



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
FEBRUARY 13, 2024, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
FEBRUARY 13, 2024, 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 and public comment on the agenda items. Public comment will also be heard on any matters related to the HZC. Items for consideration are listed below and are available on the city website, www.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 December 12, 2023.

III. Old Business - None Scheduled

IV. New Business

A. The application for a Certificate of Appropriateness, HZC2024-2, of Jim and Sarah Ann Ezzell, 911 Westview Avenue, for demolition of a single family residence.

Attachment: [APPLICATION PAID.pdf](#)
Attachment: [EXISTING CONDITION PHOTOS.pdf](#)
Attachment: [SURROUNDING PROPERTIES PHOTOS.pdf](#)
Attachment: [STAFF REPORT 911 WESTVIEW AVE.pdf](#)
Attachment: [Sellers Comment.pdf](#)
Attachment: [Phipps Comment.pdf](#)

B. The application for a Certificate of Appropriateness, HZC2024-1, of Chestnut Infill GP, 424 Westview Avenue, to construct a new single family residence.

Attachment: [APPLICATION PAID.pdf](#)
Attachment: [424 Westview Ave - Historic Submittals Presentation Slides Final 01182024.pdf](#)
Attachment: [424 Westview Building Elevations and Wall Sections.pdf](#)
Attachment: [424 Westview Site Plan.pdf](#)
Attachment: [424 Westview Existing Survey.pdf](#)
Attachment: [Colonial Revival History Research.pdf](#)
Attachment: [424 Westview Map.pdf](#)
Attachment: [STAFF REPORT 424 WESTVIEW AVE.pdf](#)

C. The application for a Certificate of Appropriateness, HZC2024-4, of Colclasure Company, LLC representing Brian and Megan Fox, 550 Belle Meade Boulevard, to construct a new single family residence.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [Site Photos.pdf](#)
Attachment: [Neighborhood Photos.pdf](#)
Attachment: [Inspiration Photos.pdf](#)
Attachment: [Issue 07 - Revised DDBinder1.pdf](#)
Attachment: [550 Belle Meade Blvd Schematic Masterplan 01-12-2024.pdf](#)
Attachment: [Survey - Belle Meade Blvd- Boundary _ Topographic Survey.pdf](#)
Attachment: [Massing Example.pdf](#)
Attachment: [STAFF REPORT 550 BMB.pdf](#)

D.The application for a Certificate of Appropriateness, HZC2024-3, of Colclasure Company, LLC representing Michael and Yvonne Ralsky, 606 Westview Avenue, to construct a new single family residence.

Attachment: [APPLICATION PAID.pdf](#)
Attachment: [Site Photos.pdf](#)
Attachment: [Neighborhood Photos.pdf](#)
Attachment: [Inspiration Photos.pdf](#)
Attachment: [Issue 03 - Revised DDBinder1.pdf](#)
Attachment: [606 Westview Proposed Site Plan _ Calculations 02-05-2024.pdf](#)
Attachment: [LS-1768 - 606 Westview Ave - Nashville TN - SURVEY.pdf](#)
Attachment: [STAFF REPORT 606 WESTVIEW AVE.pdf](#)

V.Other Business

A.Staff update on 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.

Attachment: [Updated Project Scope 4424 Shepard Place.pdf](#)
Attachment: [EXISTING SITE PHOTOS.pdf](#)
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](#)
Attachment: [Abram Letter.pdf](#)

VI.Other Public Comment

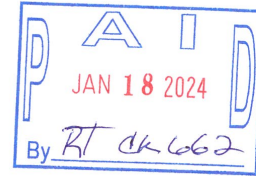
VII.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, March 12, 2024 at Belle Meade City Hall.

Authentisign ID: 2D3E9590-AFB4-EE11-BEA1-6045BDD8973C



CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION



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

APPLICATION # HCC 2024-2FEE: \$ 500.00**PROPERTY DESCRIPTION & LOCATION**ADDRESS: 911 Westview Ave, Nashville TN 37205

AGE/YEAR OF STRUCTURE: 61 years PROPERTY OF SIGNIFICANCE (1901-1939) ☒ YES
PROPERTY OF CONSERVATION (1940-2000) ☐ YES
PROPERTY LESS THAN 50 YEARS ☐ YES

PROPERTY OWNER or APPLICANTNAME: Jim and Sarah Ann EzzellADDRESS: 911 Westview Ave. Nashville TN 37205EMAIL: jim.ezzell@tmcatt.comPHONE NUMBER: 615-210-1608RELATIONSHIP TO OWNER: Contractor ☐ Architect ☐ Other (explain) Owner

Authentisign ID: 2D3E9590-AFB4-EE11-BEA1-6045BDD8973C

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style Existing: 1960's Ranch

Describe Proposed Work _____

Application for approval to tear down the existing 1960's style ranch property that has been used as an rental property most recently and owned by the current owners since 1979. The home is of no historical or architectural significance and has not been updated. Many of the neighbors have expressed their desire for the property to be demolished and for a property more in style and likeness of the current neighborhood to be built.

Reference is made to city of Belle Meade Notice of Violation dated May 31st, 2023

All of the items listed below are required to be submitted for all types of CoA applications.

- | | |
|--|---|
| ☐ Description of Property Condition and Proposal | ☐ PDF Photos of Existing Property |
| ☐ Site Plan showing building envelope | ☐ PDF Photos of Neighboring Properties |
| ☐ All building elevations showing finish grade | ☐ PDF Inspirational Photos |
| ☐ Wall Section with siding, roofing, doors, windows, and ornamentation. | |

➤ Additional submittal requirements for Exterior Alteration or Repairs:

Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➤ Demolition of Structures:

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

Application for approval to tear down the existing 1960's style ranch property that has been used as an rental property most recently and owned by the current owners since 1979. The home is of no historical or architectural significance and has not been updated. Ceiling Height is 8ft. The homeowner received a notice of violation dated May 31 2023 from the City of Belle Meade stating that "They had received complaints from a neighbor and the city staff recently confirmed by visual inspection the following violations of Belle Meade City code, Chapter 3, Sections 13-301-13-312 Violations cited were: 1. Driveway was not in proper state of repair, 2. Paint was peeling on exterior structure 3. Gutters in disrepair 4. "Overall, the exterior of the home does not appear to have regular maintenance for it to be kept in good repair as per Belle Meade's property maintenance regulations."

Authentisign ID: 2D3E9590-AFB4-EE11-BEA1-6045BDD8873C

Is the property habitable?

Yes but used as a rental and very outdated. Need new bathrooms and kitchen

Give a compelling reason for demolition of property

The home built in 1961 is a ranch style with no historic significance-The home was built after the majority of the homes in the area and does not align with the architectural style of the neighborhood at this time. All of the bathrooms and kitchen and electrical and plumbing and windows need to be replaced in the home.

Reference is made to city of Belle Meade Notice of Violation dated May 31st, 2023

Describe the proposed reuse of existing materials, if any?

➤ **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer:

Railings, Columns, Pilasters:

Window Material:

Chimney Material:

Frame Material:

Roofing Material:

Windowsills:

Exterior Doors:

Brick, Painted/Natural:

Eaves/Cornice:

Brick/Stone Thickness:

Gutters:

Clapboard Material:

Gutter Dimensions:

Clapboard Dimensions/Reveal:

Authentisign ID: 2D3E9590-AFB4-EE11-8EA1-6045BDD8973C

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes No

- | | | |
|-----|-----|---|
| () | (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.

Authentisign ID: 2D3E9590-AFB4-EE11-BEA1-6045BDD8973C

Property Worthy of Conservation

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

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

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

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature:  _____ Date: 01/17/24

 _____



























Staff Report

Agenda No.: IV.A.
Case No.: HZC2024-2
Staff: Mary Samaniego, Planning Director
Applicant: Jim and Sarah Ann Ezzell
Request: Certificate of Appropriateness for demolition
Location: 911 Westview Avenue

Summary:

The applicant/property owner is requesting Certificate of Appropriateness approval for demolition of a residence determined to be a property worthy of conservation. This residence was constructed in 1963 and appears to have had the carport added at some point. It is the intent to construct a new single-family dwelling if the demolition is approved.

Planning Considerations:

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

1. The subject property is 0.66 acres (28,750 square feet - SF) and is rectangular shaped corner lot on Westview Avenue and Forsythe Place.
2. The residence was constructed in 1963 and has a Ranch architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
3. The residence is one-story and approximately 2,266 SF with an attached two-car garage.
4. The residence appears to be in original condition without any known additions and there have been two owners since construction in 1963.
5. The dwelling has been identified in the 2021 historical survey (DV-26260) as having: brick construction type; hip roof configuration with asphalt shingles; wood double-hung windows and a picture window; a brick chimney; 1-bay integral porch; entrance has an original 3-panel wood door.
6. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-209(4), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to per Section 14-202(1)(c):

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

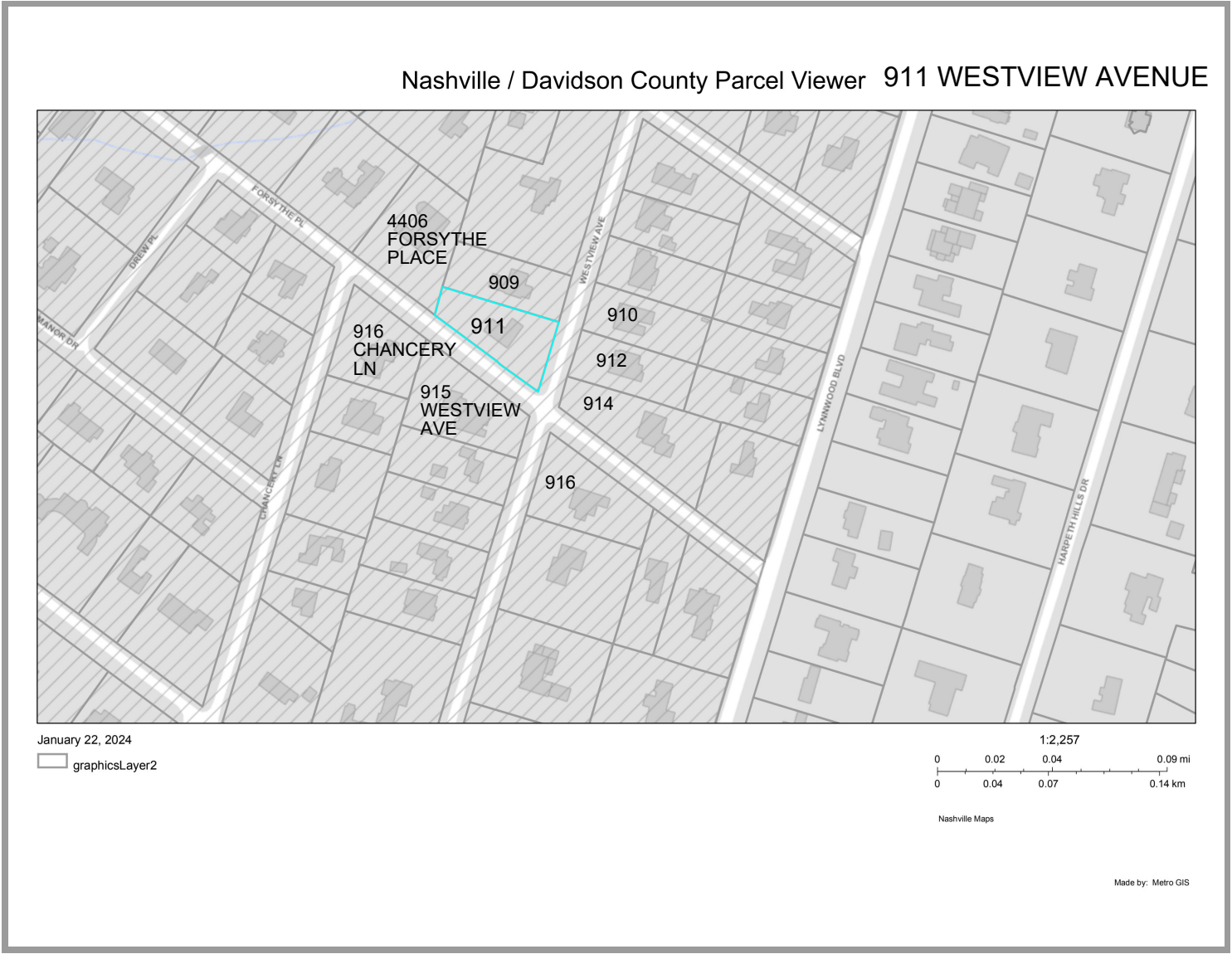
Properties worthy of conservation are those which were built from the mid- to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- Generally, these will be properties built after 1939; or,
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction; or,
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachments:

1. Location Map



3XS, LLC

City of Belle Meade
4705 Harding Road
Nashville, TN 37205

In regard to the proposed demolition of the house located at 911 Westview Avenue, my house is located across the street and faces subject property directly. I am in favor of this demolition. Clearly, the house does not meet any of the "Property of Significance" requirements and has no historical value.

Sincerely,



LESLIE OLDACRE SELLERS
912 Westview Avenue

912 Westview Avenue | Nashville, Tennessee 37205
615-454-2204

**JOHNNY & MARTHA PHIPPS
4406 FORSYTHE PLACE
NASHVILLE, TN 37205**

January 25, 2024

RE: 911 Westview
H2C 2024-2

TO: City of Belle Meade

In regard to the requested demolition of the house at 911 Westview, our property adjoins this property, and we are in favor of allowing the demolition.

In our opinion, this house has no historical value and meets none of the "Property of Significance" requirements.

Unfortunately, we will be out of town for the February 13, 2024 meeting or we would attend and speak in favor of approval.

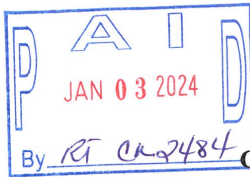
Sincerely,



John S. Phipps, Jr.



