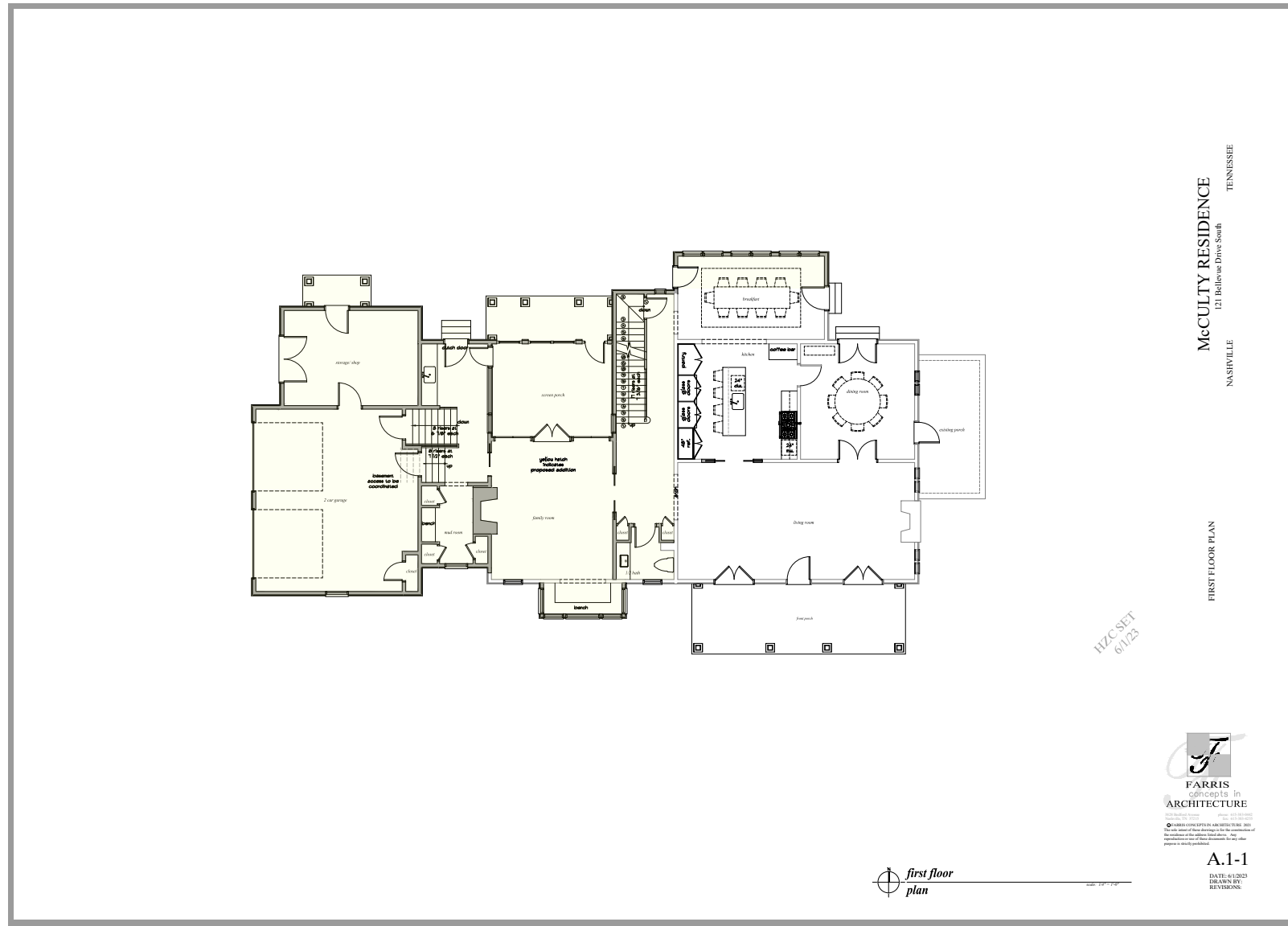
Made by: Metro GIS

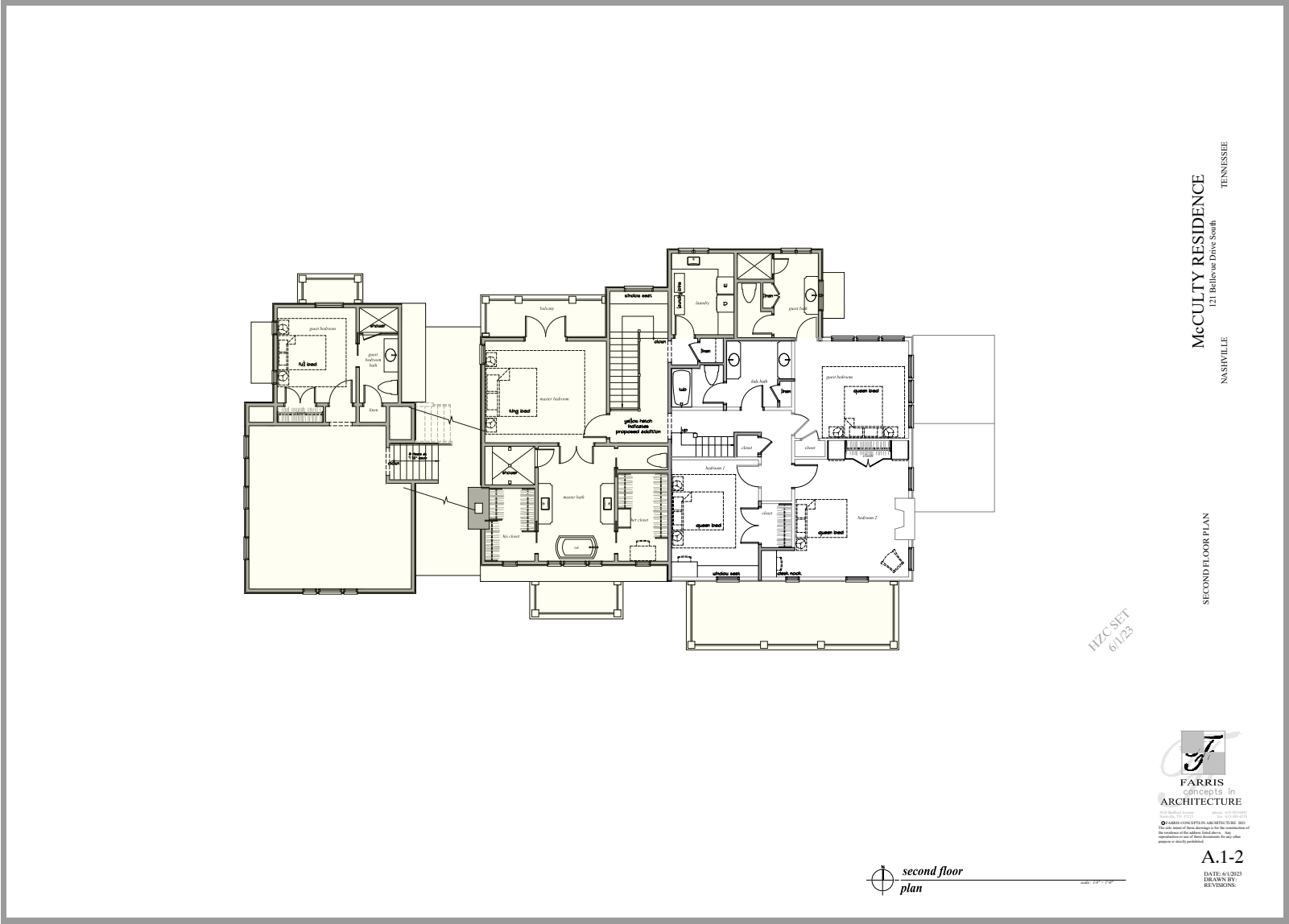


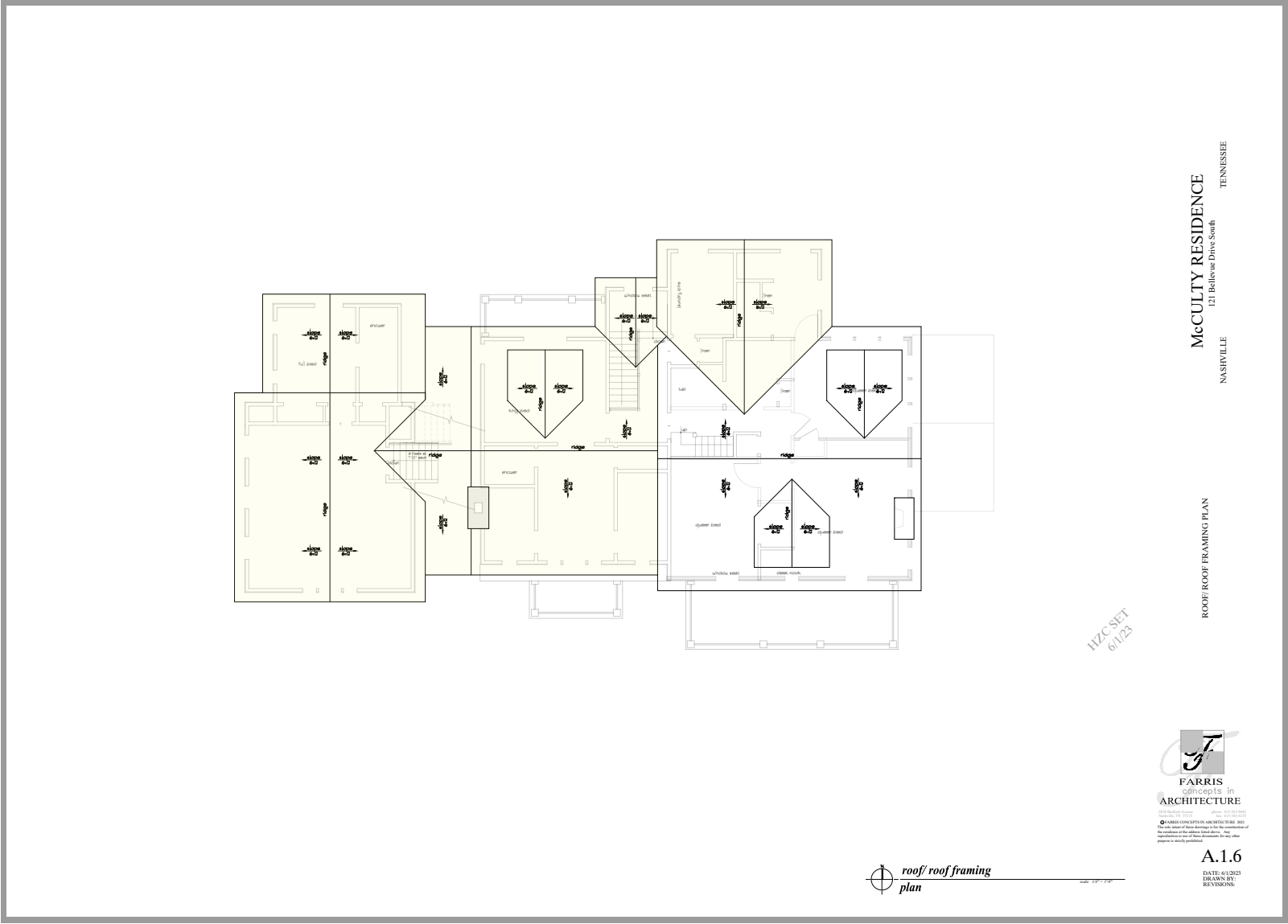




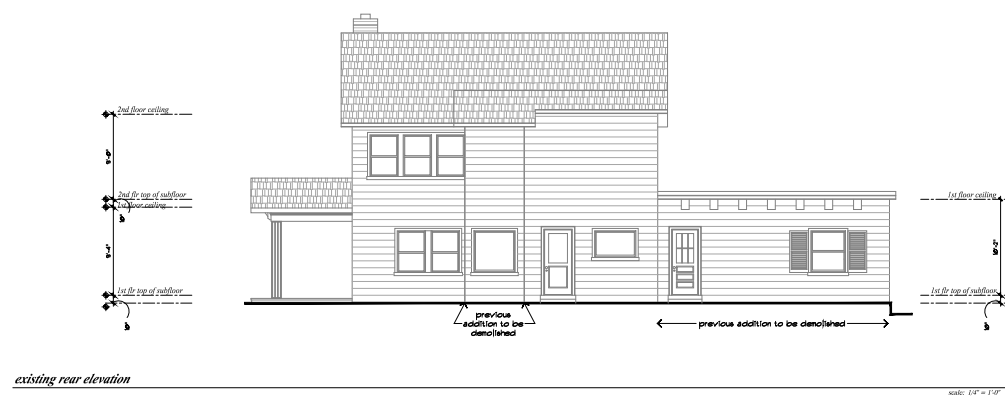












existing exterior elevations

McCULTY RESIDENCE
121 Bellevue Drive South
NASHVILLE
TENNESSEE

EXISTING EXTERIOR ELEVATIONS

HZC SET
6/1/23



A.2-2
DATE: 6/1/2023
DRAWN BY:
REVISIONS:



