



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
AUGUST 8, 2023, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
AUGUST 8, 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 July 11, 2023

Attachment: [Minutes - HZC July 11 2023.pdf](#)

III. Old Business - None Scheduled

IV. New Business

A. The application for a certificate of appropriateness, 081523-1, of Alexis McDowell, representative for Jimmy and Lara Love, 4429 Shepard Place to demolish existing detached garage structure and rear (non-original) attached two-story porch structure and to build an addition to include attached garage, laundry, guest bath and family room at the rear of the house and to restore existing two-story wood screened porch structure that faces Jackson Boulevard.

Attachment: [COA Application paid.pdf](#)

Attachment: [4429 Shepard Place Map.pdf](#)

Attachment: [LOVE RESIDENCE 23.07.07 HZC SUBMISSION.pdf](#)

B. The request of Jamie Pfeffer AIA Pfeffer Torode, 081523-3 on behalf of Robert and Christy Echols, 4444 Tyne Boulevard, for an extension of the COA, (22081), granted at the August 9, 2022 HZC meeting.

Attachment: [Map - 4444 Tyne Blvd.pdf](#)

Attachment: [Map - 4444 Tyne Blvd.pdf](#)

Attachment: [CoA extension- 4444 Tyne Blvd.pdf](#)

V. Other Business

VI. Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held September 12, 2023 at Belle Meade City Hall.



MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
JULY 11, 2023, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

The Meeting was called to order at 3:02 p.m.

Board Members Present

Chairman Mal Wall
Vice-Chairman Jeannette Whitson
Rene Poe
Gavin Duke
Charlie Rankin

Staff Present

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

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

The minutes from May and June without objection.

Old Business

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.

Tori Alexander, owner/resident 4424 Shepard Place, presented revised plans for the the house, noting the changes as requested by the board at the May 9, 2023 meeting.

No Public Comment

Motion to approve: Whitson Second: Duke Vote: All aye

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

Preston Shea, architect with P. Shea | Design presented revised plans for the Greek Revival home to be built, which incorporated suggested changes from the commissioners at the June 13 meeting.

A period of questions from the commission ensued which were answered by Shea.

Public Comment

A letter from adjacent homeowner, Cameron Sorenson at 106 Bellevue Drive South, was introduced in reference to the landscape plan

Approve with conditions, address the front porch pilasters, adding ornamentation to the front porch, submit a grading plan: Duke Second: Poe

Board discussion followed in which commission member Rankin addressed the proposed color of the windows, stating they should be white or off-white to be in true keeping with the style.

**Duke: Amended conditions to include white or off-white windows.
Vote: All aye**

New Business

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.

Ron Farris, architect Ron Farris Concepts, using plans provided, detailed the renovation of the existing structure which includes the removal of a previous addition not in keeping with the style of the home.

Comment and discussion between the commission and Farris ensued.

No Public Comment

**Approve with comment to thicken the entablature at the front porch:
Rankin: Second: Duke Vote: All aye**

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.

Catherine Sloan, architect, presented the plan to renovate the existing porch on the Pettit home, dated as 1949. The existing porch was an addition to the original home by a previous owner which takes away from the original Colonial style of the home. The proposal is to add a two story gable to the porch, in keeping with the Colonial style. The proposal includes two new attic dormers to the facade adding a wood fan line over existing windows and using a slate roof.

The commission followed with questions and concerns, which were addressed by Sloan.

No Public Comment

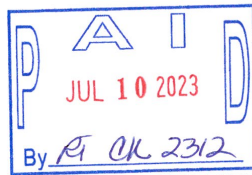
Motion to approve with comment, addition of a pair of columns on the front porch and to thicken the entablature: Whitson Second: Poe
Vote: All aye

Other Business - None Scheduled

The meeting adjourned at 4:05 p.m.

Chairman Mal Wall

City Recorder Rusty Terry



DATE: 07.07.23
APPLICATION # 081523-1

**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 <u>not</u> 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: 4429 SHEPPARD PLACE, NASHVILLE, TN 37205

TAX MAP ID: MAP# _____ GROUP# _____ PARCEL# 13006003400

AGE/YEAR OF STRUCTURE: 1920 PROPERTY OF SIGNIFICANCE (1901-1939) X 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: Alexis McDowell (Representative for owners Jimmy and Laura Love)

Jimmy and Laura Love (owners) - 4429 Sheppard Pl, Nashville, TN 37205

ADDRESS: Alexis McDowell (representative) - 921B Woodland St, Nashville, TN 37206

EMAIL: alexis@pfeffertorode.com jlove@distributionrealty.com magee.laura@gmail.com

PHONE NUMBERS (WORK) (HOME) (Cell) 931-349-1271

RELATIONSHIP TO OWNER: Contractor Architect X Other (explain)

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

 New Construction X Demolition X Exterior Alteration or Repair X Addition

Define Architectural Style; Georgian **Describe Proposed Work;** We are requesting approval

to demolish existing detached garage structure and rear (non-original) attached two-story porch structure. We are also

requesting to build an addition to include attached garage, laundry, guest bath and family room at the rear of the house as well as
restoring the existing two-story wood screened porch structure that faces Jackson Blvd due to general wear and age.

➤ **For Exterior Alteration or Repairs:**

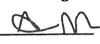
Submit 1 PDF, List and describe in detail all work to be done for each item. Include sketches, photos, specifications, or other descriptions of proposed changes to the building's exterior along with completion of material list below. Major alterations to architectural features require schematic drawing 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? The detached garage is not habitable and has considerable decay both on the interior and exterior including siding decay, water intrusion and structural damage. The attached two-story wood porch is a non-original portion of the house that is also showing signs of age and exterior damage. While habitable, it is in poor condition and with decaying siding and uneven flooring.

Give a compelling reason for demolition of property. We propose demolishing only the non-conforming detached garage and non-original wood porch to allow for a more structural sound addition that makes the home more usable for the modern family.