Martha Phipps



DATE: 1/5/24
APPLICATION # HZC 2024-1

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 - \$1,500.00 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: 424 Westview

TAX MAP ID: MAP# _____ GROUP# _____ PARCEL# 11615002500

Demo of existing structure approved December 2023

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: Chesnut Infill GP, Lucas Chesnut, Partner

ADDRESS: 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

EMAIL: lucas@craftsmanresidential.com

PHONE NUMBERS (WORK) _____ (HOME) _____ (Cell) (270) 350-6106
 RELATIONSHIP TO OWNER: Contractor _____ Architect _____ Other (explain) Owner

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style: Colonial Revival
Neo-georgian Subtype Describe Proposed Work; _____

New construction of a single family residence

➤ **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:** *Demo previously approved*

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> <i>Pella</i>	<u>Railings, Columns, Pilasters</u> <i>metal/wood</i>
<u>Window Material</u> <i>wood/aluminum clad</i>	<u>Chimney Material</u> <i>stone</i>
<u>Frame Material</u> <i>wood/aluminum clad</i>	<u>Roofing Material</u> <i>cedar shake</i>
<u>Windowsills</u> <i>stone</i>	<u>Exterior Doors</u> <i>wood and aluminum clad</i>
<u>Brick, Painted/Natural</u> <i>none</i>	<u>Eaves/Cornice</u> <i>duration composite</i>
<u>Brick/Stone Thickness</u> <i>3" to 5" full depth</i>	<u>Gutters</u> <i>half round</i>
<u>Clapboard Material</u> <i>duration composite</i>	<u>Gutter Dimensions</u> <i>6"</i>
<u>Clapboard Dimensions/Reveal</u> <i>1/2" x 7 1/4" with 6" reveal</i>	Initial <i>JTC</i>

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**

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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;
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- [] [] Is a notable work of a master builder, designer, or architect, and/or;
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Applicant Signature: _____

Date: _____

Property Owner: _____

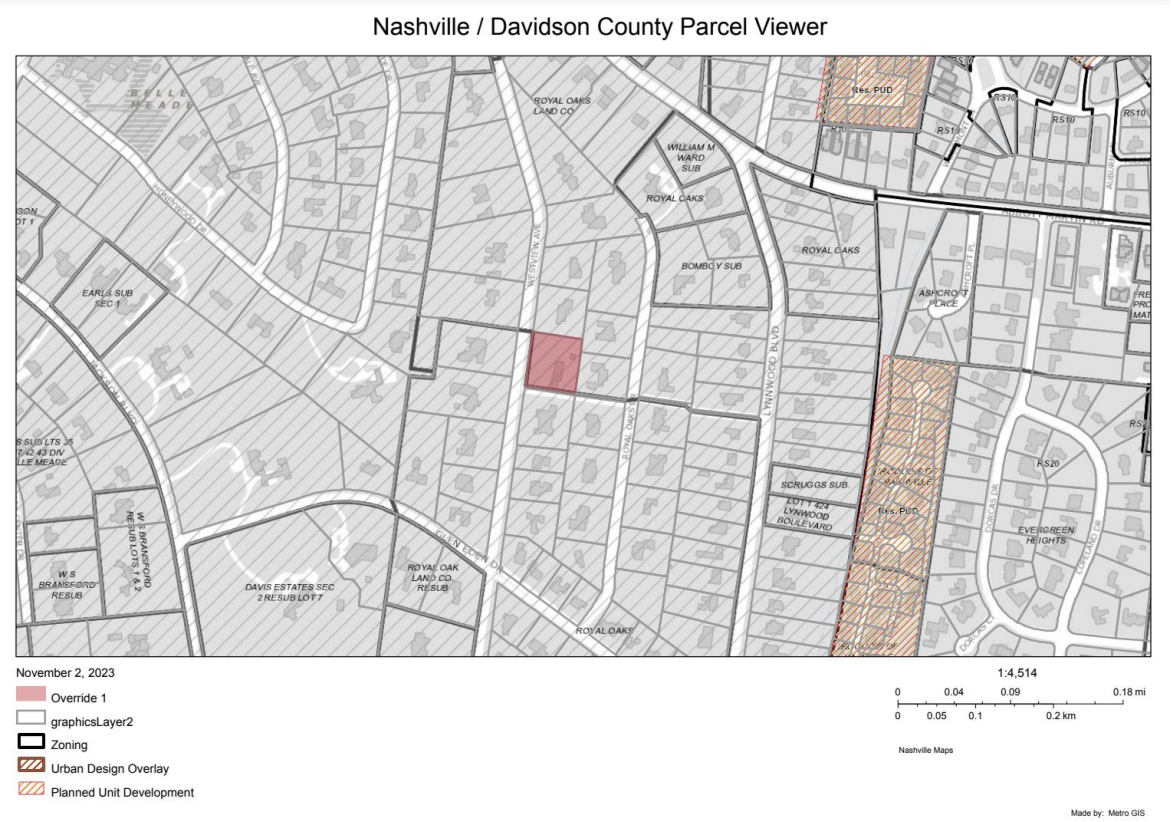
Date: _____

Certificate of Appropriateness Application



424 Westview Ave

Map



424 Westview Ave

Existing Conditions - House



424 Westview Ave

3

Existing Conditions - Pool and Pool House



424 Westview Ave

4

Neighboring Homes



407 Westview



411 Westview



415 Westview



417 Westview

424 Westview Ave

Neighboring Homes



412 Westview



414 Westview



423 Westview



417 Westview

424 Westview Ave

Neighboring Homes



428 Westview



429 Westview



432 Westview



434 Westview

424 Westview Ave

7

Local Inspiration Images



4409 Harding PL.



4426 Warner Pl.



225 Deer Park Cir



405 Jackson Blvd



4308 Iroquois



705 Westview

424 Westview Ave

Roof and Massing - Inspiration



Inspiration Photo
Source: Virginia Savage
McAlester. (1984) *A Field Guide
to American Houses*



424 Westview Ave

Roofing & Gutter Materials



Hand Split
Cedar Shake
Roofing Material



Dark Bronze Conductor
Heads Inspiration



Dark Bronze Conductor
Head Design
12x20"



Dark Bronze Finish
Flashing



Dark Bronze
6" Half Round Gutters
4" Cylinder Downspouts

424 Westview Ave

Windows



Pella Reserve Series
First Floor - 6 over 9 lite "Cottage Style"
Second Floor - 6 over 6 lite



Double Hung
Aluminum Clad
Exterior



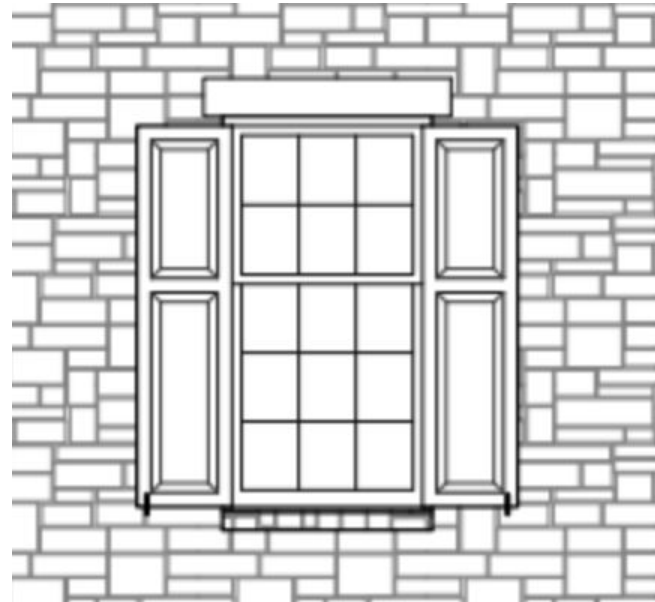
1 7/8" Traditional
Moulding
1" Sill Nose



Double Hung
Wood
Interior

424 Westview Ave

Shutters

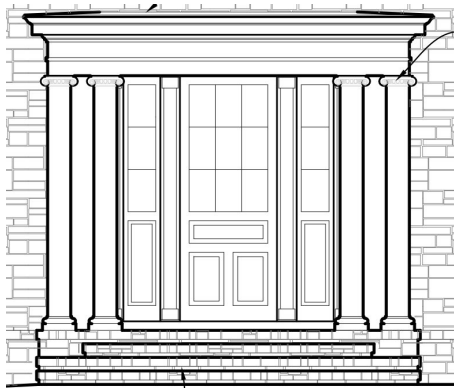


Shutter Design
Raised Panel Inspiration
Operational Hinges with "S" Holdback Latch

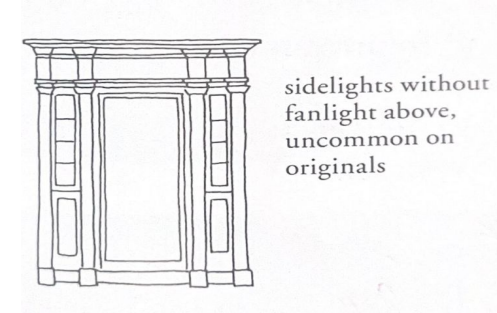
424 Westview Ave

12

Front Entry - Door, Columns, Pilasters



Wood Half Glass
Front Entry Door and Sidelites
Ionic Columns
No Railings planned at this time



Inspiration Photo
Source: Virginia Savage
Mcalester. (1984) *A Field Guide
to American Houses*

424 Westview Ave

13

Rear Entry Door



Wood Rear Entry Door
Composite Pilasters and Corbels



Inspiration Photo

424 Westview Ave

14

Stone Details



Earthworks Cottage Pewter
Full Depth Stone
Limestone Window Headers
Matching Stone Window Sills
Matching Stone Rowlock Course



Mortar Style - Flush
Overgrout Inspiration

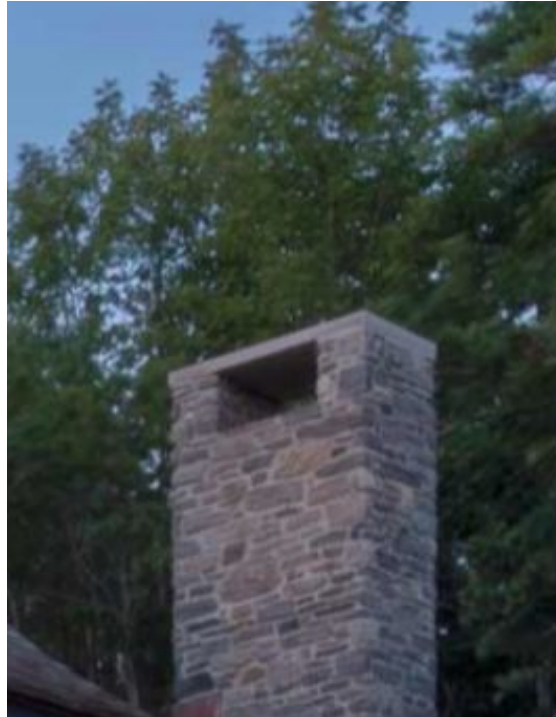


Decorative Iron Wall Ties

424 Westview Ave

15

Chimney Material



Earthworks Cottage Pewter
Full Depth Stone
Limestone Cap

424 Westview Ave

16

Clapboard, Eaves & Cornices

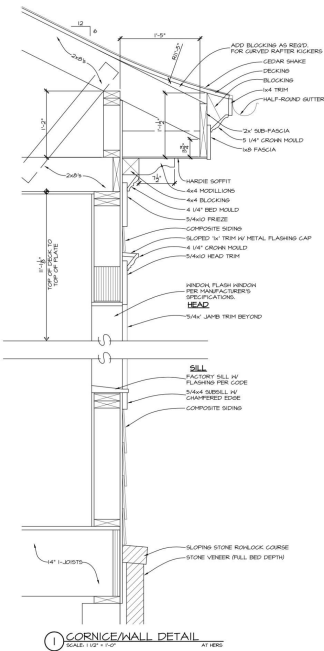


1/2" x 7-1/4" x 16'

Clapboard
Size - 1/2" x 7-1/4" with a 6" Reveal



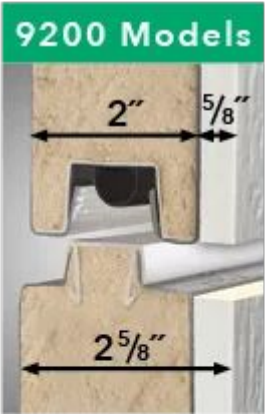
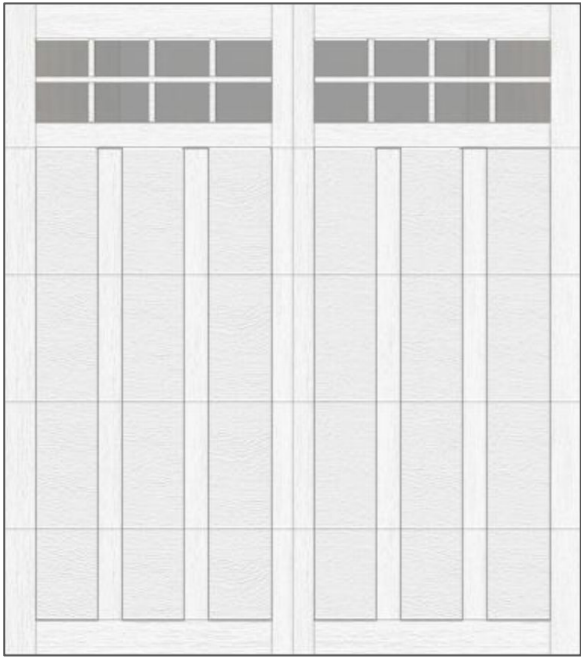
Corner Board
Size - 1" x 5-1/2" x 16' Outside Corners