McCULTY RESIDENCE
121 Bellevue Drive South
NASHVILLE
TENNESSEE

EXISTING HOUSE



A.2-3
DATE: 6/1/2023
DRAWN BY:
REVISIONS:

existing house







exterior inspiration



front door inspiration



roof option: wood shake



roof option: composite shingles

material and color inspiration

McCULTY RESIDENCE
121 Bellevue Drive South
NASHVILLE
TENNESSEE

MATERIAL AND COLOR INSPIRATION

HZC SET
6/1/23



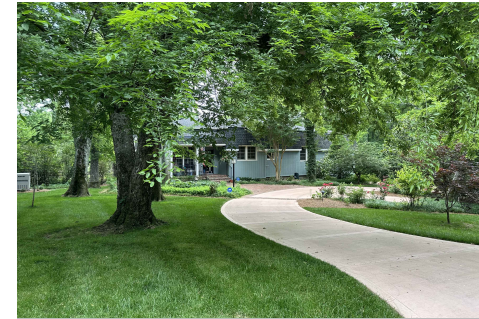
A.2-3
DATE: 6/1/2023
DRAWN BY:
REVISIONS:



214 Scotland Place



119 Bellevue Drive S



McCULTY RESIDENCE
121 Bellevue Drive South
NASHVILLE
TENNESSEE



511 Park Hill Drive



510 Park Hill Drive



512 Park Hill Drive



514 Park Hill Drive

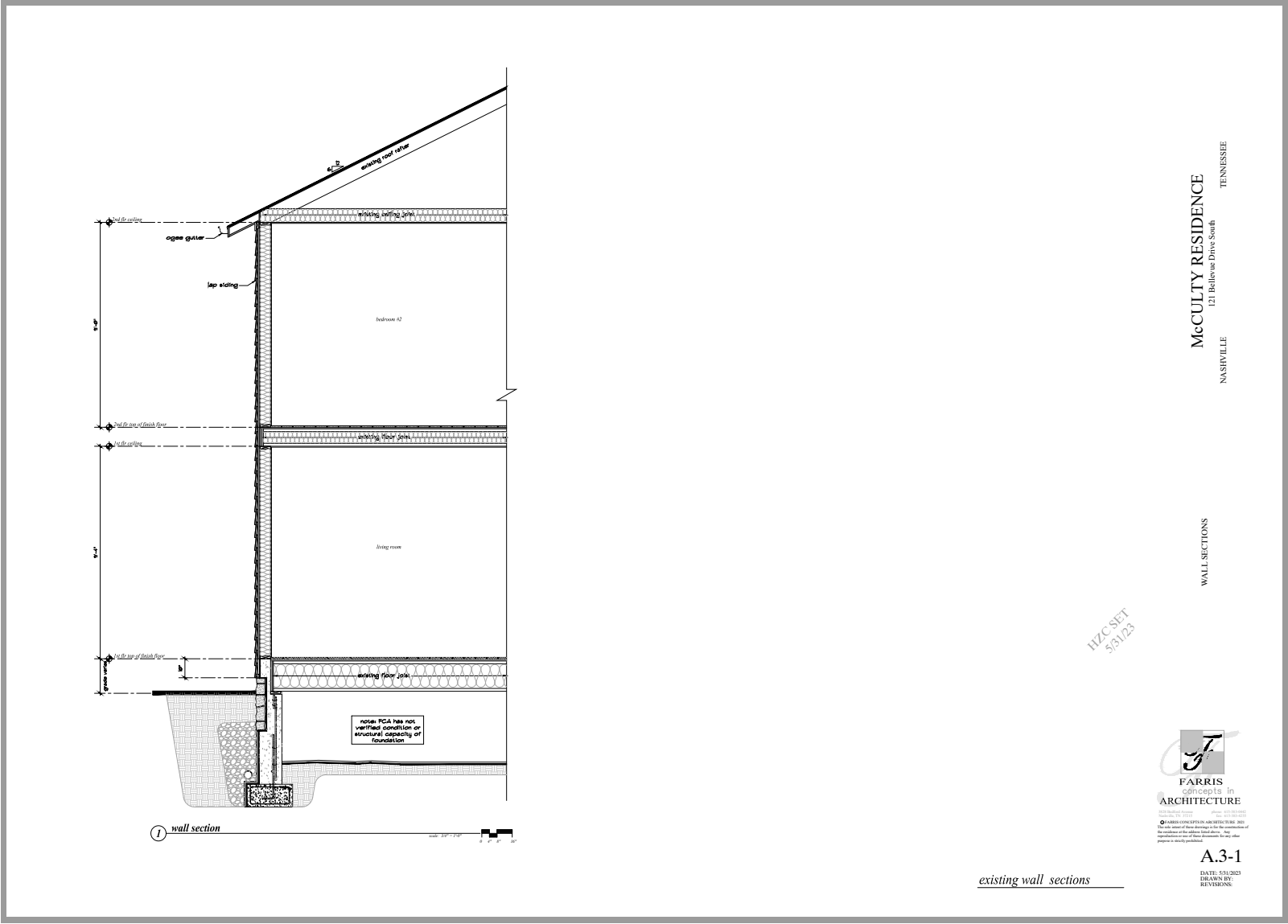
ADJACENT PROPERTIES

HZC SET
6/1/23



A.2-4
DATE: 6/1/2023
DRAWN BY:
REVISIONS:

adjacent properties



DATE: 6.2.23
APPLICATION # 071123-2

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

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New Construction - \$2,000	Additions - \$1,500.00	Demolition - \$500
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PROPERTY DESCRIPTION & LOCATION

ATTACH PROPERTY MAP OF LOCATION

ADDRESS: 421 Royal Oaks Drive

TAX MAP ID: MAP# _____ GROUP# _____ PARCEL# 11615003800

AGE/YEAR OF STRUCTURE: 1949 PROPERTY OF SIGNIFICANCE (1901-1939) YES
 PROPERTY OF CONSERVATION (1940-2000) X YES
 PROPERTY LESS THAN 50 YEARS YES

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

NAME: Matt and Allison Pettit

ADDRESS: 421 Royal Oaks Drive

EMAIL: allisonstewa@gmail.com

PHONE NUMBERS (WORK) _____ (HOME) _____ (Cell) 847.804.2383

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

 New Construction X Demolition Exterior Alteration or Repair X Addition

"Hybrid" Colonial that has been
 added onto. Proposed style
 is Colonial Revival.