Describe the proposed reuse of existing materials, if any? _____
no re-use of materials, however, the details of the existing house will be replicated for the addition

Complete- New Construction Material List Description			
<u>Window Manufacture</u>	Marvin Double-Hung Ultimate	<u>Railings, Columns, Pilasters</u>	iron railings, wood clad columns detailed to match existing columns on porch
<u>Window Material</u>	Wood Interior	<u>Chimney Material</u>	Brick
<u>Frame Material</u>	Aluminum Clad	<u>Roofing Material</u>	Slate
<u>Windowsills</u>	Brick row-lock	<u>Exterior Doors</u>	Wood, to be painted
<u>Brick, Painted/Natural</u>	Brick, painted to match existing	<u>Eaves/Cornice</u>	Wood trim, to be painted
<u>Brick/Stone Thickness</u>	Standard brick- 3-1/2" Full depth stone veneer at water table	<u>Gutters</u>	Concealed gutters, detailed to match existing concealed gutters
<u>Clapboard Material</u>	Cedar siding to be painted to match existing	<u>Gutter Dimensions</u>	downspout dimensions 6" to match existing
<u>Clapboard Dimensions/Reveal</u>	6"; to match existing	<u>Initial</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

AM

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:

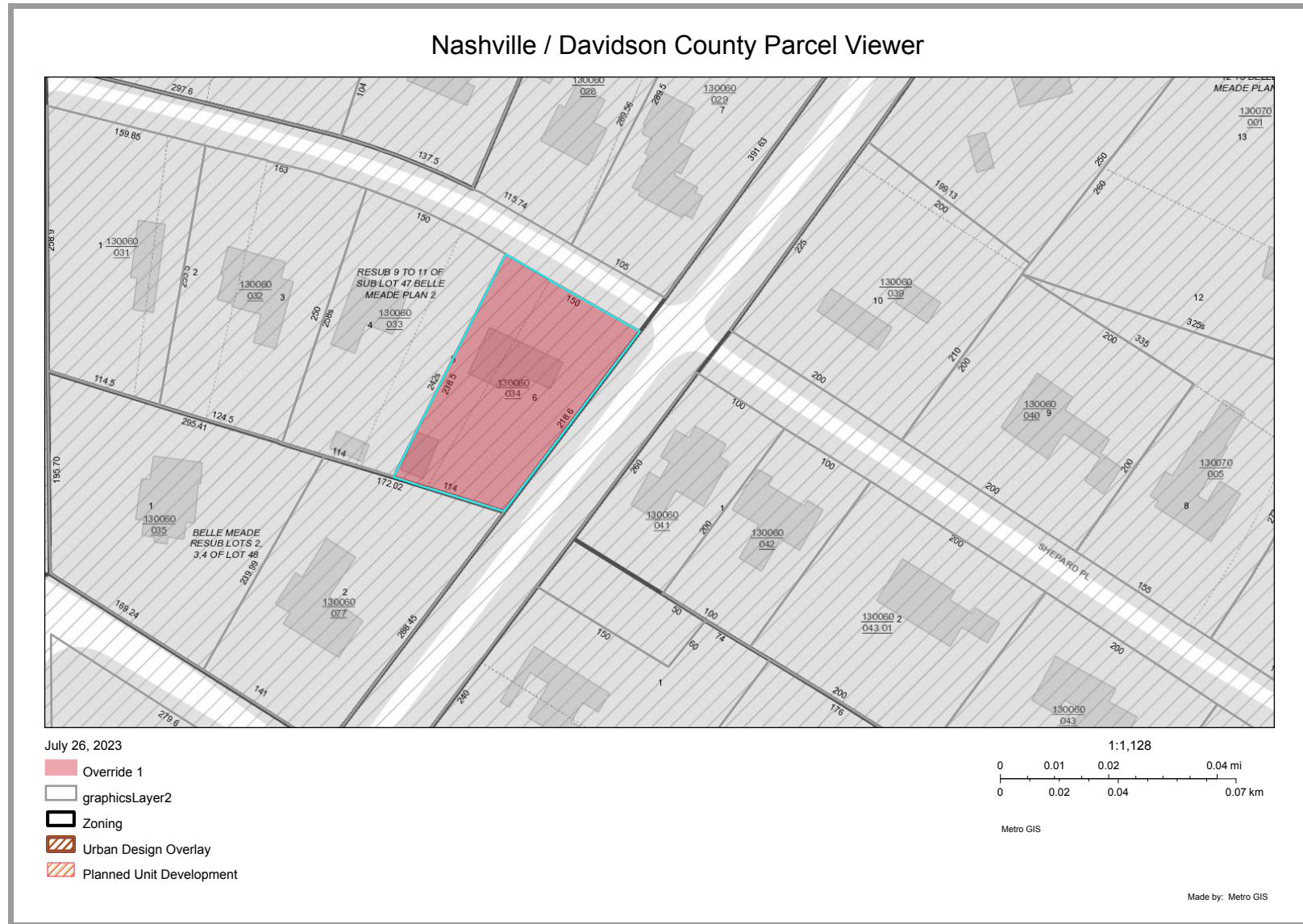
- Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined 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: Alexis McDowell Date: 7.6.23
 Property Owner: [Signature] Date: 7/7/23