Eave and Cornice detail sample
See submittals for more detail

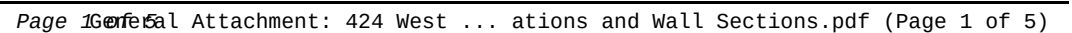
424 Westview Ave

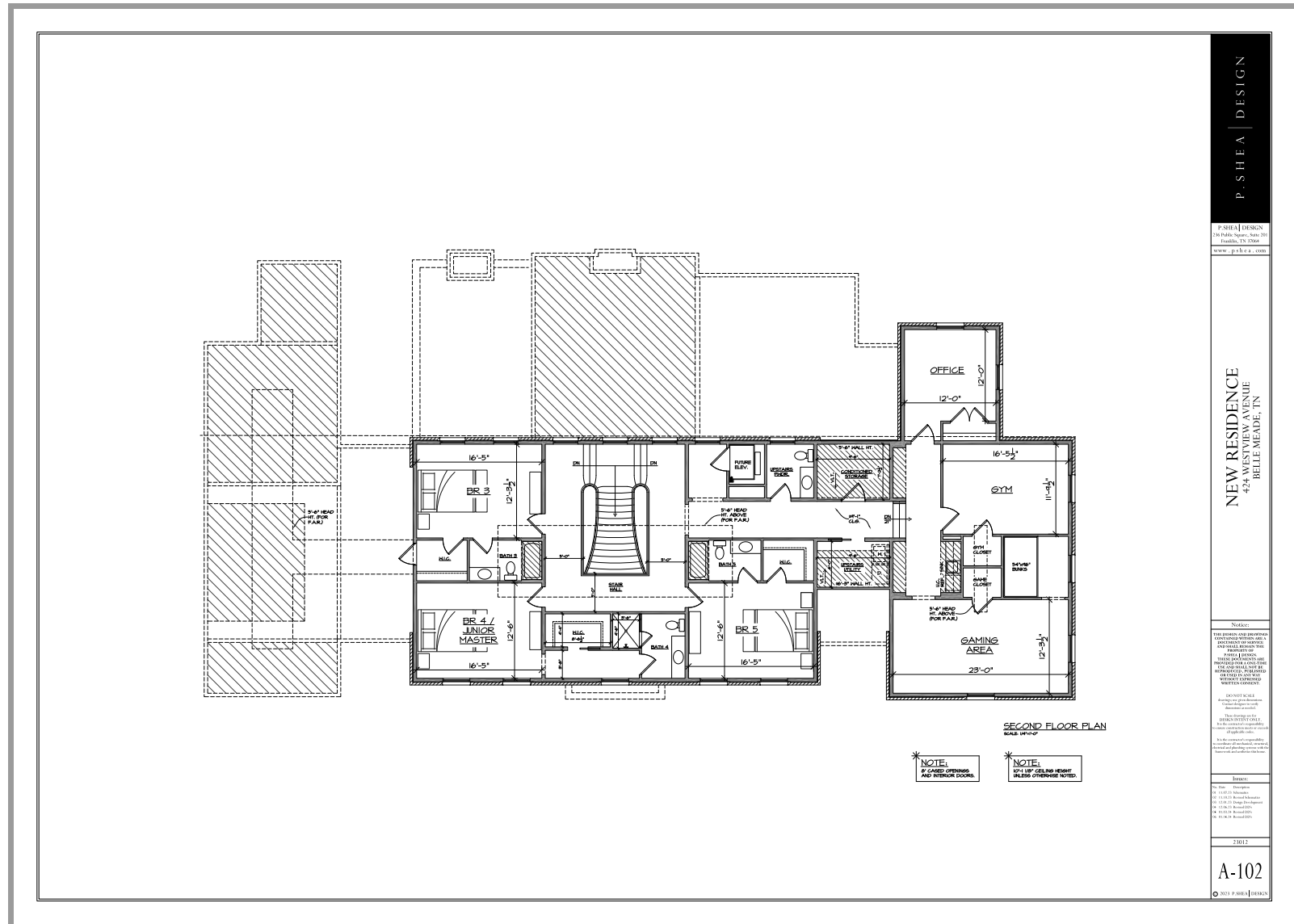
Garage Doors

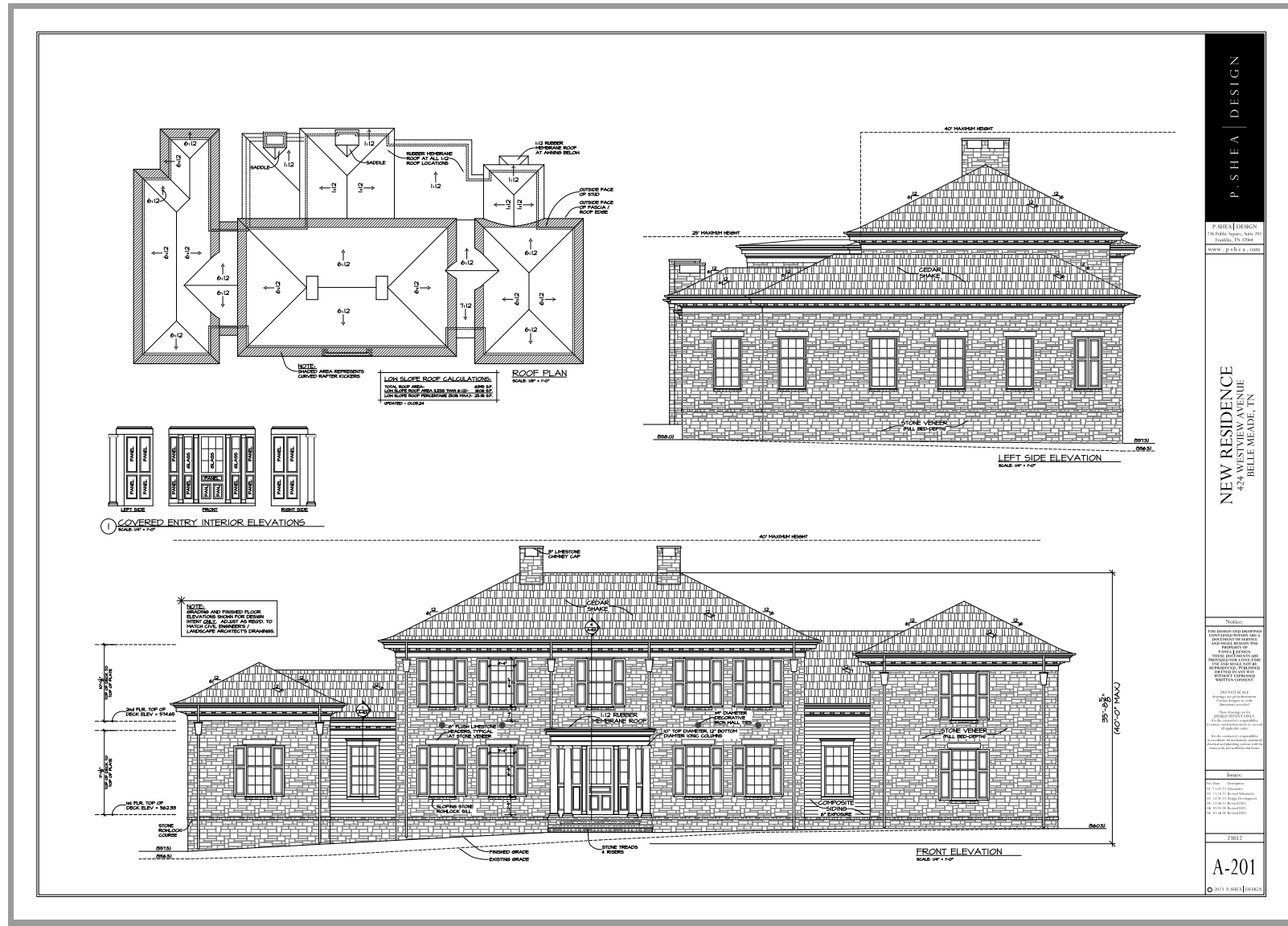


Haas Garage Door
American Tradition Series
26-Gauge Galvanized Steel
Finish - Polar White
Size 9'x9'

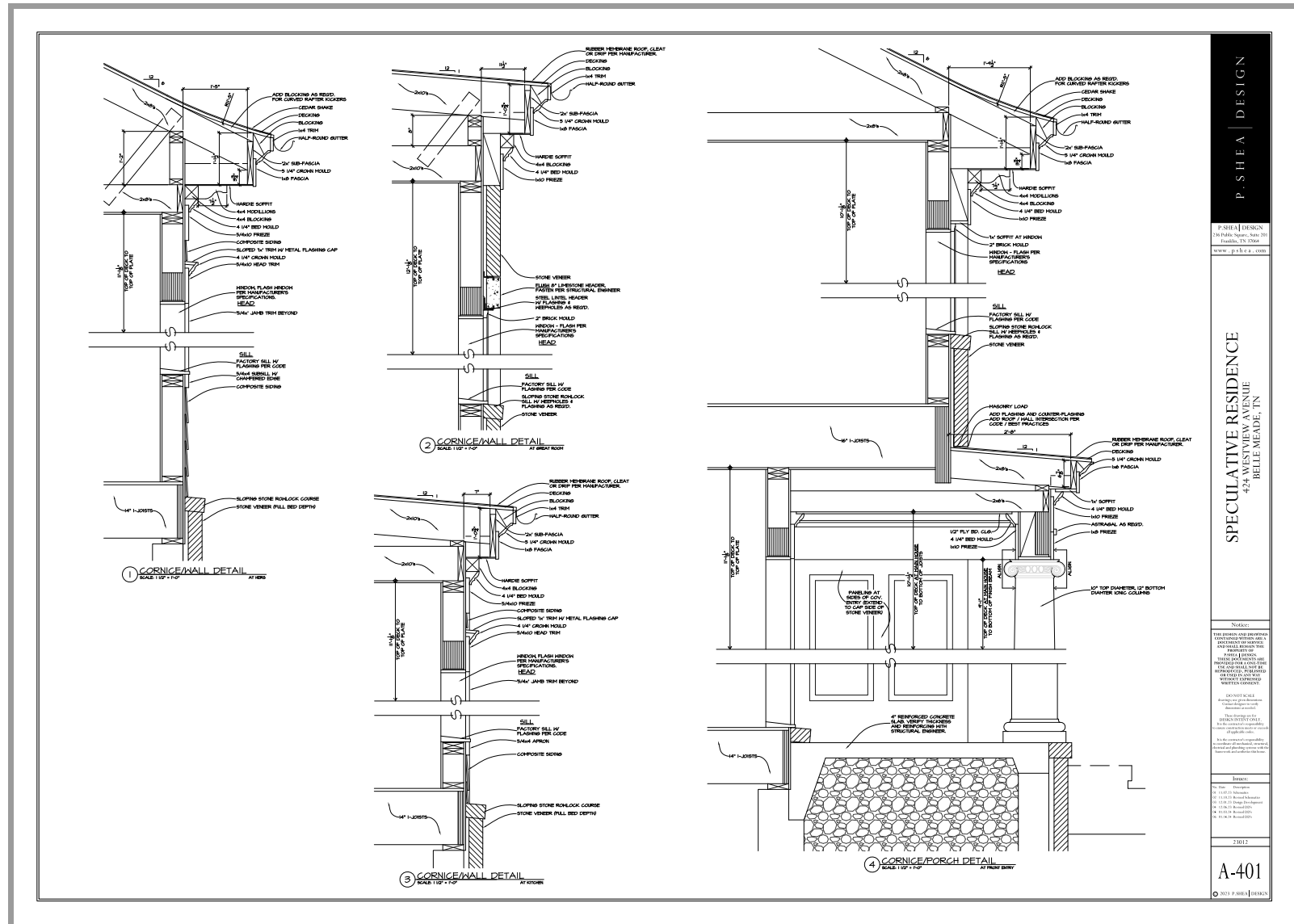
424 Westview Ave

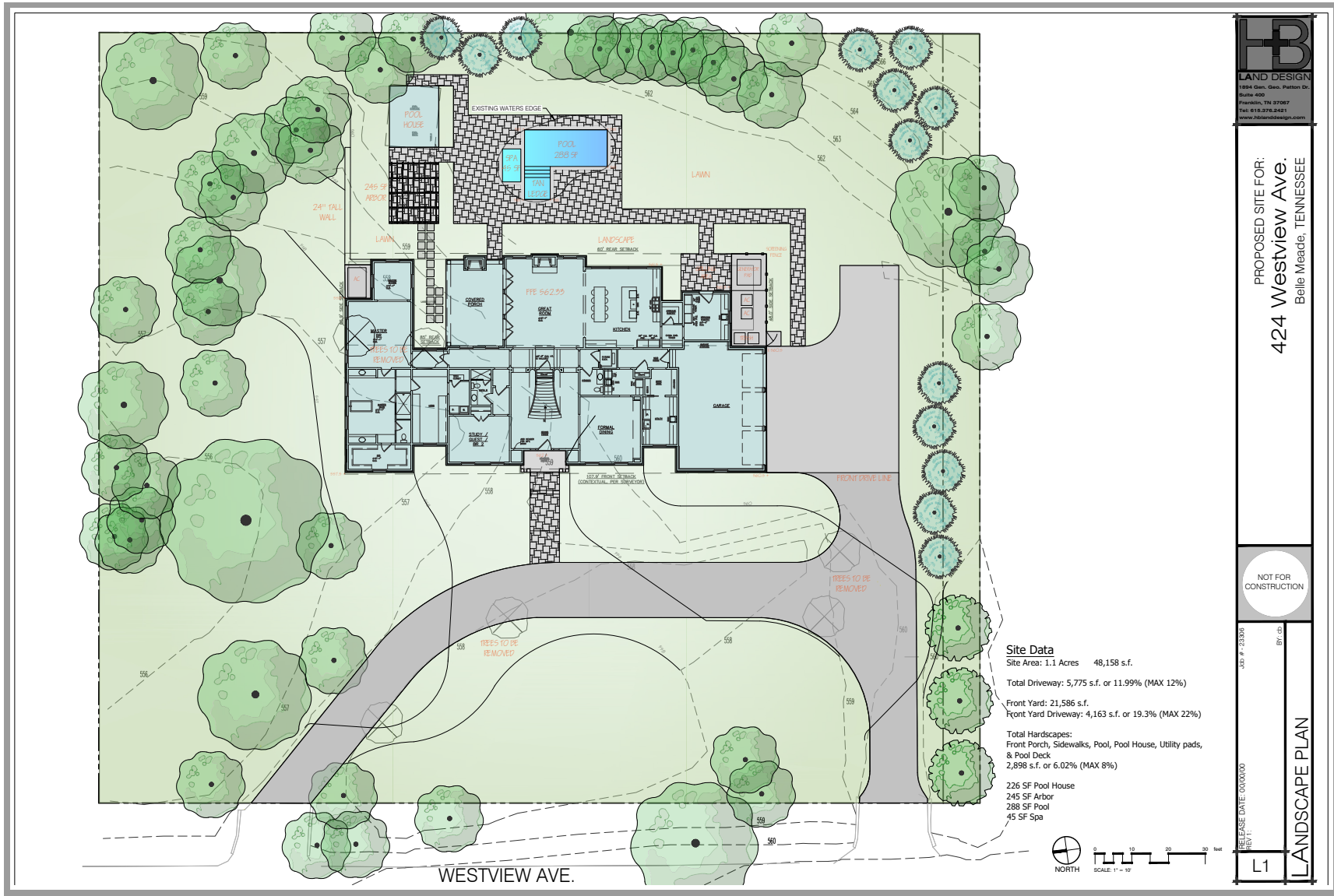


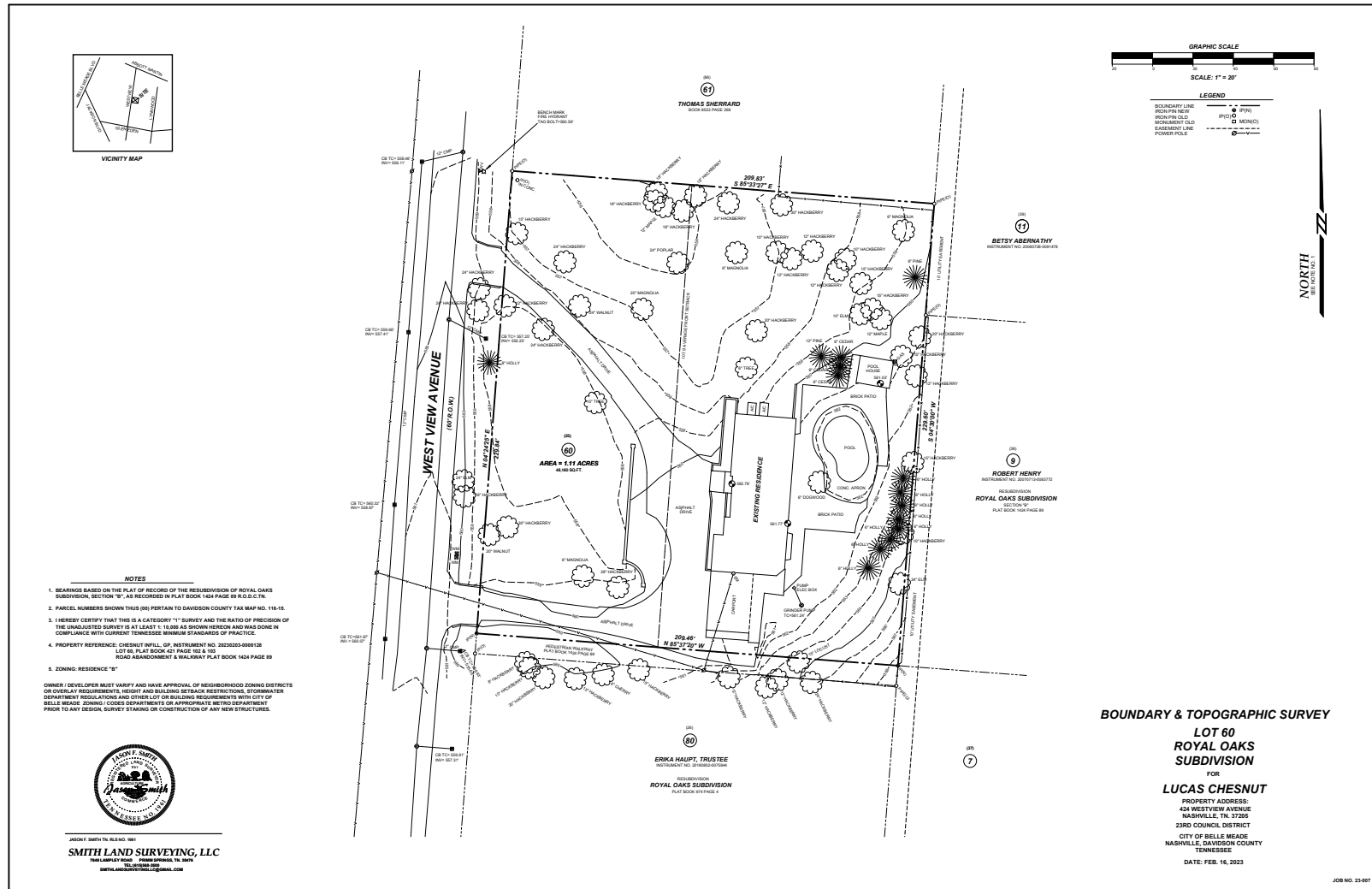












Chapter 4 Historical Background and Context

4.1 History of the Colonial Revival Architectural Style

As quickly as the Queen Anne style rose to prominence, it began a descent into disfavor mainly with trained architects and critics. In 1879, A.J. Bloor wrote in *The Art Journal*, “But we will not hanker after the ‘Queen Anne’ simply because it is or bids fair to be the fashion...”ⁱ Indeed, Bloor and many others felt that the style had run amok and that the style had been over-ornamental.ⁱⁱ By the turn of the twentieth century, houses constructed in the Queen Anne style and its Eastlake substyle went from being works of art to “architectural atrocities.”ⁱⁱⁱ

Although the Colonial Revival style is found as early as 1880, the pendulum of extravagant architectural detailing began swinging back toward the classical ideals of the earlier revival styles by the turn of the twentieth century. Americans began to look to their own past for inspiration. At the same time, nostalgia swept the nation in response to the increasingly fast-paced life in cities and the scandals of President Grant’s administration. People yearned for a simpler time. George C. Mason, an architect from Philadelphia, said, “No wonder we are ready to step back...to the good old days...when stately men and women glided through life in quiet dignity.”^{iv}

The shift toward the interest in accuracy of past styles also became the impetus for the establishment of serious architectural educational programs that studied the colonial architecture of the United States. Robert Swain Peabody, an architect who attended Harvard University and the Ecole des Beaux-Arts in Paris, was an early supporter of the Colonial Revival style. In keeping with the general reawakening of interest in America’s colonial past, Peabody declared, “With our Centennial year have we not discovered that we too have a past worthy of study?...Our Colonial work is our only native source of antiquarian study and inspiration.”^v

The first stirrings of interest in America’s own colonial architectural history first developed around the time of the 1876 Philadelphia Centennial. The restorer of Independence Hall for the Centennial Celebration, Frank M. Erring, feared that, “the actuality...of our Founding is already losing itself in the mists of the past,” but like Thomas Jefferson believed that “so long...as we can preserve the material objects...the thrill of vitality may still be transmitted unbroken.” James Russell Lowell felt that patriotism and love of country were the most important factors in his fight to save another colonial-era building. In 1877, the architects McKim, Mead, White and Bigelow took a tour through New England to study early Georgian and Federal buildings. By the next decade, the firm had constructed two large houses in the style: Appleton House in Lenox, MA, and Taylor House in Newport, RI (*Figure 4-1*). These typify the early Colonial Revival with an asymmetrical form, symmetrical hipped roof, and proportionally exaggerated details.^{vi}

The earliest Colonial Revival-style houses were closely associated with the previous Queen Anne style, having been developed simultaneously by some of the same architects. Indeed, the free classic subtype

(see historic context for Queen Anne style) is closely related to the asymmetrical Colonial Revival house, and colonial details such as Palladian windows are used on many examples.