Define Architectural Style; is Colonial Revival. Describe Proposed Work; Remove the existing wide, flat, two story porch, It was an addition and is not architecturally correct nor well-built. Add on a two story gable (1'-6" in depth), and a one story covered porch (8'-0" in depth).

➤ **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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➤ **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? The two story porch is the portion that will be demolished. It is not of historical significance, and is not in good condition as the cornice is very shallow and is sagging.

Give a compelling reason for demolition of property. The porch was an addition to the original house and is not architecturally correct. It is out of scale and proportion to the house and the porch rack is too shallow.

Describe the proposed reuse of existing materials, if any? We will not be reusing the existing porch columns or railings.

Complete- New Construction Material List Description

<u>Window Manufacture</u>	Marvin	<u>Railings, Columns, Pilasters</u>	11" bottom diameter tapered painted wood columns per VMI
<u>Window Material</u>	Wood	<u>Chimney Material</u>	N/A
<u>Frame Material</u>	Wood	<u>Roofing Material</u>	Slate
<u>Windowsills</u>	Wood	<u>Exterior Doors</u>	N/A
<u>Brick, Painted/Natural</u>	Painted brick to match existing	<u>Eaves/Cornice</u>	Wood per VMI
<u>Brick/Stone Thickness</u>	5" standard brick	<u>Gutters</u>	Copper or white half round gutters
<u>Clapboard Material</u>	N/A	<u>Gutter Dimensions</u>	Copper or white 4" round downspouts
<u>Clapboard Dimensions/Reveal</u>	N/A	Initial	CTS

Please check off boxes below

- | | |
|--|--|
| ☒ Fee paid and submitted before deadline | ☒ PDF Photos of Existing Property |
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Initial CTS**Property of Significance**

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Yes No

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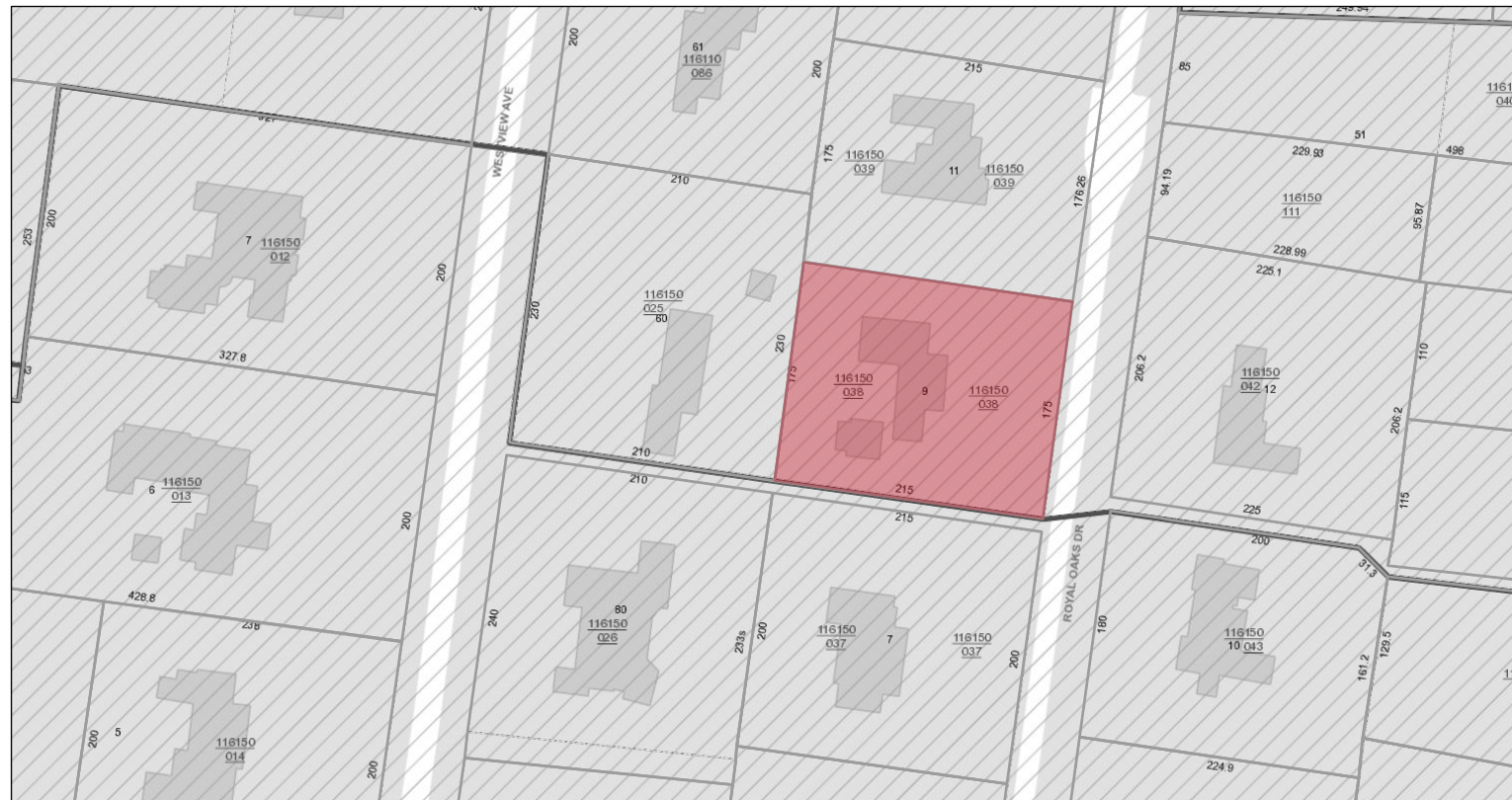
Applicant Signature: Catherine Sloan