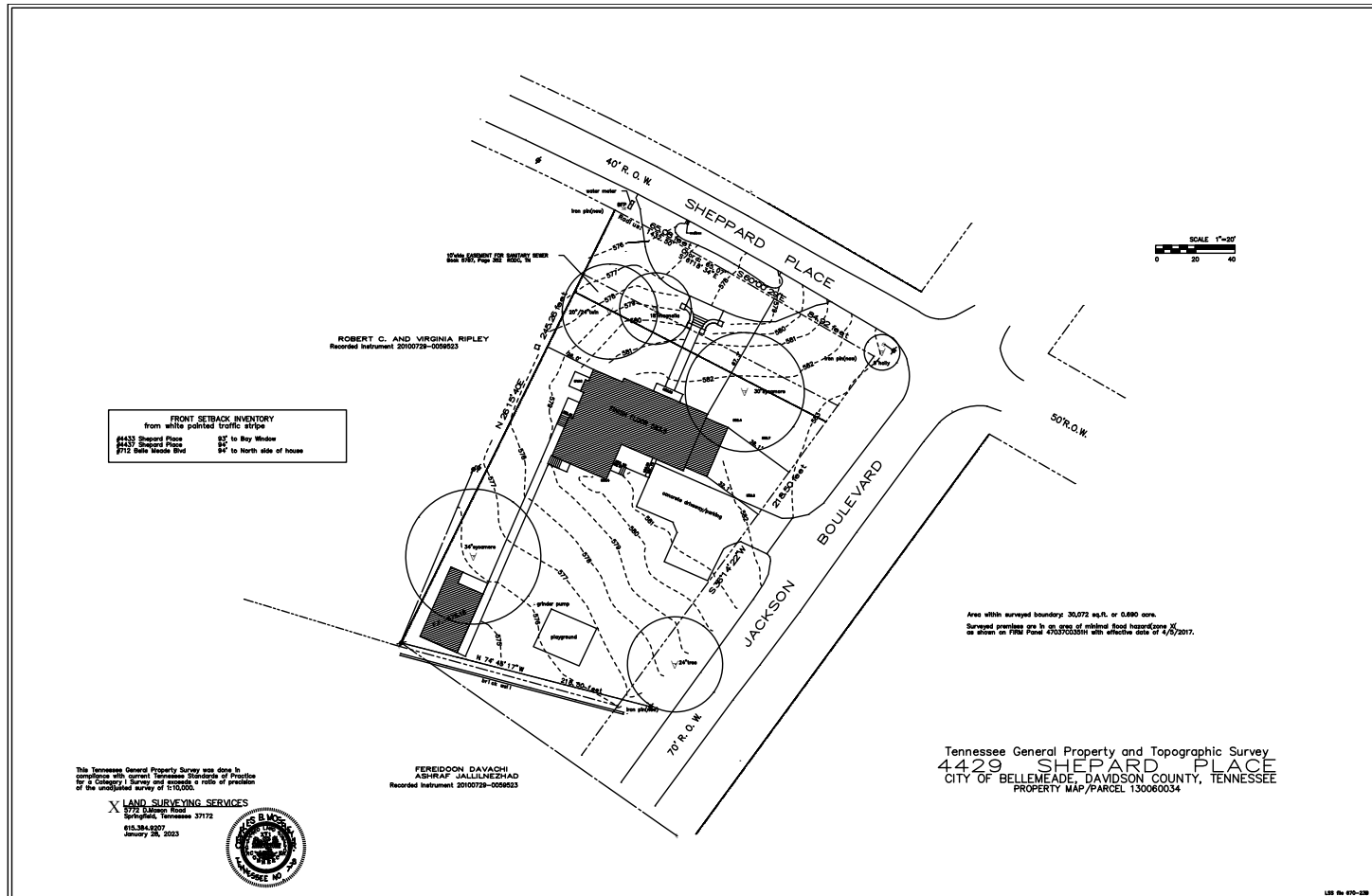


Love Residence

07 / 07 / 2023

PFEFFER TORODE

Love Residence



Existing Survey

Love Residence



A. 4428 SHEPPARD PLACE



B. 4433 SHEPPARD PLACE



C. 4430 SHEPPARD PLACE



D. 4434 SHEPPARD PLACE



E. 4437 SHEPPARD PLACE



F. 4440 SHEPPARD PLACE



Neighboring Residences



Love Residence



Current Front Facade



Current Side Facade



Current Rear Facade



Before



Before



Before

Existing Residence



Love Residence



Exterior View