Figure 4-1. Appleton House, Lenox, Massachusetts (left) and Taylor House, Newport, Rhode Island (right). McKim, Mead and White.

Early Colonial Revival buildings lacked historical accuracy, and tended to be free interpretations with details inspired by colonial precedents. Soon, however, the style shifted toward more carefully researched copies with appropriate proportions and details. Books and periodicals encouraged the movement to accuracy. The *American Architect and Building News* began a series in 1898 entitled "The Georgian Period: Being photographs and measured drawings of Colonial Work with text," and *The White Pine Series of Architectural Monographs*, first published in 1915, was dominated by photographs of colonial buildings.^{vii}

Colonial Revival style houses built between 1915 and 1935 reflect these influences by more closely resembling early prototypes than those built prior or after. The economic depression of the 1930s, World War II and the changing postwar fashions led to a simplification of the style in the 1940s and 1950s. These later examples are most often of the side-gabled type, with simple stylized door surrounds, cornices, or other details that merely suggest the colonial influence.^{viii}

Early Colonial Revival buildings are, in essence, a transition from the Queen Anne style into more accurate copies of colonial prototypes (*Figure 4-2*). Later house types of the style feature symmetrical facades unless they have attached garages, which are difficult to incorporate in a balanced façade. The later Colonial Revival style buildings come in a variety of subtypes, including with or without full-width porches; hip, gable or gambrel roofs; second story overhangs; and anywhere from one- to three-stories in height.^{ix} Masonry veneers tend to be more common in high-style versions of Colonial Revival-style buildings, but became more common in the 1920s and later as veneering techniques became more widespread. Clapboard or other common wall materials are the most predominant of the exterior materials.^x



Figure 4-2. Hewes House, Jeanerette, Louisiana. Constructed c. 1895, this residence shows the transition from Queen Anne to Colonial Revival style in its Queen Anne massing with asymmetrical façade and shingles in the gable ends, as well as classical columns typical of the Colonial Revival style on the gallery. (DHP/NRHP)

In all of the substyles, the over-arching areas of decorative detailing are entrances, cornices and windows. Entrance details include sidelights, fanlights, porticoes, broken pediments, and pilasters. Cornices are usually part of a roof-wall junction and are normally decorated with dentils or modillions. Double-hung wood sash windows are typical for Colonial Revival-style houses, many with multiple lights in both sashes or with multiple lights in the upper sash and a single light in the lower sash (*Figure 4-3*). Bay windows, paired windows and triple windows, as well as Palladian windows, may be present.^{xi}

The style became more accurate in detailing in the 1910s and 1920s, as architects and educational programs began to study earlier buildings more closely. During this same time, the Rockefeller Foundation undertook restoration of Colonial Williamsburg. With automobile travel more common, Americans had the opportunity to visit it and other sites with buildings from the nation's past.

The economic depression of the 1930s, World War II, and changing postwar tastes led to a further simplification of the style in the 1940s and 1950s. These later examples are usually side-gabled with simple door surrounds, cornices or other details that merely suggest the Colonial Revival style.



Figure 4-3. A Colonial Revival style residence in the Fairfield Historic District, Shreveport, LA, featuring a symmetrical façade, emphasized front entry and multi-pane windows. (DHP/NRHP)

Colonial Revival houses were, in general, simple, efficient, neat and natural. The profile was straight and clean. For the first half of the twentieth century, it proved to be the dominant style for domestic architecture in the United States. In place of the elaborate Queen Anne style, the modest colonial home became typical during this time period with its structural simplicity, balanced proportions and minimal decoration.^{xii}

4.2 Statement of Significance

In response to the seeming overindulgence of the previous Queen Anne style, the Colonial Revival building gained its appeal from nostalgia and patriotic sentiment. The Colonial Revival period progressed through a series of phases beginning with a transition from the high-style Queen Anne house with its asymmetry as a canvas for rediscovered Colonial detailing, inspired by the 1876 centennial of the United States. As years passed, Americans came into contact with more and more fabric from the nation's past through the study of architecture, journals, and trade catalogues. By visiting sites such as Colonial Williamsburg, Americans witnessed historic architecture that promoted the simplicity of the Founding Fathers' pasts, which in turn drove a tide of positive feeling and enthusiastic appreciation for colonial buildings.

Louisianans embraced the Colonial Revival style, despite the fact that they had a different colonial history and architecture than states in the eastern United States. High-style Colonial Revival houses and

buildings dotted the landscape. Decorative elements—Palladian windows, classical columns—were applied to other house forms like the shotgun and the bungalow, and the style later evolved into the simplified Cape Cod cottages of the 1940s. Growing nationalistic sentiment and the desire for a distinctly American design different from European modes secured the enduring popularity of the Colonial Revival style.

4.3 Historic Context

4.3.1. The Colonial Revival Style in Louisiana

According to Louis Gibson, the rise of the Colonial Revival style could be attributed to, “a decided reaction from the extravagant crudeness of the so-called Queen Anne architecture,” which so revolted young architects that they reverted to colonial buildings for models.^{xiii} In July 1874, an article in *Harpers* entitled “Marblehead,” featured John White Chadwick, who called for houses to be designed with values associated with history, because it would be better to live in a house that attempted to recreate such values (i.e. the American Revolution) than to live in a house without them.^{xiv} Whether the style revolted architects or not, by the 1890s the Queen Anne style was shifting to include detailing such as classical columns in place of turned posts, Palladian windows, dentil molding, and other classical design elements, which naturally led into the Colonial Revival style with its greater restraint in design and its historical references to an earlier era.

In the early years of the style, also considered the Free Classic subtype of the Queen Anne style, Colonial Revival consisted of many qualities of the Queen Anne style, such as an asymmetrical façade, with details from the colonial past: classical columns, pediment over the front entry, and decorative cornices. Over time, Colonial Revival designs became more historically accurate based on the study of eighteenth-century houses instead of merely applying colonial details to the Queen Anne building form. Louisiana’s early Colonial Revival buildings were just that—Queen Anne style houses fitted with Colonial Revival style features. A spectacular example of this transition in styles is the Nicholas Burke House in New Orleans (*Figure 4-4*). It features a curving gallery with classical columns, a second story porch with a Palladian doorway, and an asymmetrical massing. Another example in Central Louisiana is the Cook House (*Figure 4-5*). This home in Alexandria features Queen Anne massing with tower and Colonial Revival detailing.^{xv}

Thomas Sully, credited with bringing the Queen Anne style to New Orleans, constructed one of the first Colonial Revival houses in the city. In 1893, he built a house with Queen Anne asymmetry but with details inspired by the colonial past: a segmental swan-neck pediment over one of the windows, Tuscan columns on the front gallery, and a modillion cornice.^{xvi}

By 1896, architects exhibited a growing interest in simplifying high-style Colonial Revival buildings. New Orleans architect Suthron R. Duvall noted, “the most marked feature of our new buildings is the departure from the conglomerated, hackneyed Queen Anne so-called style and the adaptation of the classical ‘colonial,’ the only approach to the style devised since printing killed the noblest art—architecture.”^{xvii} Architects such as Dannerman and Charlton (5346 Prytania in 1896) and Soule and

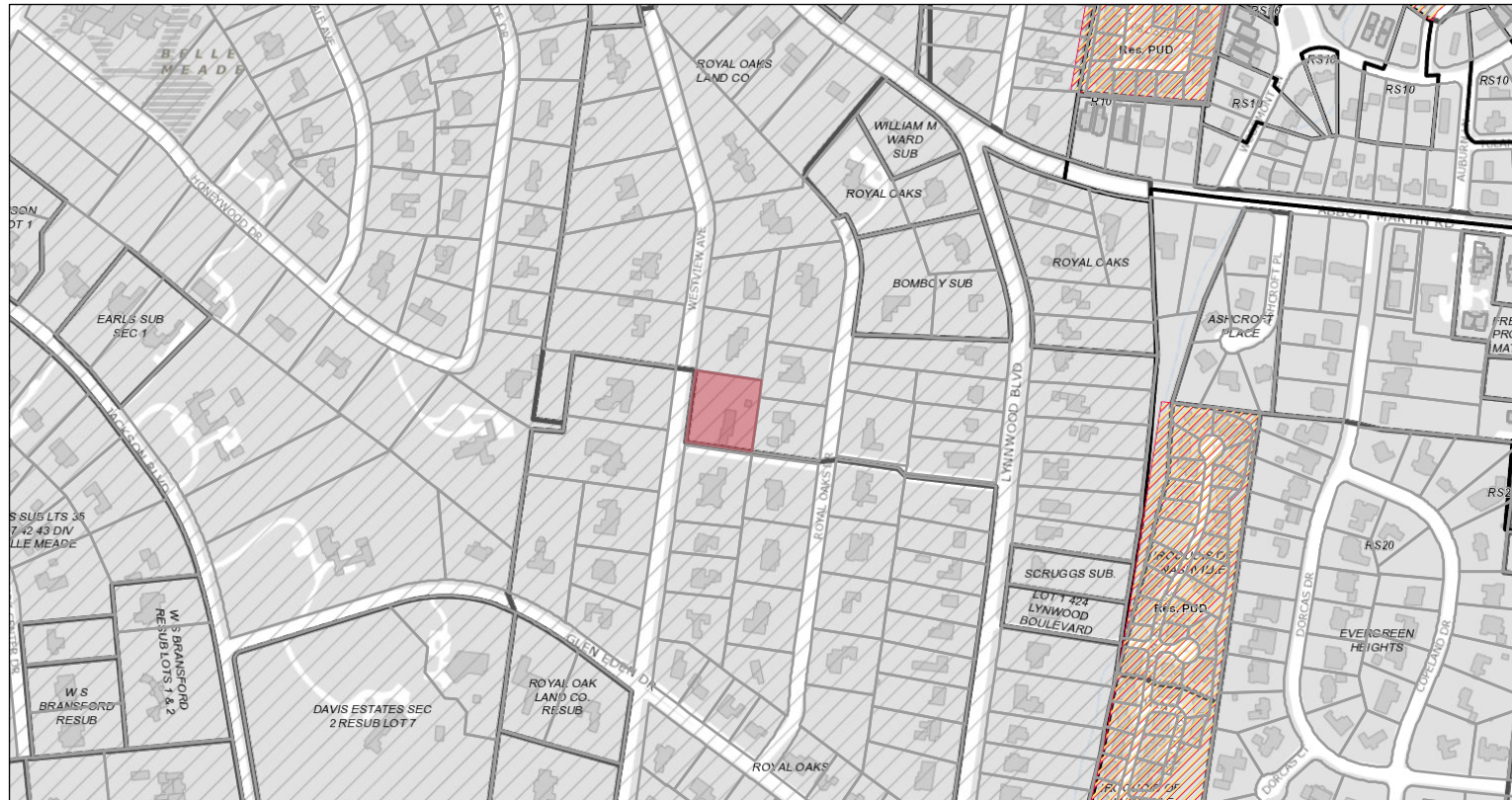


Figure 4-4. Burke House (or Wedding Cake House), 5809 St. Charles Avenue, New Orleans, LA, was designed by Toledan and Reusch and built by William F. Krone in 1896 for Nicholas Burke, a wholesale grocer. The Burke House is the epitome of the transition from Queen Anne to Colonial Revival style with an asymmetrical façade and Queen Anne massing, while featuring classical detailing in the Palladian window and classical columns on the gallery, as well as the pedimented windows.



Figure 4-5. Cook House, Alexandria, Louisiana, features Queen Anne massing especially in the turret with Colonial Revival detailing in the one-story porticoes with classical columns at entries. (VPS 2011)

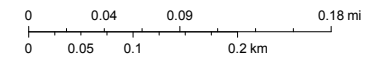
Nashville / Davidson County Parcel Viewer



November 2, 2023

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

1:4,514



Nashville Maps

Made by: Metro GIS

Staff Report

Agenda No.: IV.B.

Case No.: HZC2024-1

Staff: Mary Samaniego, Planning Director

Applicant: Chestnut Infill, GP

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

Location: 424 Westview Avenue

Summary:

The applicant/property owner is requesting Certificate of Appropriateness approval for the construction of a new single-family residence. This property was reviewed and approved by the Historic Zoning Commission (HZC) at the December 2023 meeting for demolition of the existing dwelling (1958 – Ranch). The proposed architectural style is Colonial Revival/Neo-Georgian subtype with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 1.13 acres (48,158 square feet - SF) and is rectangular shaped with 230' of frontage on Westview Avenue.
2. The footprint proposed for the residence is approximately 5,775 square feet (5,779 square feet allowed) and the total gross floor area is 8,851 square feet (9,439 square feet allowed).
3. The height along the front elevation is approximately 35' (40' allowed) and approximately 24' in height (25' allowed) along the rear elevation.
4. Approximately 25% of the entire roof system is low slope with 30% allowed by the Zoning Ordinance.
5. The submitted site plan indicates compliance with all standards of the Zoning Ordinance for setbacks, footprint, and elevation change.
6. The site plan indicates a service court leading to a three-bay attached garage from Westview Avenue. The total area of driveways and parking areas is 5,775 square feet or 12% of the lot (maximum allowable).
7. There is a significant number of mature trees throughout the property that will be preserved with approximately 6 trees removed.
8. The proposed architectural style is Colonial Revival/Neo-Georgian subtype.

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-209(4), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to per Section 14-202(1)(c):

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

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of new primary dwellings:

1. **Number of Units** No more than one (1) principal dwelling may be erected on any one (1) lot or building site.
2. **Shape** Variations of rectangular and square forms are most appropriate for Belle Meade.
3. **Scale (Height)** Belle Meade's zoning restricts new construction to no more than three and one-half stories or 40 feet in height. This maximum height would be appropriate for blocks with large lot sizes and where most dwellings have building heights varying from 25 to 40 feet. On blocks that have predominately one-story or two-story dwellings, new construction of one -to two-stories would be more appropriate.
4. **Scale (Massing)** The massing of new construction is dependent on the Floor Area Ratio (FAR). The allowable footprint area of a dwelling above the natural grade of the site shall not exceed eight percent (8%) of the total lot area in Estates "A" district. Estates "B", Residence "A", and Residence "B" are all twelve percent (12%). More detailed information concerning allowable scale and massing is outlined in the City's Zoning Code.
5. **Scale (Size)** A dwelling, regardless of height, shall have a minimum gross floor area of two thousand (2,000) square feet.
6. **Lot placement.** Front and side yard setbacks should respect the setbacks found along the block on which the building is sited. Building setbacks from the street should not be less than the minimum of adjoining setbacks. More detailed information on front, side and rear yard setbacks is outlined in the City's Zoning Code.
7. **Orientation to the street** Most Belle Meade dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited.