Date: 6.2.23

Property Owner: Matthew R. Sloan

Date: 6.6.23

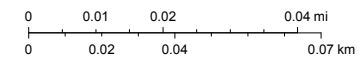
Nashville / Davidson County Parcel Viewer



June 22, 2023

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

1:1,128



Metro GIS

Made by: Metro GIS

DATE: _____
APPLICATION # 071123-2

**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:

- Preserve the architectural and historical character of Belle Meade's significant historic properties.
- 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 - \$1,500.00

Demolition - \$500

1. Deadline for the completed application submittal is no later than the first Friday of the month before the month in which you wish to appear. 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: _____

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:**

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? _____

Give a compelling reason for demolition of property. _____

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

Complete- New Construction Material List Description

Window Manufacture

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

Initial _____

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 _____

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

- | | |
|---------|---|
| [] [] | 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.

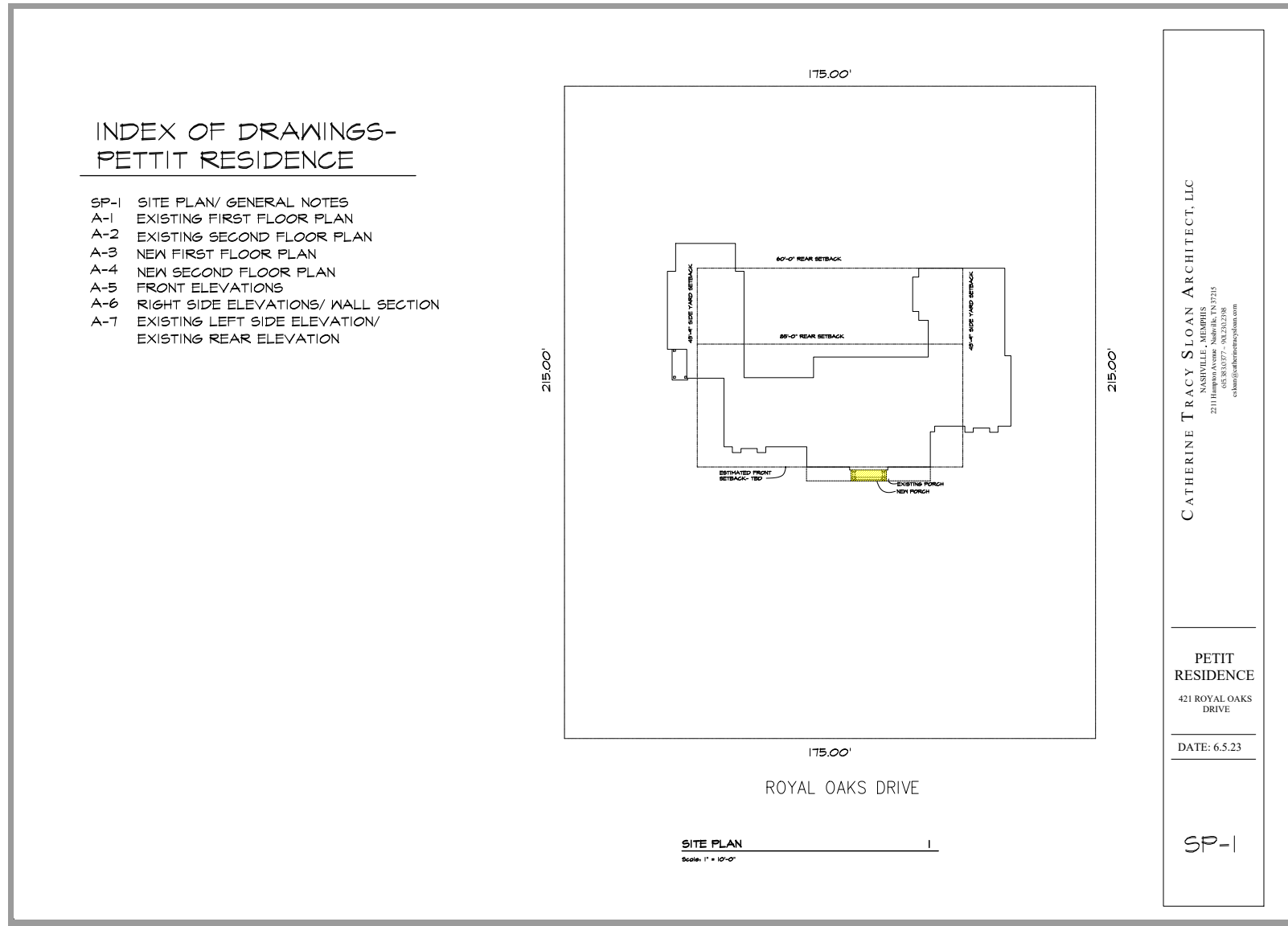
I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application,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