Exterior View



Exterior Damage



Damage at exterior siding



Damage at ceiling



Damage at walls and ceiling



Damage at walls and ceiling



Hole at interior



Damage at walls

Existing Residence | Detached Garage to Demo



Love Residence



Wood Porch to be Demolished - Rear View



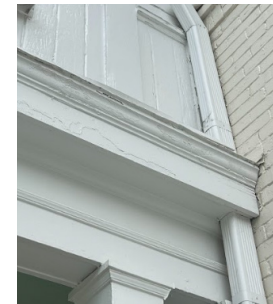
Wood Porch to be Demolished - Side View



Exterior Damage at Porch



Interior Floor Condition of Porch



Exterior Damage at Porch

Existing Residence | Attached Porch to Demo

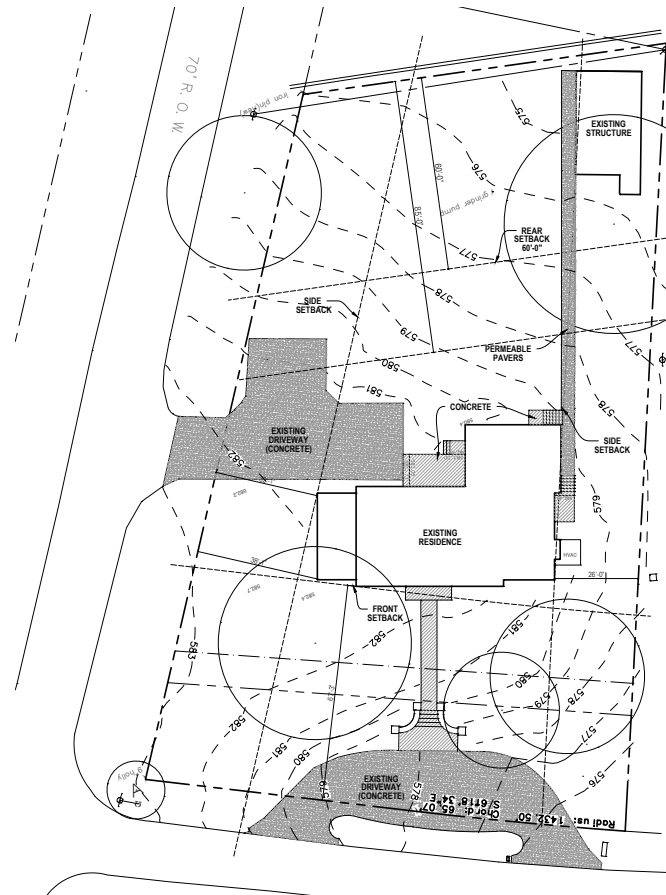


Pfeffer Torode Architecture

Proposed and Existing Plans



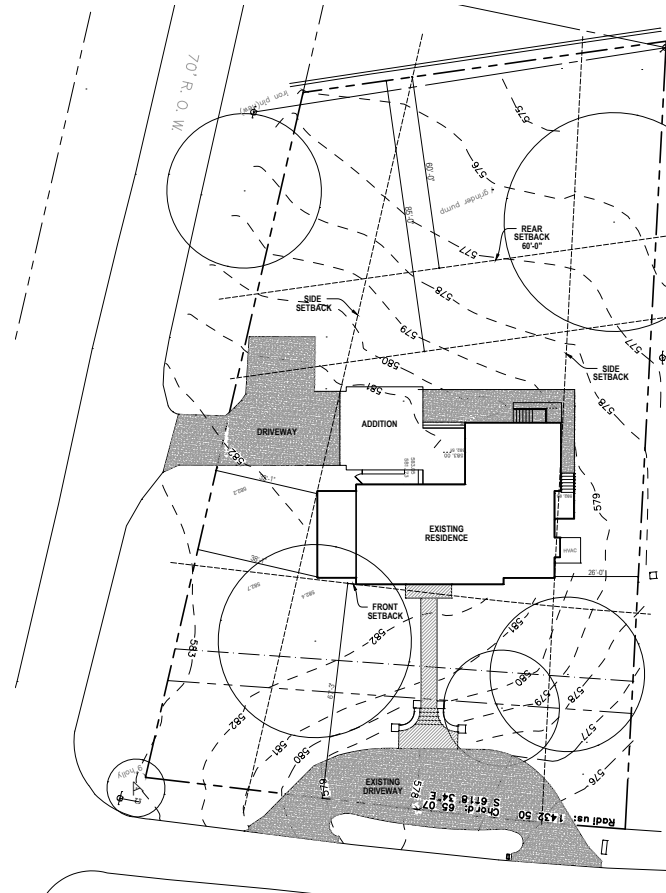
Love Residence



Existing Site Plan



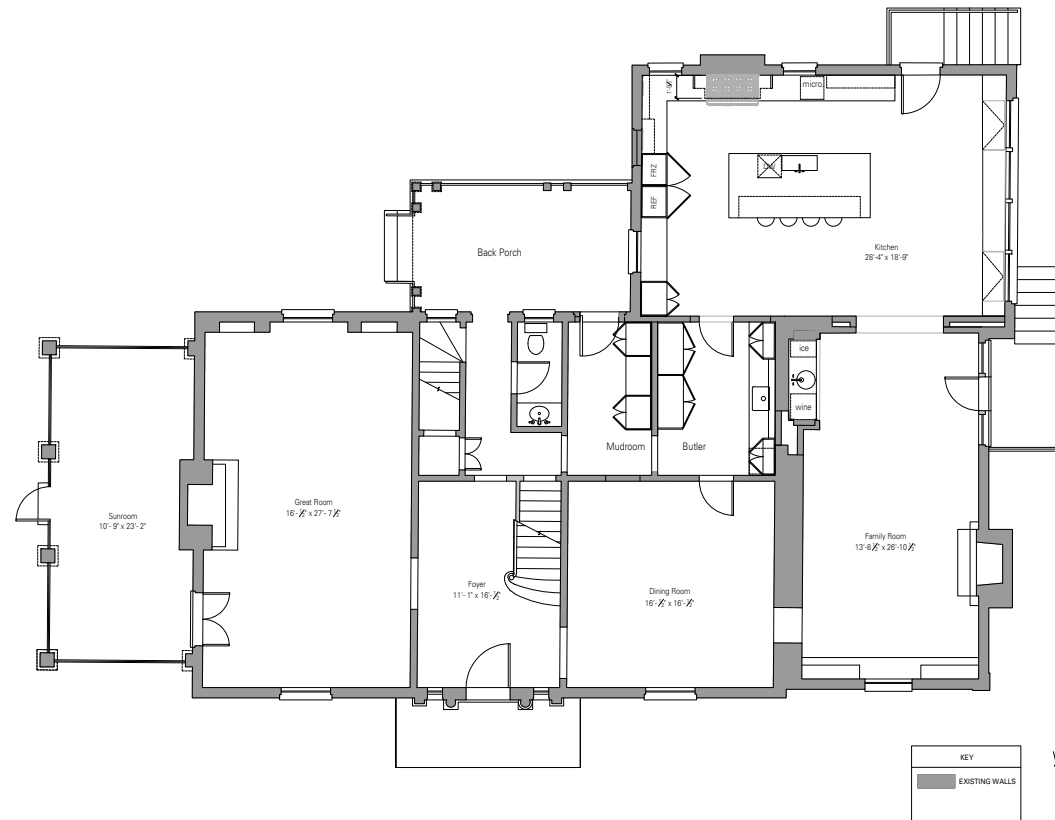
Love Residence



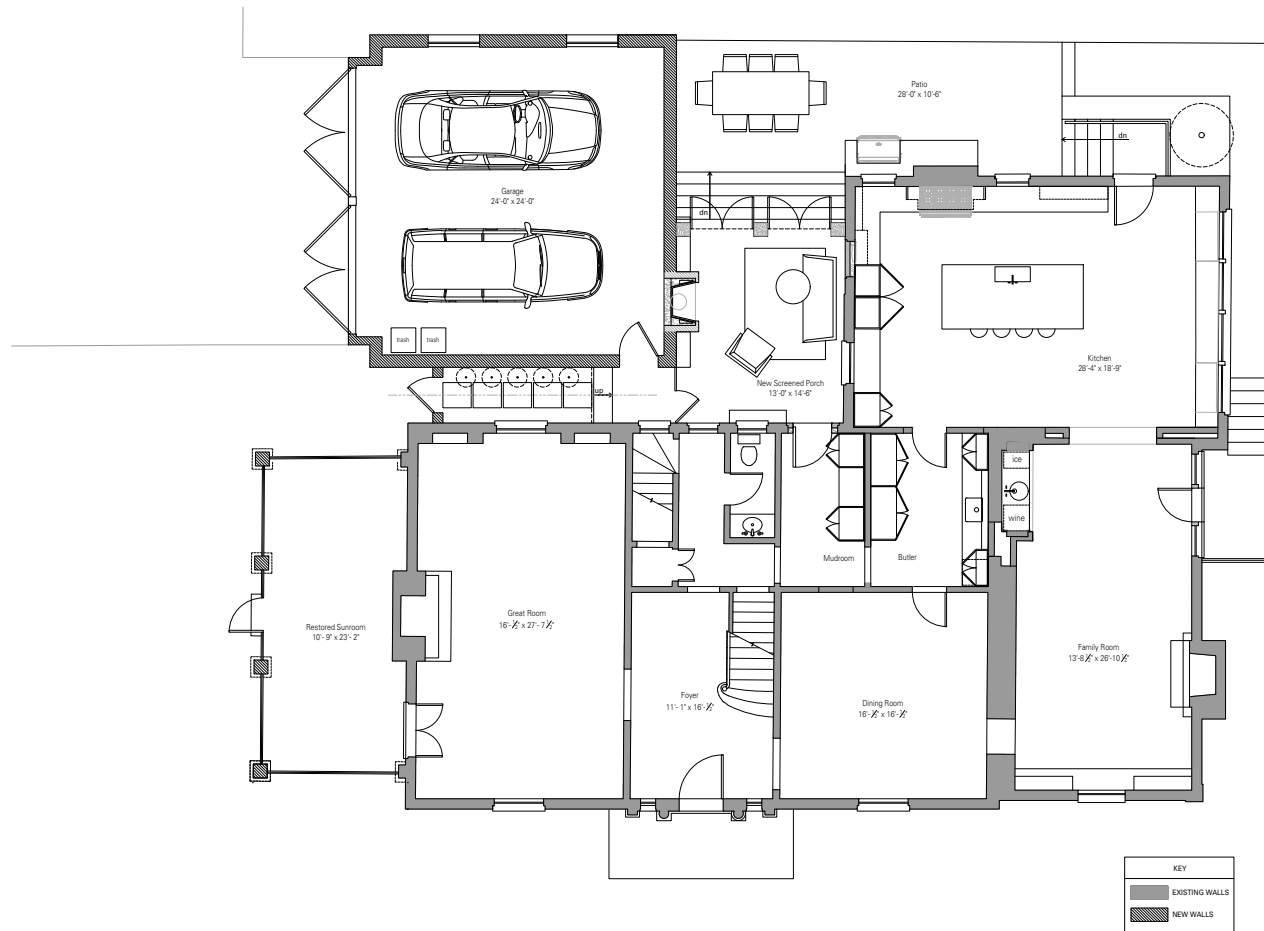
Proposed Site Plan



Pfeffer Torode Architecture

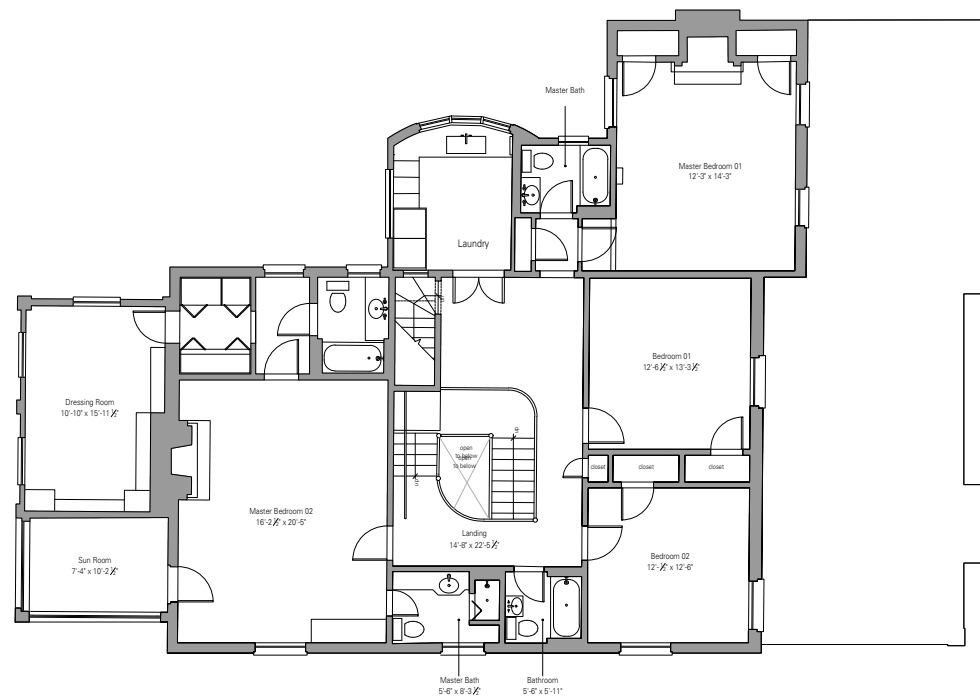


Pfeffer Torode Architecture



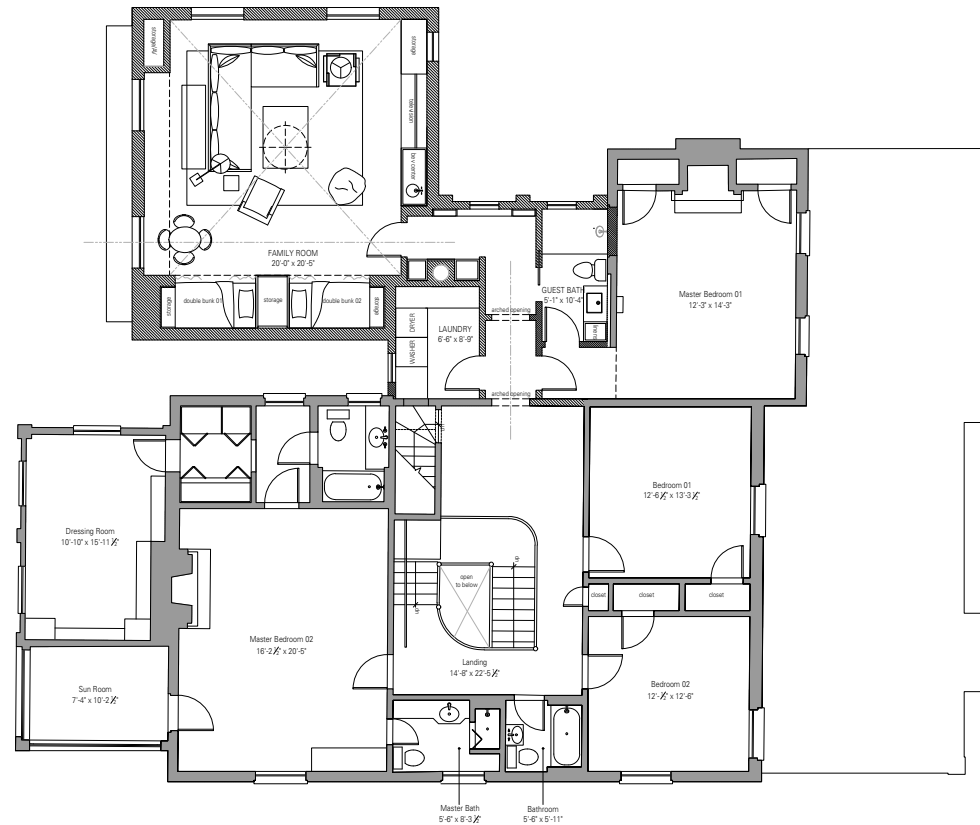
Proposed First Floor Plan | 1/8" = 1'-0"