8. **Proportion and Rhythm of Openings** The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building should be compatible with surrounding historic buildings. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic buildings. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
9. **Roof shape and pitch** Roof slope ratio for new construction shall rise from the eave at a slope of not less than 6:12 (6:12 refers to 6 inches of rise to 12 inches of run in measuring slopes). Roof slopes of less than 6:12 shall be considered a “low slope” roof and no more than thirty percent (30%) of the total roof area shall be allowed to be a low slope roof. Roof forms of gable and hipped variations are most appropriate for Belle Meade.
10. **Site Planning** Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.
11. **Mechanical/Utility Systems/Service Equipment** Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location and screened. When located on a secondary façade, the mechanical and/or utility equipment shall be located beyond the midpoint of the building if feasible and the visual impact of the equipment shall be minimized by screening or incorporating it as an element of the building or landscape design.
12. **Materials** In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone, or synthetic stone, unless wrapping an interior flue chase that penetrates the roof. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding and solid brick or stone veneer are appropriate materials for new construction.

Front Doors: No front door shall be of steel, aluminum, or vinyl.

Front Porch: No front steps visible from the street shall be “Broom Finished” concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Other acceptable materials are composite and professional grade vinyl and

aluminum. Windows shall not incorporate vinyl or aluminum frames of contractor grade. New construction shall not incorporate storm windows.

Deck Material: No deck shall be constructed of vinyl clad materials.

***Window Shutters:* No shutters shall be plastic, vinyl, or aluminum.**

Staff note – shutter material not verified on plans

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

Gutters: No gutter shall have less than a six-inch (6”) opening. Downspouts shall be a minimum of three by four inches (3”x4”) in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern “type”) may not be constructed. Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: Painting of unfinished surfaces shall consist of a minimum of three (3) coats. One primer, two finish coats, and only the primer may be applied with a sprayer. All paints shall be of a better quality than contractor grade paint.

Roofing Materials: Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile and slate. For new construction, materials that are compatible in type, color, and texture with adjacent properties should be used. Shingles should be of a dark color, predominantly dark gray or brown. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

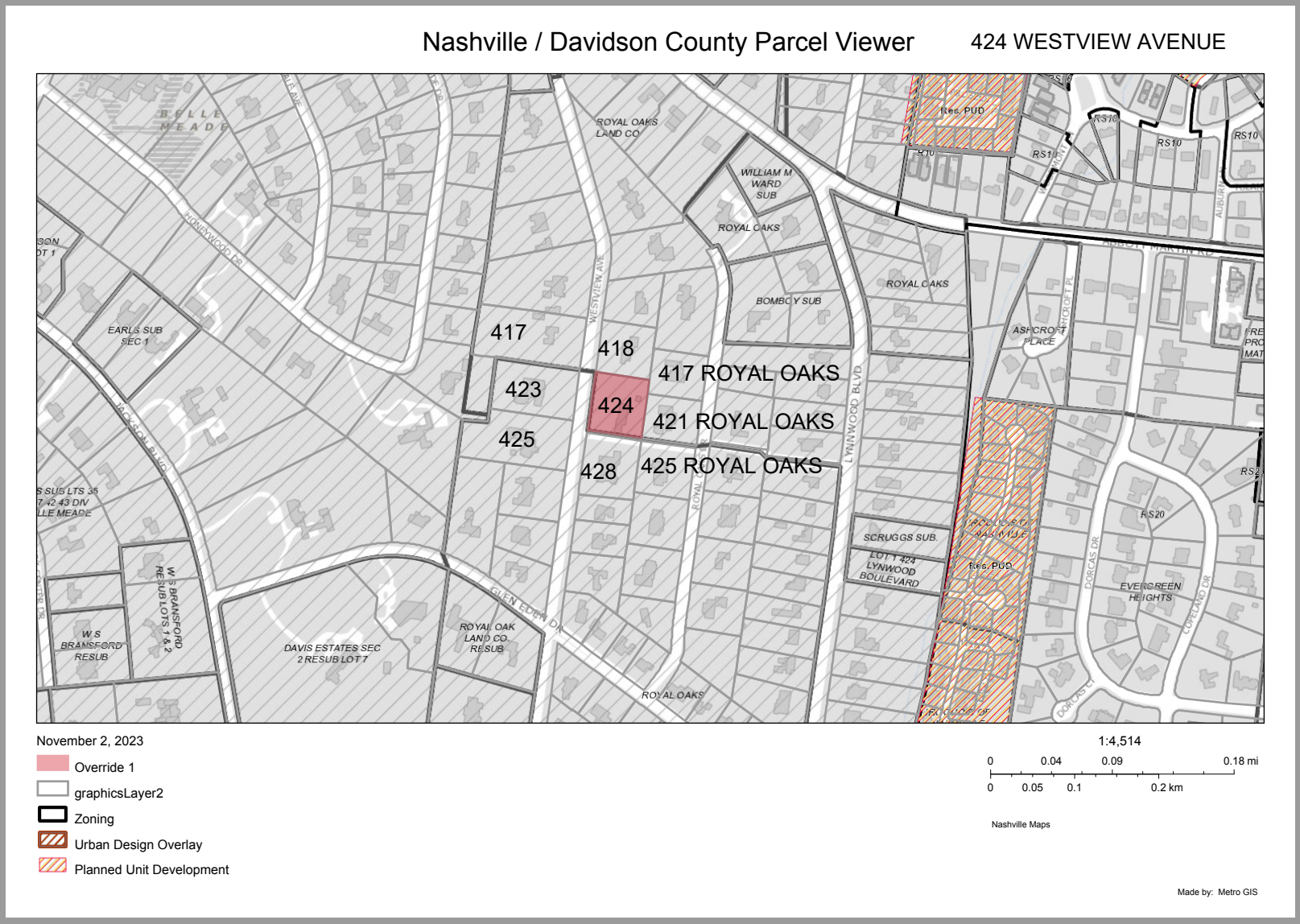
Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure’s roof facing to the “front” as defined in the Zoning Code. All vents must be painted to match roof color.

Garage Doors: No garage doors shall be vinyl, fiberglass, or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

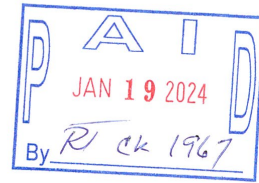
Attachments:

1. Location Map





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



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

APPLICATION # H2C 2024-4

FEE: \$2000.00

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 550 Belle Meade Blvd

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

PROPERTY OWNER or APPLICANT

NAME: Colclasure Company, LLC

ADDRESS: 4520 Millrace Lane, Nashville, TN 37205

EMAIL: Ethan@ColclasureCo.com

PHONE NUMBER: 6159759777

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style Italian Renaissance

Describe Proposed Work Construct a new single-family residence on a vacant lot.
Municipal Planning Commission has set the building envelope and
mandated that the driveway enter off Belle Meade Blvd. and run down the
left side of the lot. As drawn, the house will need a variance for the
rear height zone

All of the items listed below are required to be submitted for all types of CoA applications.

- | | |
|--|---|
| ☐ Description of Property Condition and Proposal | ☐ PDF Photos of Existing Property |
| ☐ Site Plan showing building envelope | ☐ PDF Photos of Neighboring Properties |
| ☐ All building elevations showing finish grade | ☐ PDF Inspirational Photos |
| ☐ Wall Section with siding, roofing, doors, windows, and ornamentation. | |

➤ Additional submittal requirements for Exterior Alteration or Repairs:

Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➤ Demolition of Structures:

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

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

➤ **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer:

Sierra Pacific

Window Material:

Exterior Clad/Interior wood

Frame Material:

Dimensional

Windowsills:

Brick

Brick, Painted/Natural:

Brick Painted

Brick/Stone Thickness:

Standard queen sized brick

Clapboard Material:

Wood

Clapboard Dimensions/Reveal:

N/A

Railings, Columns, Pilasters:

Iron railing as needed

Chimney Material:

Brick

Roofing Material:

tile

Exterior Doors:

Clad and wood

Eaves/Cornice:

Wood/painted

Gutters:

Painted aluminum

Gutter Dimensions:

6inch

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes No

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

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

Property Worthy of Conservation

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

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

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

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: _____



Date: 1-19-24



SITE PHOTOS

BELLE MEADE, TN
23048

236 public square, suite 201 - franklin tn 37064

550 BELLE MEADE BLVD.
BELLE MEADE, TN

P. SHEA | DESIGN

HISTORIC ZONING SUBMITTAL
01/02/24

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540 BELLE MEADE BLVD.



610 BELLE MEADE BLVD.



530 BELLE MEADE BLVD.



4420 GERALD PLACE



605 BELLE MEADE BLVD.



603 BELLE MEADE BLVD.



601 BELLE MEADE BLVD.

NEIGHBORHOOD PHOTOS

BELLE MEADE, TN
23048

236 public square, suite 201 - franklin tn 37064

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BELLE MEADE, TN

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109 LYNNWOOD TERRACE



NOT LOCAL



NOT LOCAL



506C PARK CENTER



FIELD GUIDE EXAMPLE



NOT LOCAL

INSPIRATION PHOTOS

BELLE MEADE, TN
23048

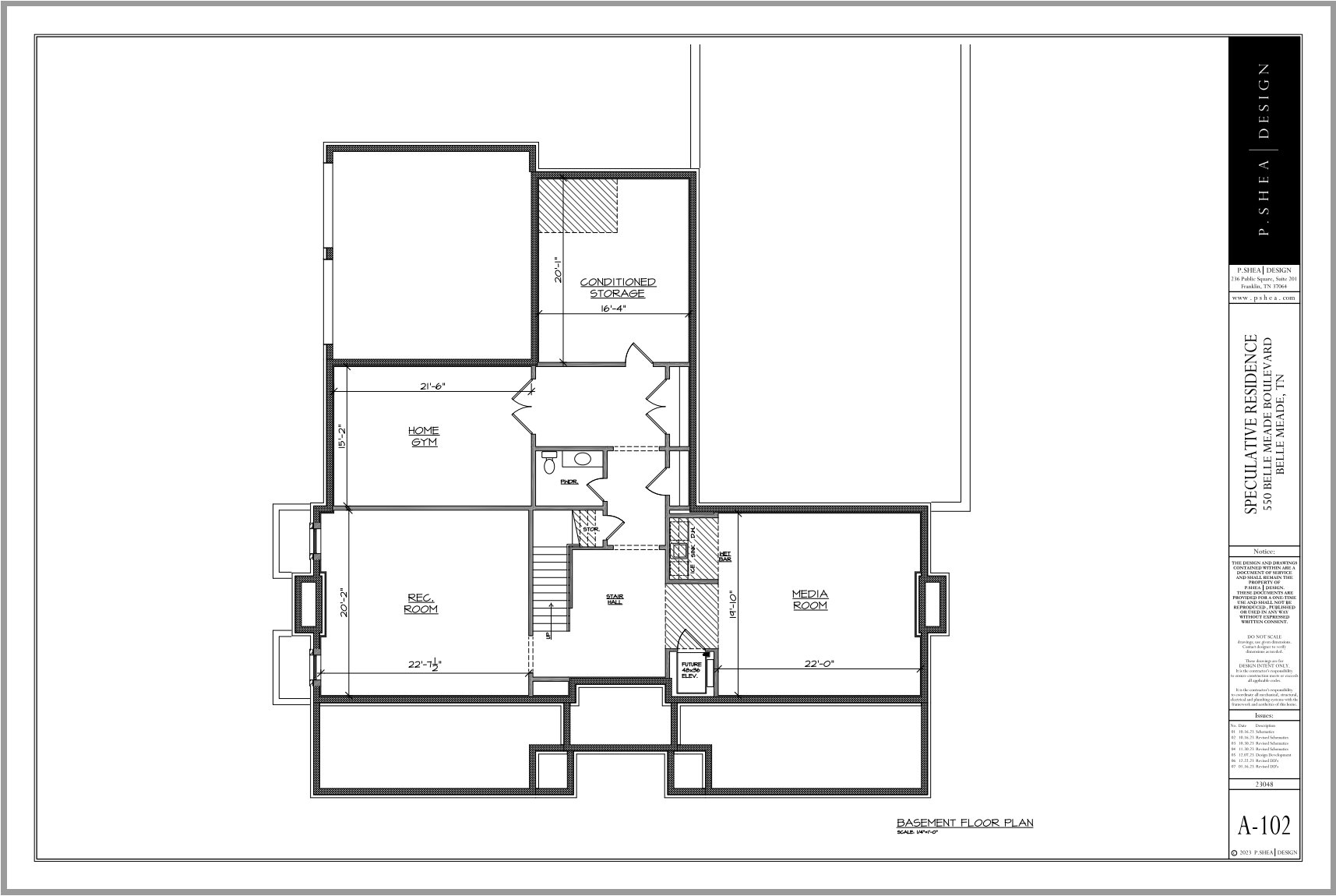
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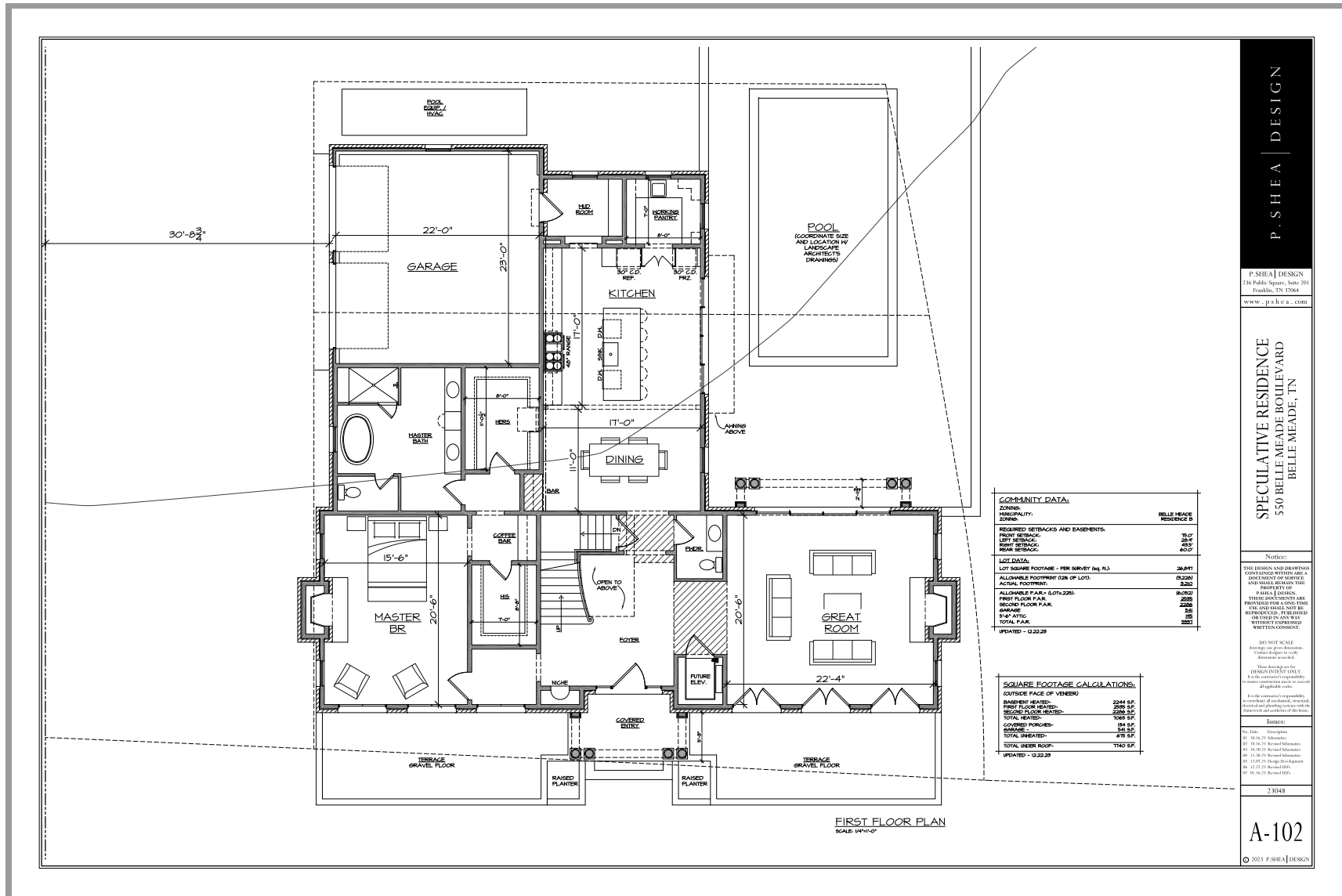
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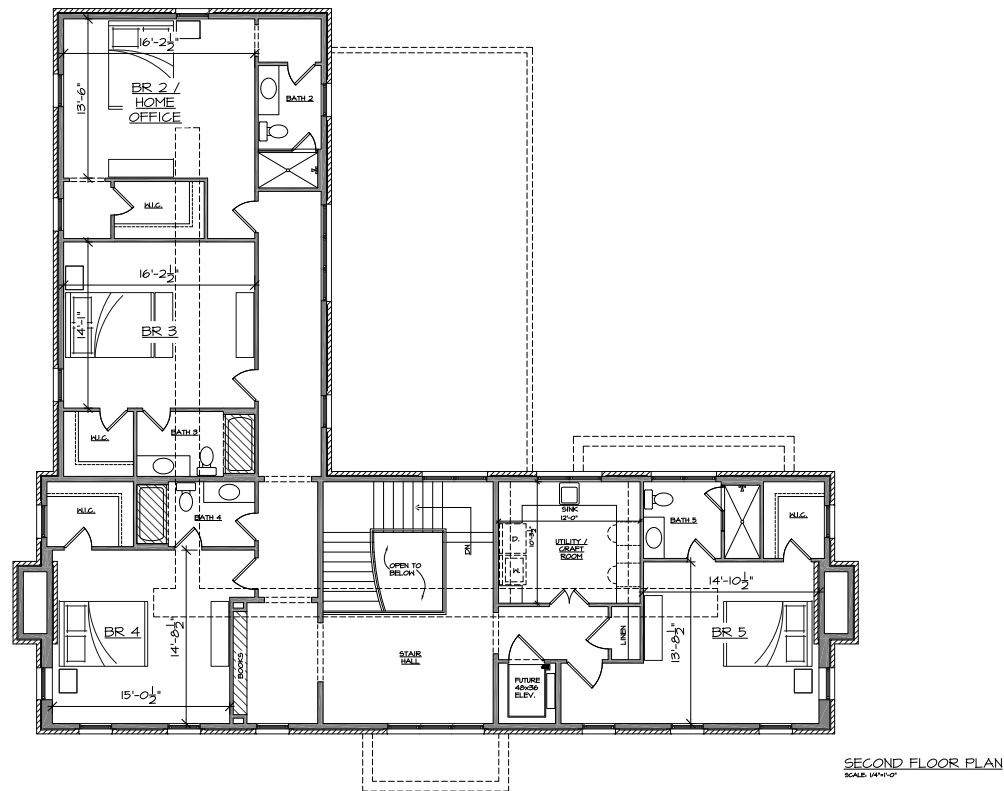
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Franklin, TN 37064
www.p.s.h.e.a.com