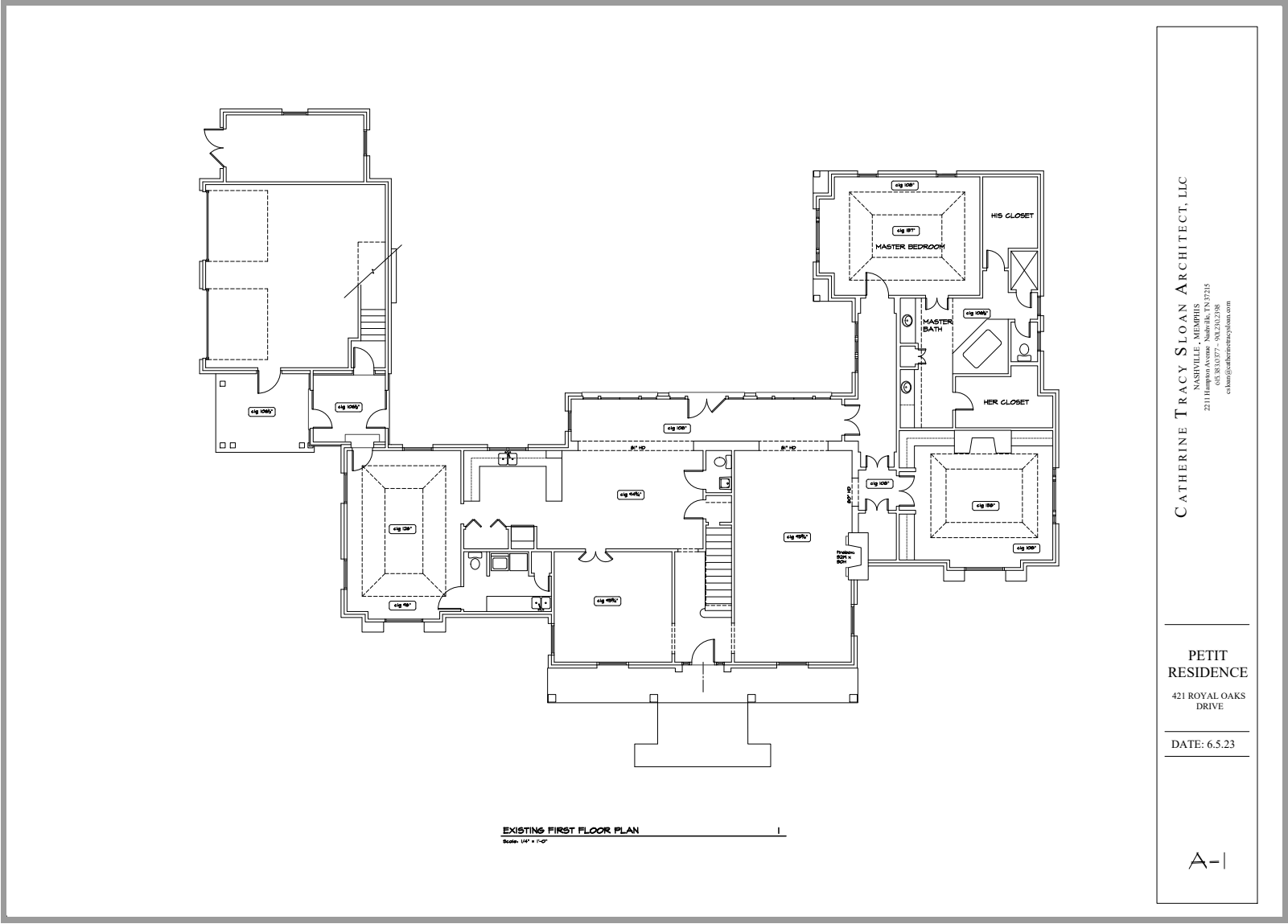
Applicant Signature: _____

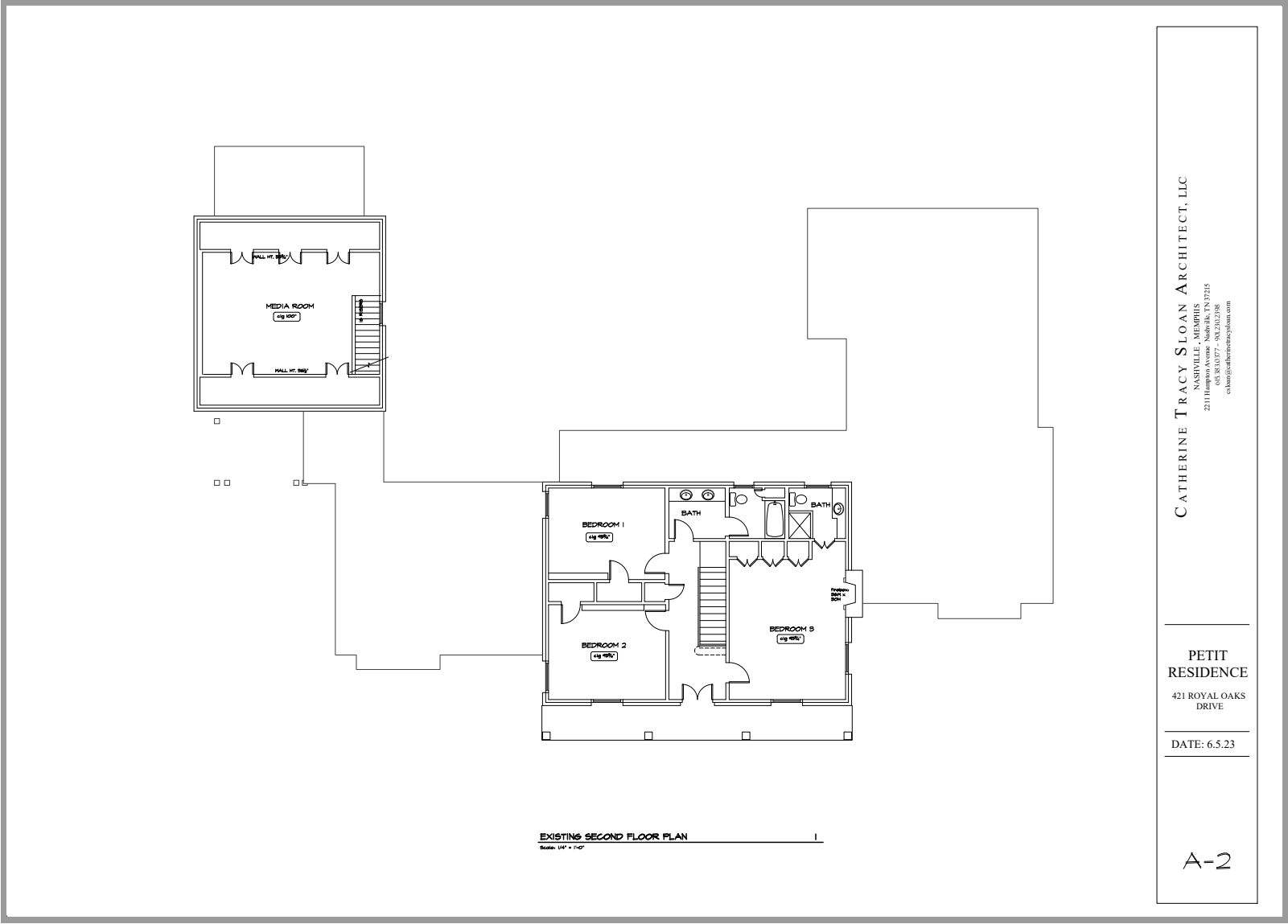
Date: _____

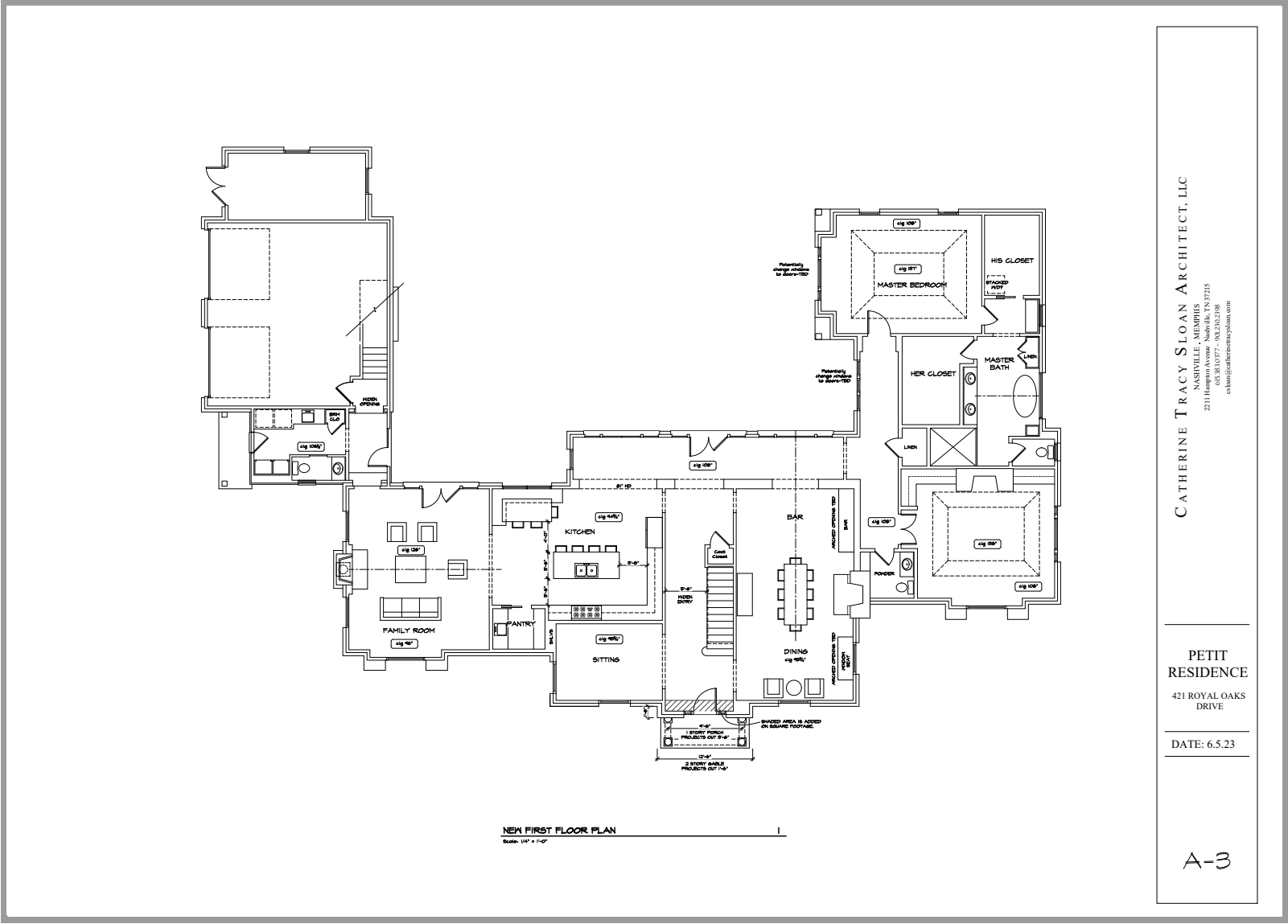
Property Owner: Mark G. Smith

Date: 6.6.23







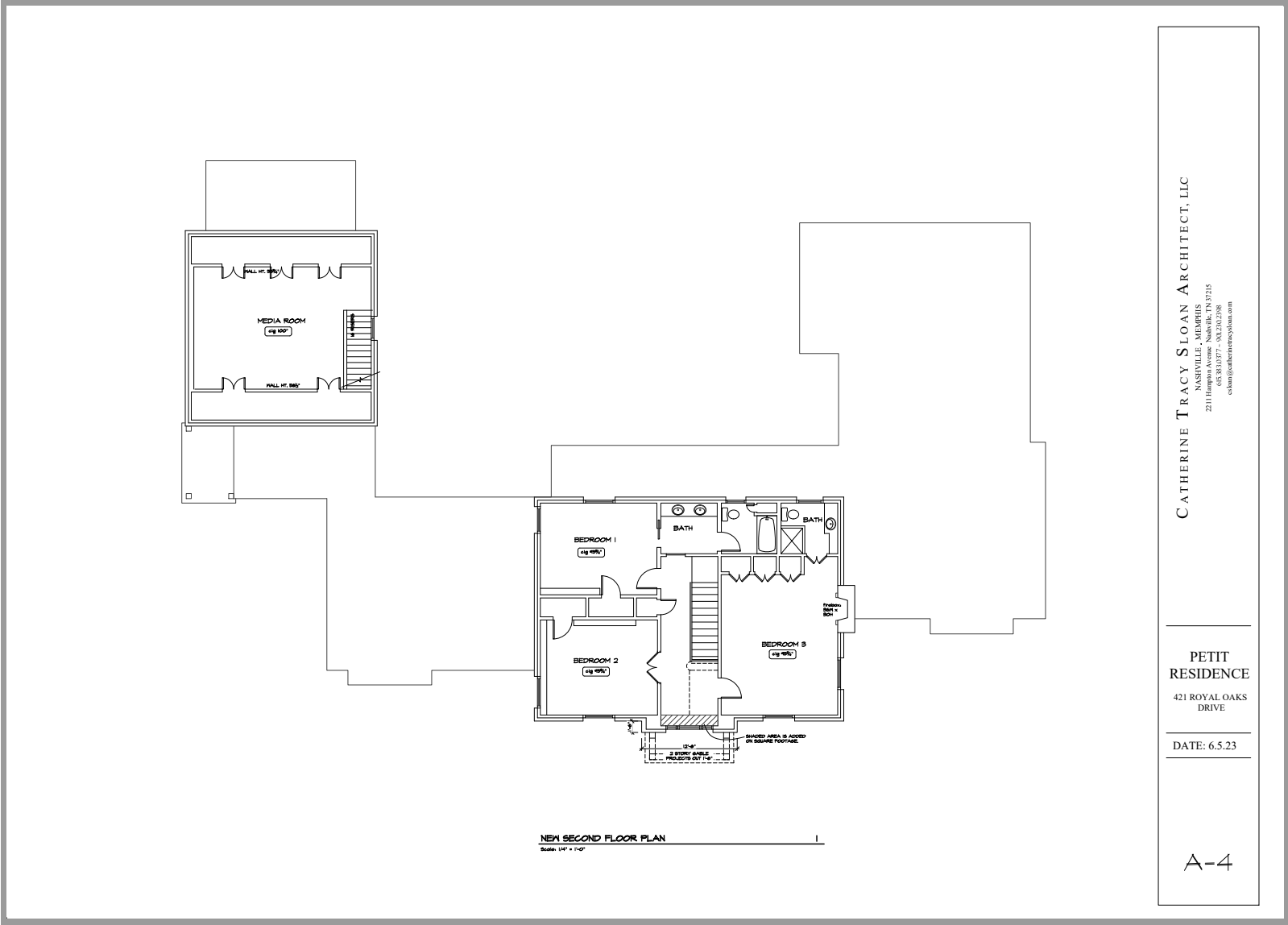