Pfeffer Torode Architecture



Existing Second Floor Plan | 1/8" = 1'-0"

Pfeffer Torode Architecture



KEY	
	EXISTING WALLS
	NEW WALLS

Proposed Second Floor Plan | 1/8" = 1'-0"



Pfeffer Torode Architecture

Proposed Exterior Materials and Views



Love Residence



Inspiration Images for Addition



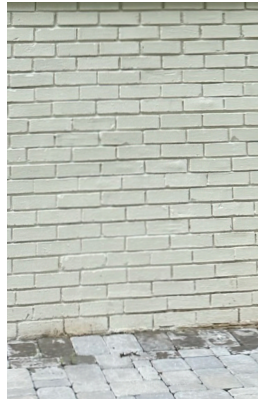
Love Residence



Slate Roof



Painted Wood Trim



Painted Brick



Herringbone Wood Carriage Doors



Painted Brick Chimney



Painted Wood Siding and Paneling

Material Palette



Pfeffer Torode Architecture



Proposed Exterior Elevations | 1/8" = 1'-0"



Pfeffer Torode Architecture

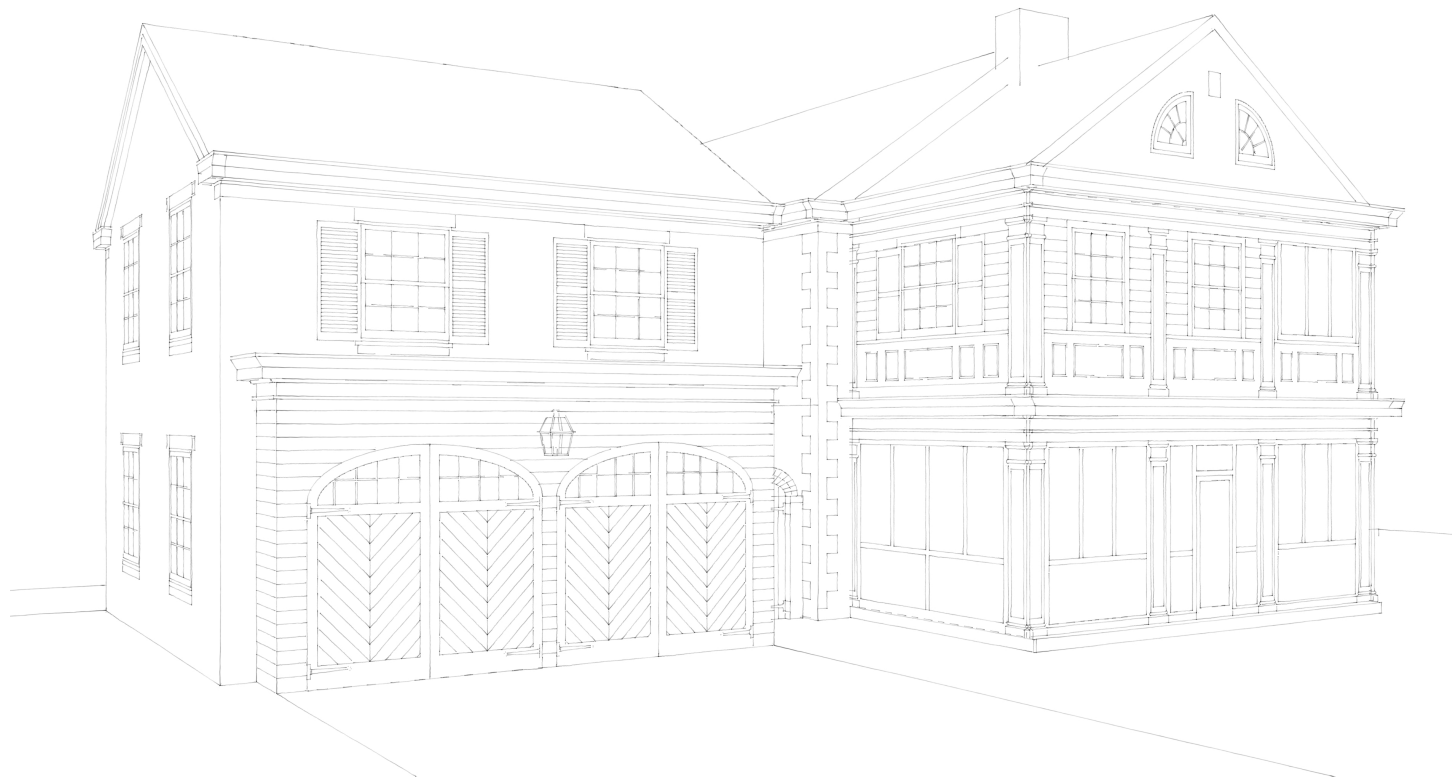


View from Jackson Blvd.





Pfeffer Torode Architecture



View from Jackson Blvd.



[illegible]



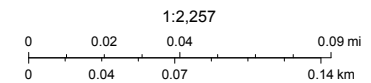
PFEFFER TORODE

Nashville / Davidson County Parcel Viewer



July 26, 2023

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



Metro GIS

Made by: Metro GIS

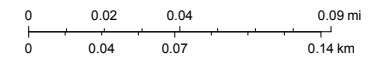
Nashville / Davidson County Parcel Viewer



July 26, 2023

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

1:2,257



Metro GIS

Made by: Metro GIS



PFEFFER TORODE

To the Belle Meade Historic Board,

We appreciate your approval of the demolition application for the structure at 4444 Tyne Blvd in August 2022. We are writing to request an extension of the approval for another year in order to give us additional time to refine the design and pricing for this property.

Please find the attached application for your review. We appreciate your consideration of our requested extension. Please reach out if you have any questions.

Sincerely,
Jamie Pfeffer, AIA
Owner's Representative

NASHVILLE

921 B Woodland Street
Nashville, Tennessee 37206
+1 (615) 667-0808

pfeffertorode.com

DATE: 7-7-2023
APPLICATION # 081523-3

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

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Additions - \$1,000.00

Demolition - \$500

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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: 4444 TYNE BLVD, NASHVILLE, TN. 37215

TAX MAP ID: MAP# 130-10 GROUP# 00 PARCEL# 35.00

NAME: JONATHAN LEE

ADDRESS: 921 B WOODLAND AVE. NASHVILLE, TN 37206

EMAIL: JON.LEE@PFEFFERTORODE.COM

PHONE NUMBERS (WORK) 615-667-0808 (HOME) _____ (Cell) _____

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

Define Architectural Style; N/A **Describe Proposed Work;** TO DEMOLISH THE EXISTING RESIDENCE AT 4444 TYNE BLVD.