SPECULATIVE RESIDENCE
550 BELLE MEADE BOULEVARD
BELLE MEADE, TN

Notice:

THE DESIGN AND DRAWINGS
CONTAINED HEREIN ARE A
DOCUMENT OF SERVICE,
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PROPERTY OF
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THESE DOCUMENTS ARE
PROVIDED FOR A ONE-TIME
USE AND SHALL NOT BE
REPRODUCED, PUBLISHED
OR USED IN ANY MANNER
WITHOUT THE WRITTEN
CONSENT.

DO NOT SCALE

Drawings are for information
only. Do not scale dimensions
from drawings to verify
dimensions or details.

These drawings are for
DESIGN INTENT ONLY.
It is the contractor's responsibility
to ensure proper construction
of all systems and details.

For the contractor's responsibility,
a complete set of mechanical, electrical,
plumbing and fire protection drawings
shall be provided by the contractor.

Revisions:

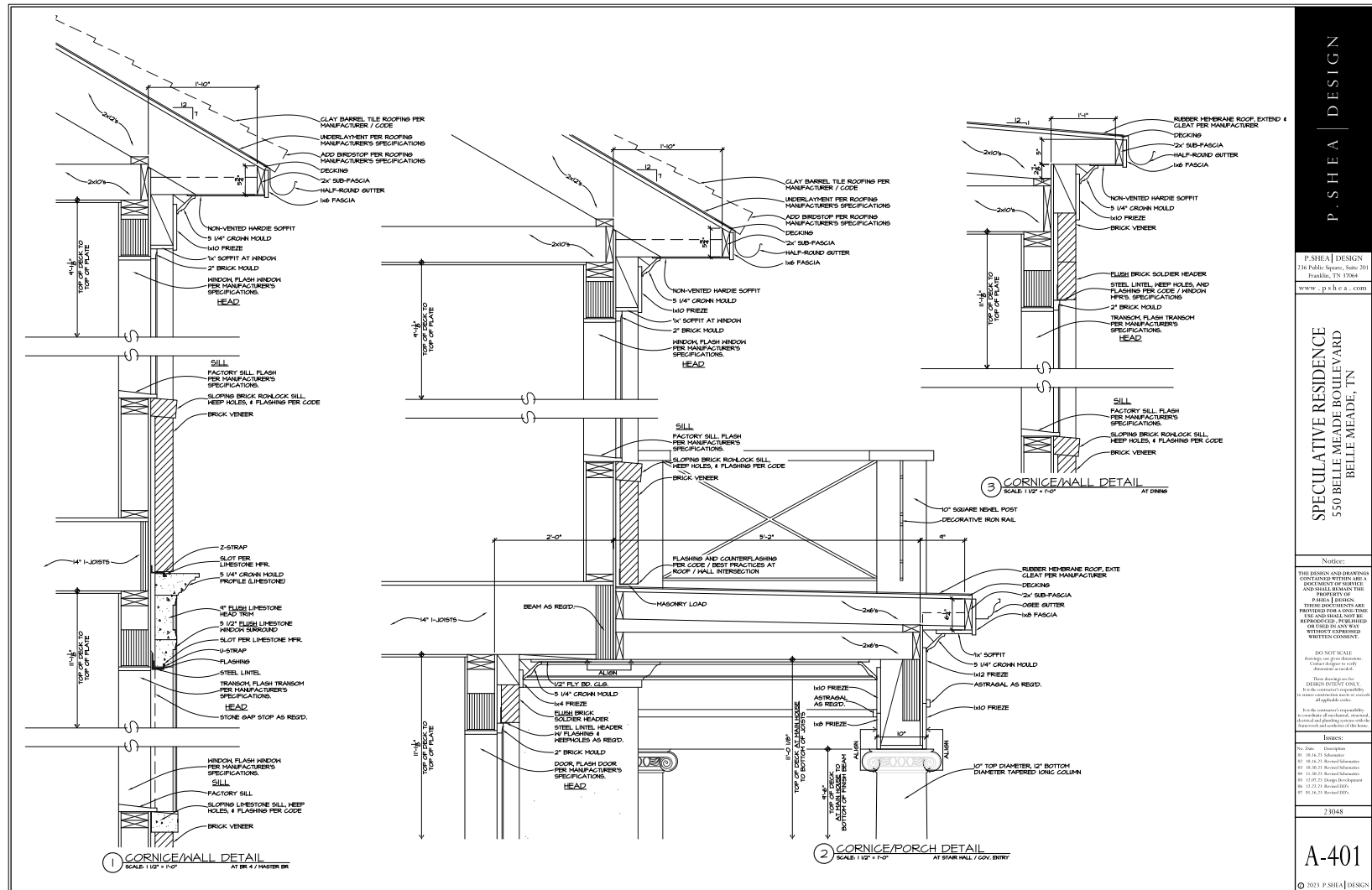
No.	Date	Description
01	10-16-23	Schematic
02	10-16-23	Revised Schematic
03	10-16-23	Revised Schematic
04	10-16-23	Revised Schematic
05	10-16-23	Design Development
06	10-16-23	Revised DD
07	10-16-23	Revised DD

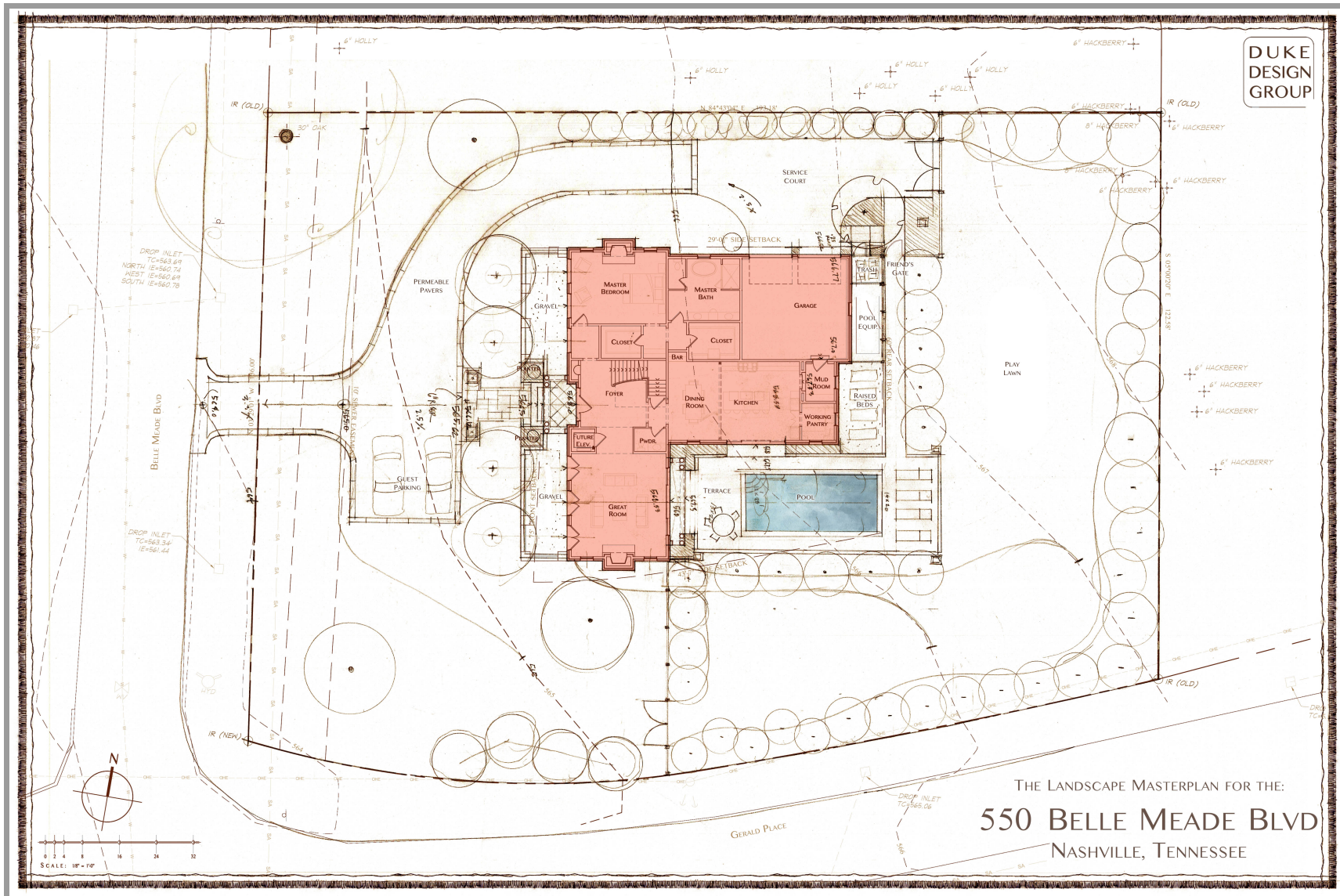
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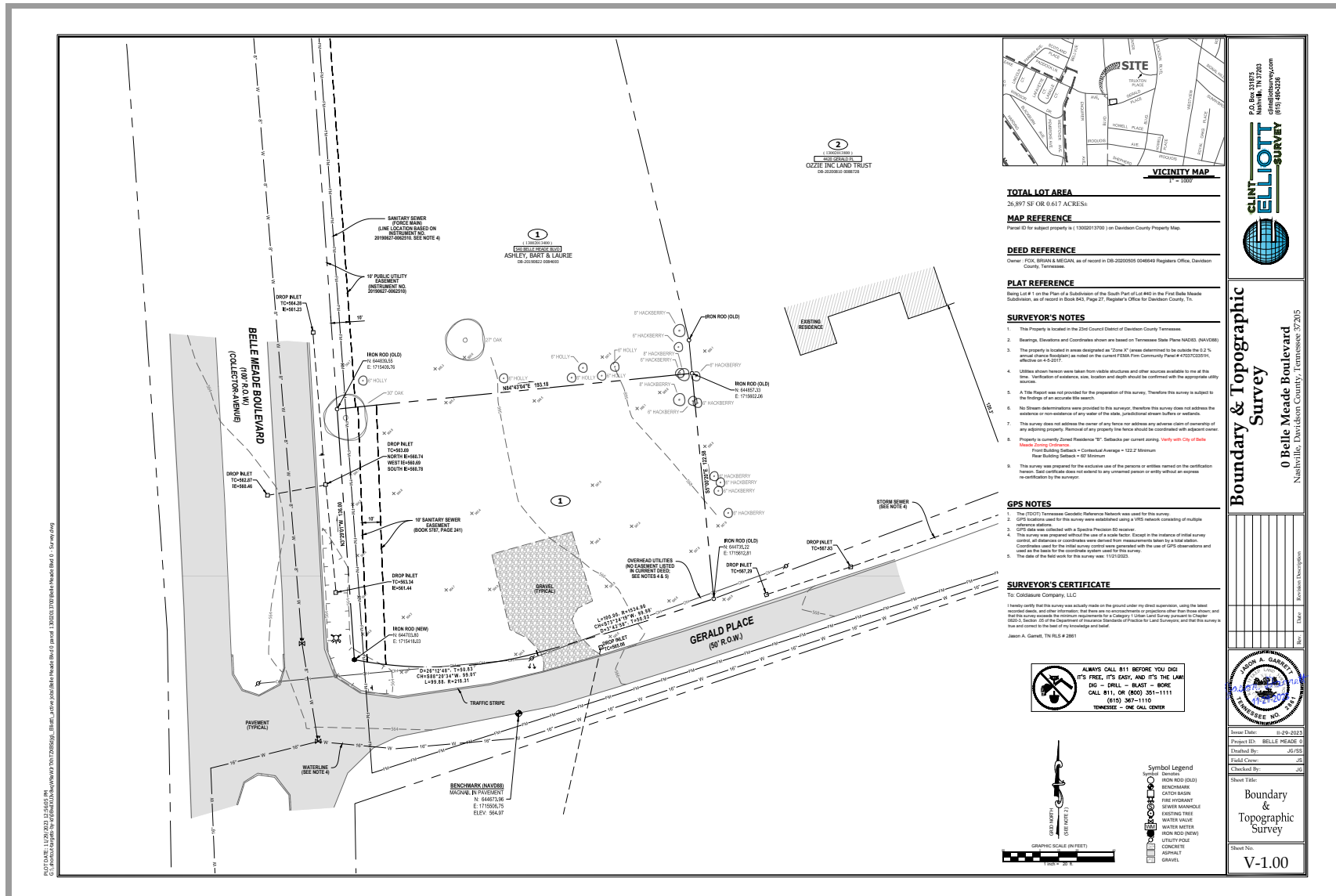
A-103

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Staff Report

Agenda No.: IV.C.
Case No.: HZC2024-4
Staff: Mary Samaniego, Planning Director
Applicant: Colclasure Company, LLC
Request: Certificate of Appropriateness for construction of a single-family residence.
Location: 550 Belle Meade Boulevard

Summary:

The applicant, on behalf of the property owners (Brian and Megan Fox), is requesting Certificate of Appropriateness approval for the construction of a new single-family residence. This vacant property was reviewed and approved for a building envelope by the Municipal Planning Commission (MPC) at the November 2023 meeting. The proposed architectural style is Italian Renaissance with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 0.60 acres (26,897 square feet - SF) and is rectangular shaped with frontage on Belle Meade Boulevard and Gerald Place.
2. The footprint proposed for the residence is approximately 3,210 square feet (3,228 square feet allowed) and the total gross floor area is 5,557 square feet (6,052 square feet allowed).
3. The height along the front elevation is approximately 33' (40' allowed) and approximately 33' in height (25' allowed) along the rear elevation. *The increase in height based on the rear yard setback (at 60' rear yard depth) will require a variance approval by the Board of Zoning Appeals.
4. Approximately 21% of the entire roof system is low slope with 30% allowed by the Zoning Ordinance.
5. The submitted site plan indicates compliance with all standards of the Zoning Ordinance and BZA approved footprint, floor area, and elevation change.
6. The site plan indicates a service court leading from Belle Meade Boulevard to a two-bay attached garage on the north side of the residence (MPC condition of approval). The total area of driveways and parking areas is 3,149 square feet or 12% of the lot (maximum allowable).
7. The proposed architectural style is Italian Renaissance.