CATHERINE TRACY SLOAN ARCHITECT, LLC
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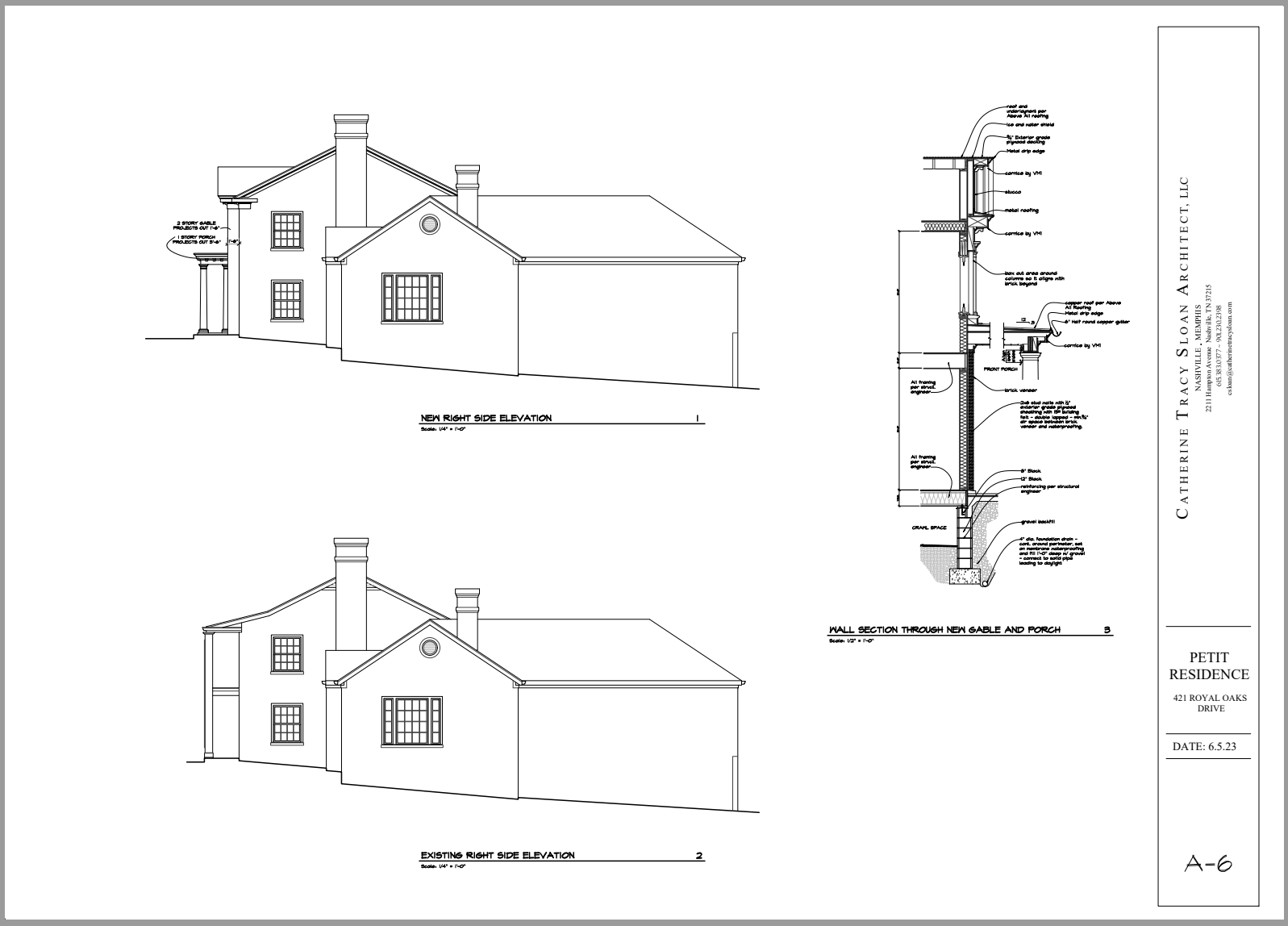
PETTIT
RESIDENCE
421 ROYAL OAKS
DRIVE

DATE: 6.5.23

A-3











GABLE AND DORMER INSPIRATION



FAN LITE INSPIRATION FOR ABOVE WINDOWS



PORCH INSPIRATION





MAP OF PROPERTY LOCATION



FRONT OF EXISTING HOUSE



EXISTING HOUSE SIDE VIEW



WINDOW WITHOUT FAN LITE ABOVE



425 ROYAL OAKS DRIVE



417 ROYAL OAKS DRIVE