- **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? _____

THE EXISTING RESIDENCE IS CLAD WITH STONE AND WOOD LAP SIDING. THE ROOF IS ASPHALT SHINGLE WITH METAL ACCENT ROOFS. THE EXISTING RESIDENCE IS HABITABLE.
- Give a compelling reason for demolition of property. _____
THE EXISTING RESIDENCE UNDERWENT A SIGNIFICANT RENOVATION / ADDITION IN THE 1970's. THE ADDITION ENVELOPED THE EXISTING RESIDENCE AND WAS NOT DONE IN THE STYLE OF THE EXISTING HOME BUILT IN THE 1940'S. ANY HISTORIC SIGNIFICANCE THAT REMAINS IS LARGELY OVERSHADOWED BY THE LARGE AND STYLISTICALLY DIFFERENT ADDITION. EVEN THOUGH THIS HOME FALLS WITHIN THE DEFINITION OF BEING A PROPERTY "WORTHY OF CONSIDERATION" IT DOES NOT MEET THE QUALITY OF DESIGN OR HISTORIC NATURE OF THE SURROUNDING CONTEXT.
- Describe the proposed reuse of existing materials, if any? _____
CURRENTLY THERE IS NO PLAN IN PLACE TO REUSE THE EXISTING MATERIALS. REUSE OF SITE ELEMENTS AND MATERIALS PENDING NEW DESIGN.

<u>Complete- New Construction Material List Description</u>	
<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

- | | |
|--|--|
| ☒ 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

CP

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

☐ ☒ 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.

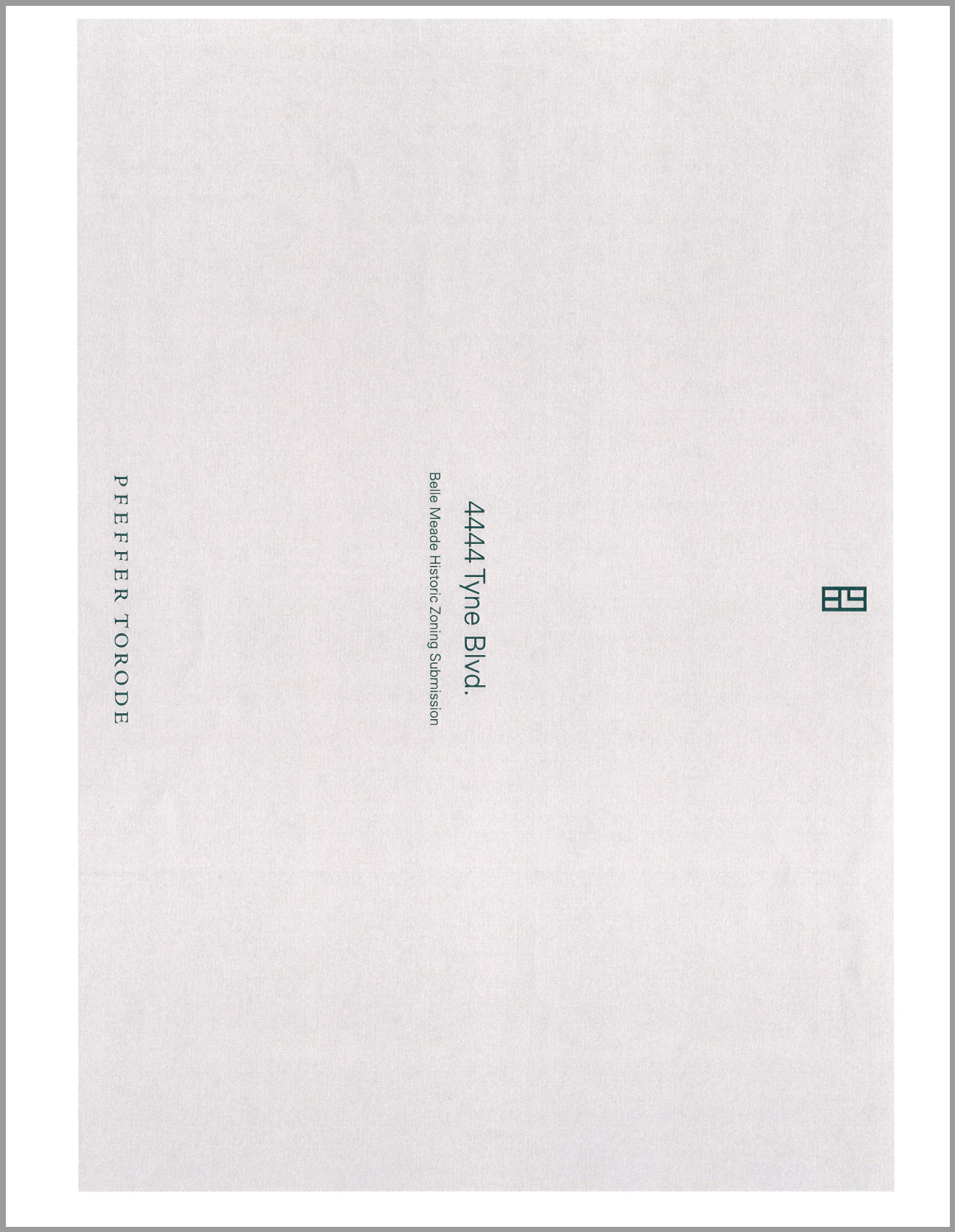
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving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

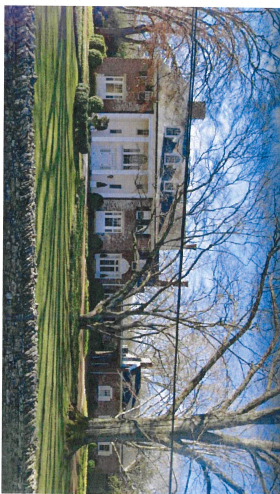
I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application,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