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-209(4), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to per Section 14-202(1)(c):

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

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of new primary dwellings:

1. **Number of Units** No more than one (1) principal dwelling may be erected on any one (1) lot or building site.
2. **Shape** Variations of rectangular and square forms are most appropriate for Belle Meade.
3. **Scale (Height)** Belle Meade's zoning restricts new construction to no more than three and one-half stories or 40 feet in height. This maximum height would be appropriate for blocks with large lot sizes and where most dwellings have building heights varying from 25 to 40 feet. On blocks that have predominately one-story or two-story dwellings, new construction of one -to two-stories would be more appropriate.
4. **Scale (Massing)** The massing of new construction is dependent on the Floor Area Ratio (FAR). The allowable footprint area of a dwelling above the natural grade of the site shall not exceed eight percent (8%) of the total lot area in Estates "A" district. Estates "B", Residence "A", and Residence "B" are all twelve percent (12%). More detailed information concerning allowable scale and massing is outlined in the City's Zoning Code.
5. **Scale (Size)** A dwelling, regardless of height, shall have a minimum gross floor area of two thousand (2,000) square feet.
6. **Lot placement.** Front and side yard setbacks should respect the setbacks found along the block on which the building is sited. Building setbacks from the street should not be less than the minimum of adjoining setbacks. More detailed information on front, side and rear yard setbacks is outlined in the City's Zoning Code.
7. **Orientation to the street** Most Belle Meade dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited.
8. **Proportion and Rhythm of Openings** The relationship of width to height of windows and

doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building should be compatible with surrounding historic buildings. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic buildings. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

9. **Roof shape and pitch** Roof slope ratio for new construction shall rise from the eave at a slope of not less than 6:12 (6:12 refers to 6 inches of rise to 12 inches of run in measuring slopes). Roof slopes of less than 6:12 shall be considered a “low slope” roof and no more than thirty percent (30%) of the total roof area shall be allowed to be a low slope roof. Roof forms of gable and hipped variations are most appropriate for Belle Meade.
10. **Site Planning** Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.
11. **Mechanical/Utility Systems/Service Equipment** Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location and screened. When located on a secondary façade, the mechanical and/or utility equipment shall be located beyond the midpoint of the building if feasible and the visual impact of the equipment shall be minimized by screening or incorporating it as an element of the building or landscape design.
12. **Materials** In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone, or synthetic stone, unless wrapping an interior flue chase that penetrates the roof. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding and solid brick or stone veneer are appropriate materials for new construction.

Front Doors: No front door shall be of steel, aluminum, or vinyl.

Front Porch: No front steps visible from the street shall be “Broom Finished” concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Other acceptable materials are composite and professional grade vinyl and

aluminum. Windows shall not incorporate vinyl or aluminum frames of contractor grade. New construction shall not incorporate storm windows.

Deck Material: No deck shall be constructed of vinyl clad materials.

***Window Shutters:* No shutters shall be plastic, vinyl, or aluminum.**

Staff note – shutter material not verified on plans

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

Gutters: No gutter shall have less than a six-inch (6”) opening. Downspouts shall be a minimum of three by four inches (3”x 4”) in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern “type”) may not be constructed. Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: Painting of unfinished surfaces shall consist of a minimum of three (3) coats. One primer, two finish coats, and only the primer may be applied with a sprayer. All paints shall be of a better quality than contractor grade paint.

Roofing Materials: Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile and slate. For new construction, materials that are compatible in type, color, and texture with adjacent properties should be used. Shingles should be of a dark color, predominantly dark gray or brown. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

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

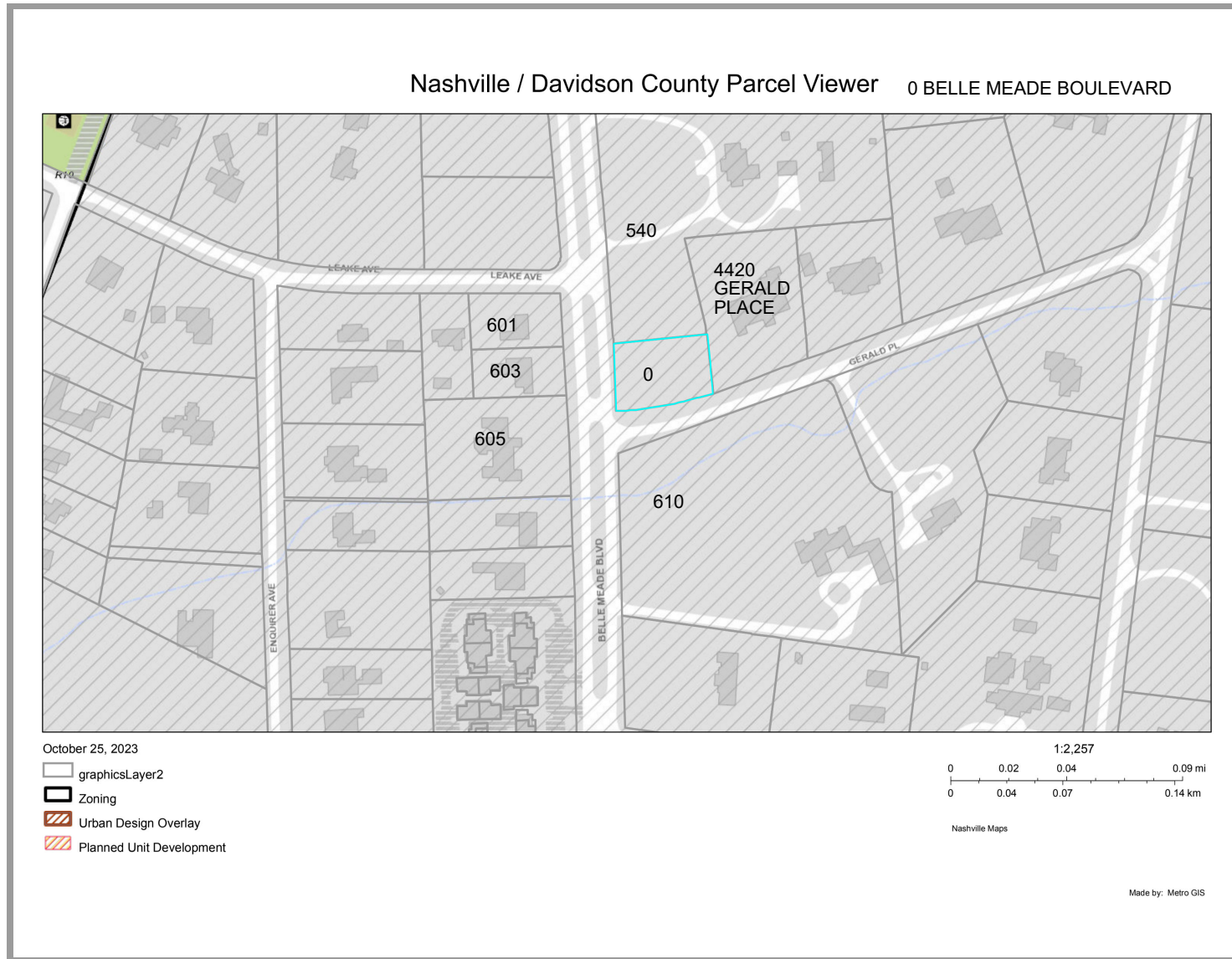
***Garage Doors:* No garage doors shall be vinyl, fiberglass, or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness.**

Staff note – garage door material not verified on plans

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

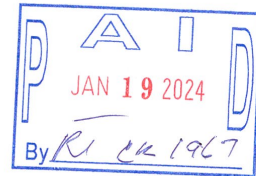
Attachments:

1. Location Map





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



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

APPLICATION # H2C 2024-3

FEE: \$2000.00

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 606 Westview Ave

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

PROPERTY OWNER or APPLICANT

NAME: Colclasure Company, LLC

ADDRESS: 4520 Millrace Lane, Nashville, TN 37205

EMAIL: Ethan@ColclasureCo.com

PHONE NUMBER: 6159759777

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style English Arts & Crafts

Describe Proposed Work Construct a new single-family residence

All of the items listed below are required to be submitted for all types of CoA applications.

- | | |
|--|---|
| ☐ Description of Property Condition and Proposal | ☐ PDF Photos of Existing Property |
| ☐ Site Plan showing building envelope | ☐ PDF Photos of Neighboring Properties |
| ☐ All building elevations showing finish grade | ☐ PDF Inspirational Photos |
| ☐ Wall Section with siding, roofing, doors, windows, and ornamentation. | |

➤ Additional submittal requirements for Exterior Alteration or Repairs:

Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➤ Demolition of Structures:

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

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

➤ **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer:

Sierra Pacific

Window Material:

Aluminum Clad Exterior Wood interior

Frame Material:

Dimensional Lumber

Windowsills:

Wood

Brick, Painted/Natural:

No brick

Brick/Stone Thickness:

4inch

Clapboard Material:

Beveled siding

Clapboard Dimensions/Reveal:

TBD / Beveled Siding

Railings, Columns, Pilasters:

Iron railing as needed

Chimney Material:

Stone

Roofing Material:

Cedar

Exterior Doors:

Clad and wood

Eaves/Cornice:

Wood/painted

Gutters:

Painted aluminum

Gutter Dimensions:

6inch

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes No

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

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

Property Worthy of Conservation

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

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

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I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: _____



Date: 1-19-24



SITE PHOTOS

BELLE MEADE, TN
22047

216 public square, suite 201 - franklin tn 37064

606 WESTVIEW AVENUE
BELLE MEADE, TN

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HISTORIC ZONING SUBMITTAL
10/05/23