Date: 7.7.23
 Date: 7.7.23







1 - 4425 Tyne Blvd

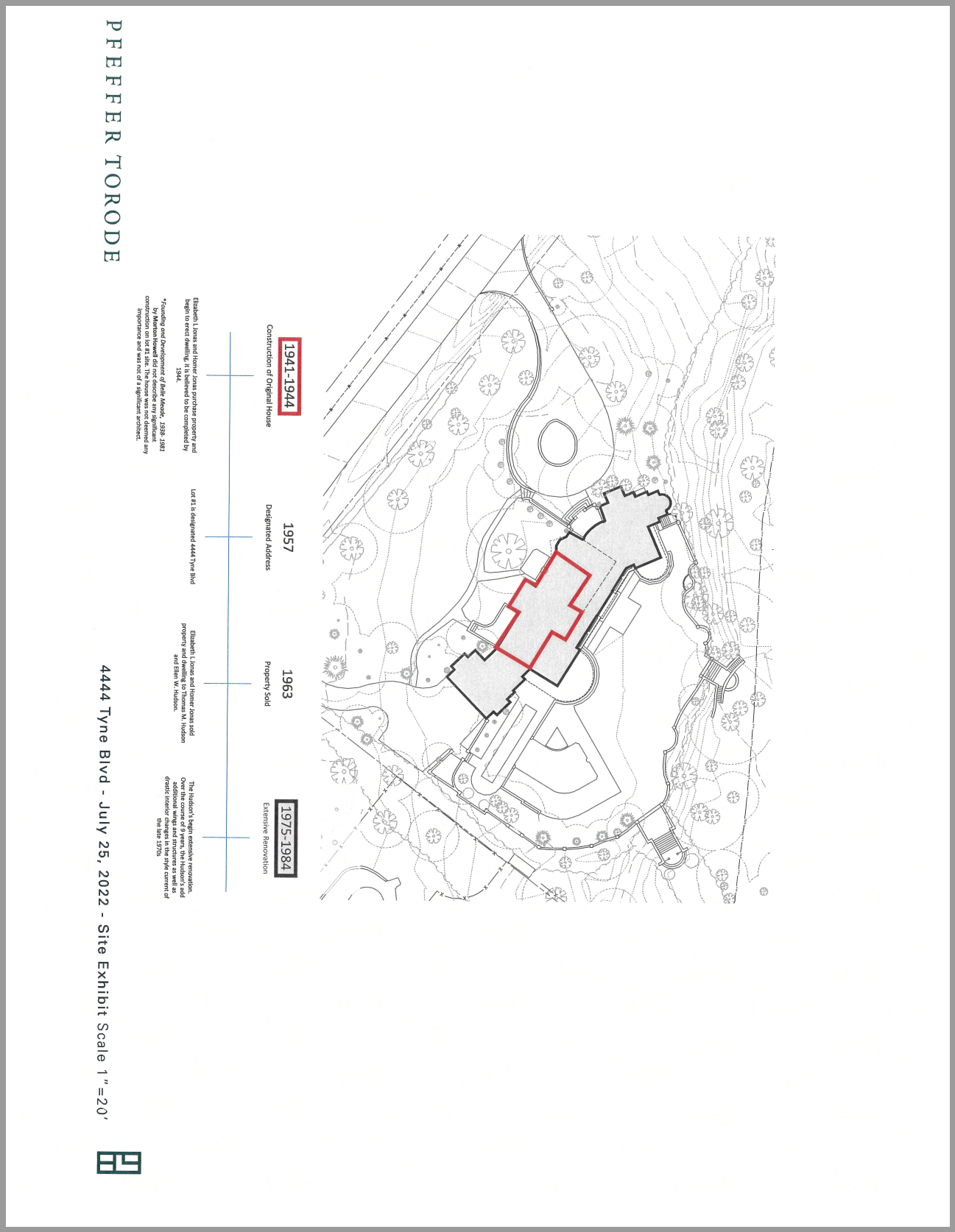


2 - 4431 Tyne Blvd

The Hudson's began extensive renovations. Over the years, the firm added many additional wings and structures as well as drastic interior changes in the style current of the late 1970s.

4444 Tyne Blvd - July 25, 2022 - Neighboring Properties



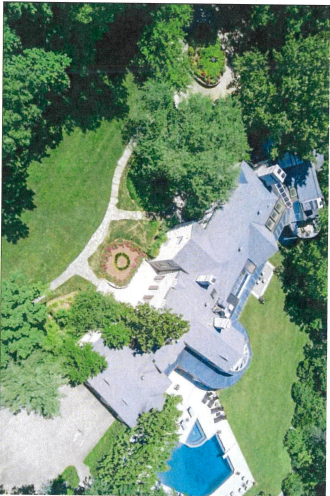




4444 Tyne Blvd EXTERIOR REAR YARD



4444 Tyne Blvd EXTERIOR ENTRY



4444 Tyne Blvd EXTERIOR AERIAL



P E E F F E R T O R O D E

4444 Tyne Blvd - July 25, 2022 - Existing Conditions





4444 Tyne Blvd INTERIOR



4444 Tyne Blvd INTERIOR



4444 Tyne Blvd INTERIOR

1941-1944 Construction of Original House

1957 Designated Address

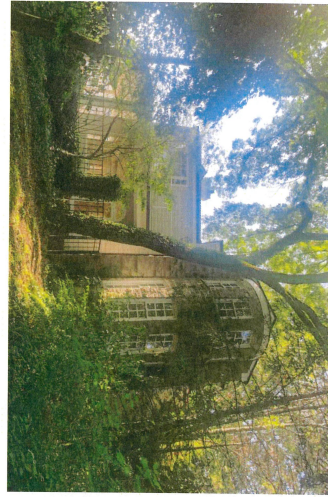
1963 Property Sold

1975-1984 Extensive Renovation

P E E F F E R T O R O D E

4444 Tyne Blvd - July 25, 2022 - Existing Conditions





4444 Tyne Blvd FRONT FACADE

4444 Tyne Blvd FRONT FACADE

4444 Tyne Blvd GARAGE

1941-1944

1957

1963

1975-1984

Construction of Original House

Designated Address

Property Sold

Extensive Renovation

PFEFFER TORODE

4444 Tyne Blvd - July 25, 2022 - Existing Conditions





4444 Tyne Blvd REAR YARD

4444 Tyne Blvd REAR YARD

4444 Tyne Blvd REAR YARD

1941-1944

1957

1963

1975-1984

Construction of Original House

Designated Address

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Extensive Renovation

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