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604 WESTVIEW



608 WESTVIEW



610 WESTVIEW



612 WESTVIEW



617 WESTVIEW



600 WESTVIEW



619 WESTVIEW

NEIGHBORHOOD PHOTOS

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INSPIRATION PHOTOS

BELLE MEADE, TN
22047

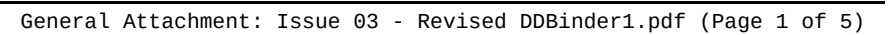
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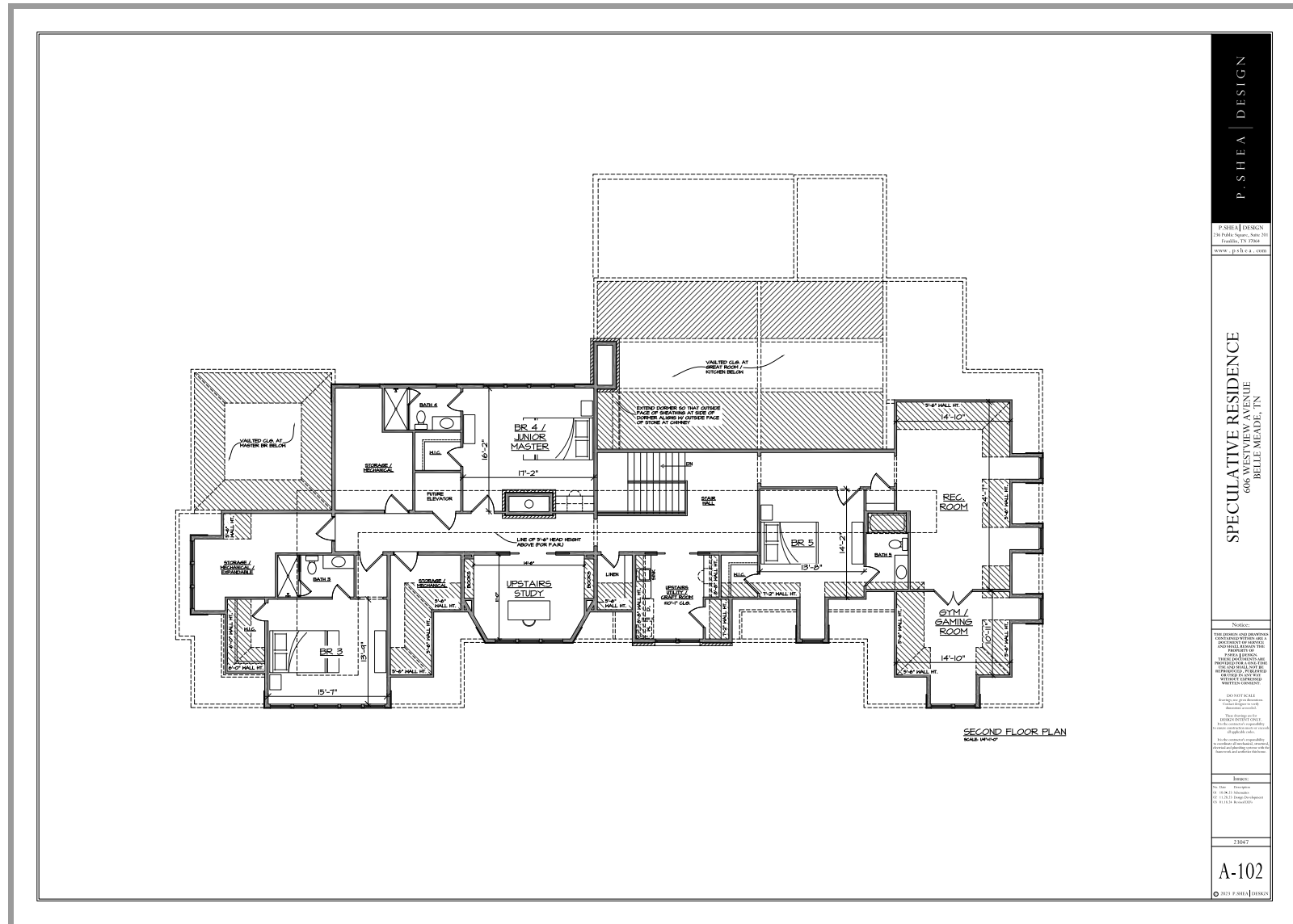
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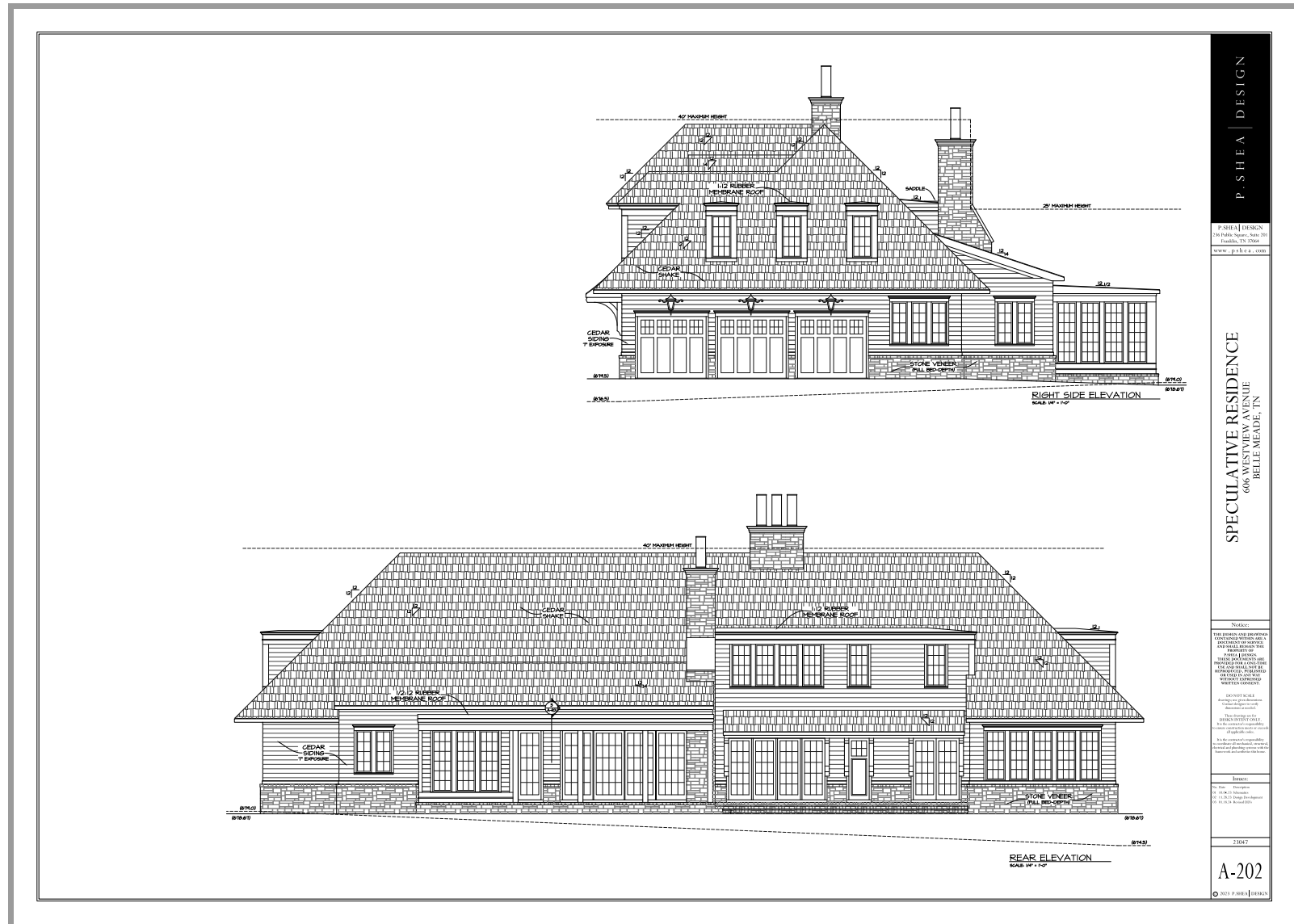
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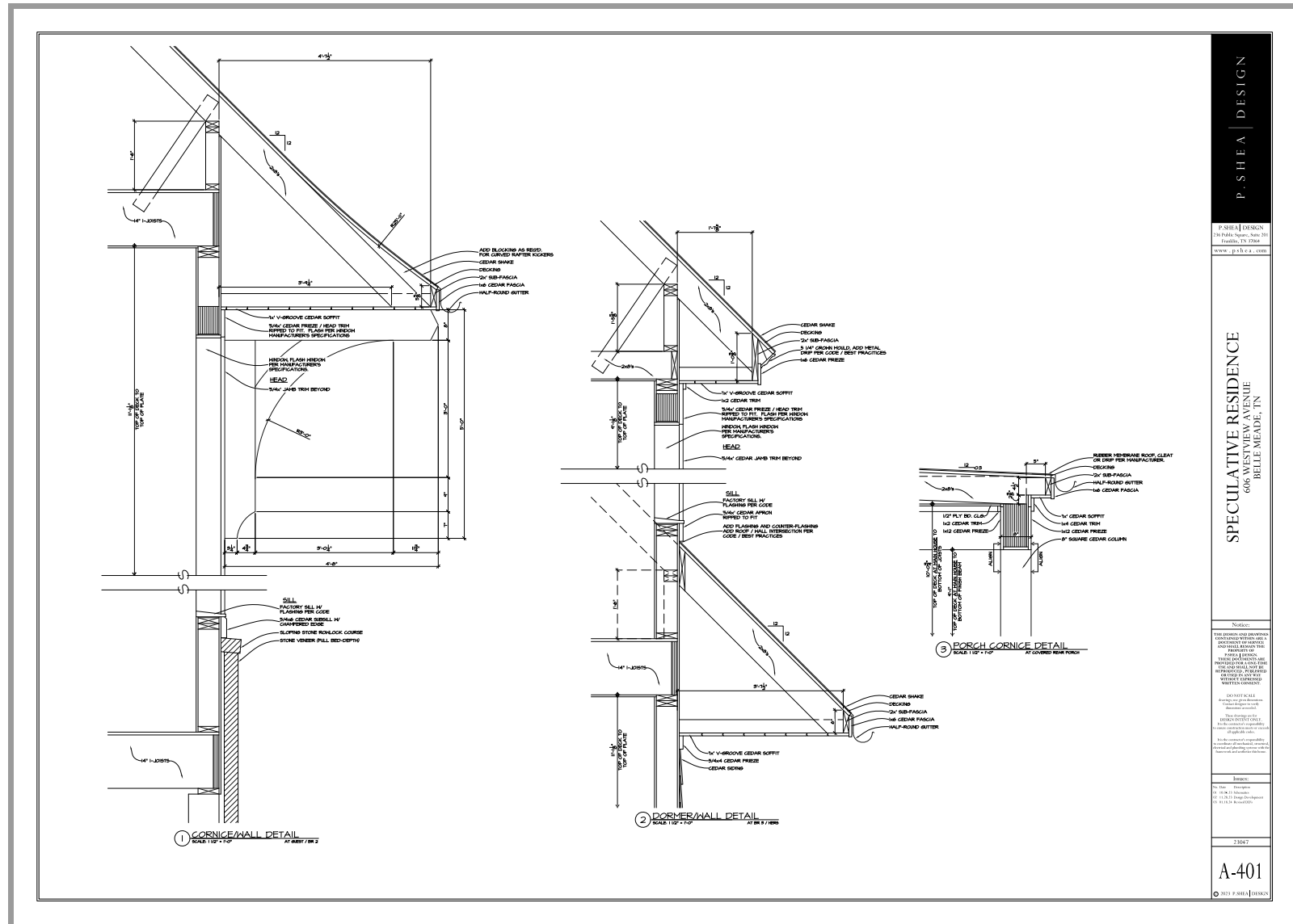
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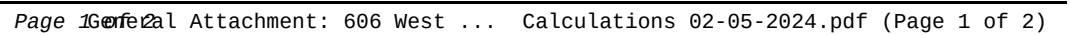
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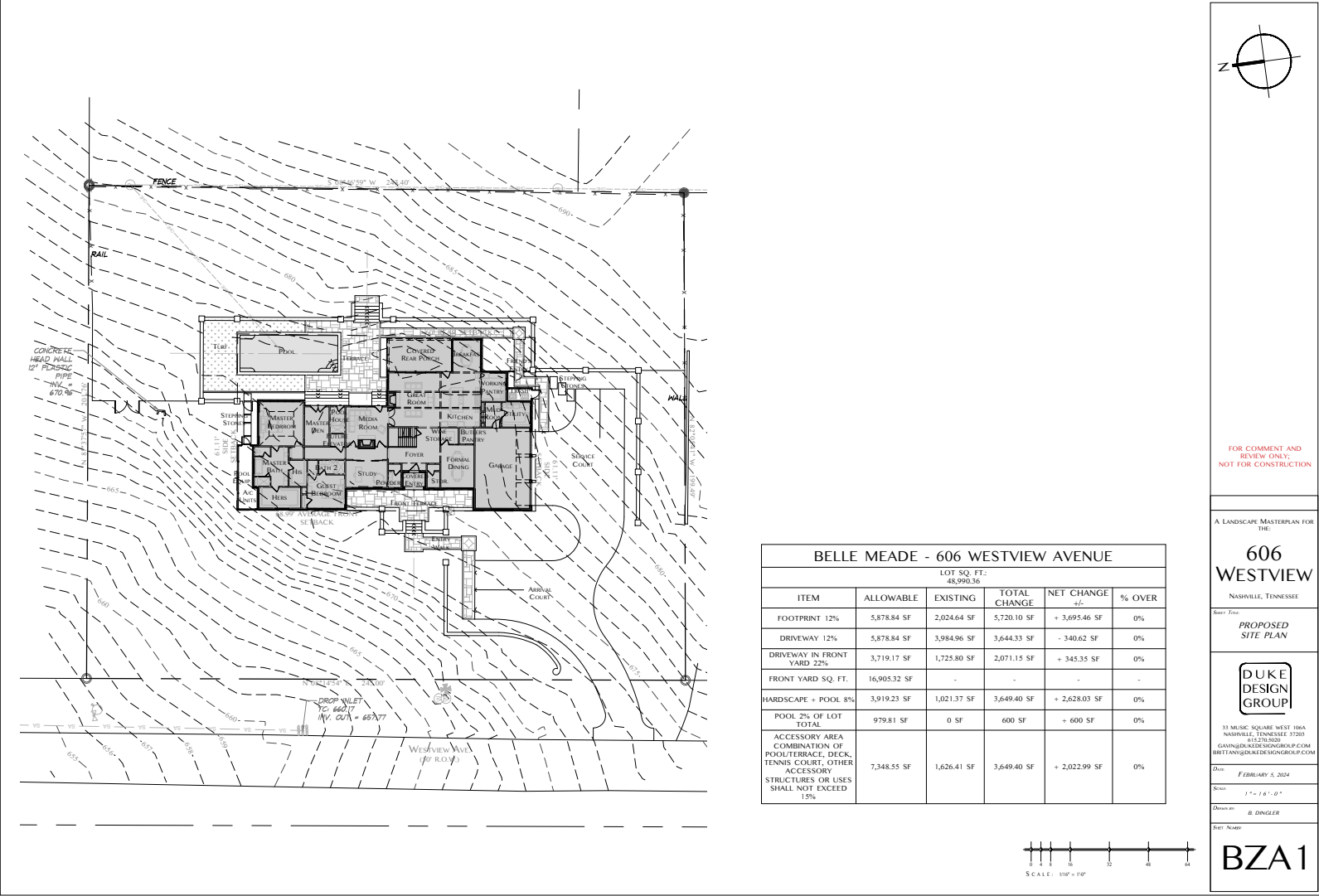


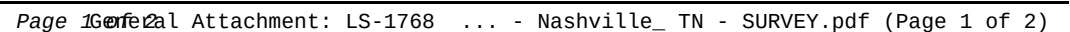


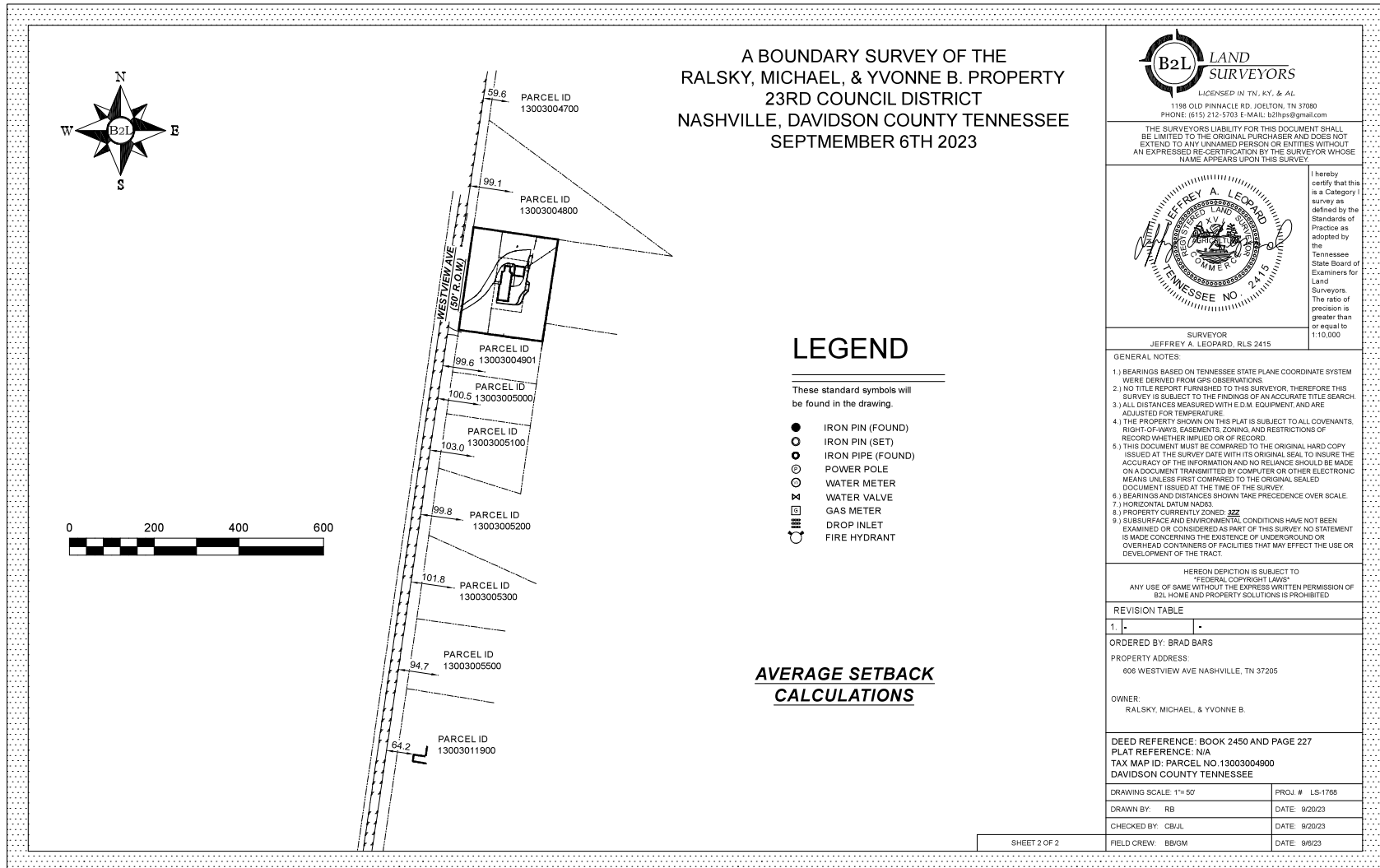












Staff Report

Agenda No.: IV.D.
Case No.: HZC2024-3
Staff: Mary Samaniego, Planning Director
Applicant: Colclasure Company, LLC
Request: Certificate of Appropriateness for construction of a single-family residence.
Location: 606 Westview Avenue

Summary:

The applicant on behalf of the property owners (Michael and Yvonne Ralsky) is requesting Certificate of Appropriateness approval for the construction of a new single-family residence. This property was reviewed and approved by the Historic Zoning Commission (HZC) at the November 2023 meeting for demolition of the existing dwelling (1951 – Ranch). The proposed architectural style is English Arts and Crafts with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 1.12 acres (48,990 square feet - SF) and is rectangular shaped with 245' of frontage on Westview Avenue.
2. The footprint proposed for the residence is approximately 5,739 square feet (5,879 square feet allowed) and the total gross floor area is 8,930 square feet (9,602 square feet allowed).
3. The height along the front elevation is approximately 40' (40' allowed) and approximately 20' in height (25' allowed) along the rear elevation.
4. Approximately 29% of the entire roof system is low slope with 30% allowed by the Zoning Ordinance.
5. The submitted site plan indicates compliance with all standards of the Zoning Ordinance setbacks, footprint, and elevation change.
6. The site plan indicates a service court leading to a three-bay attached garage from Westview Avenue. The total area of driveways and parking areas is 3,644 square feet or 7% of the lot.
7. There is a significant number of mature trees throughout the property that will be preserved as well as additional tree plantings.
8. The proposed architectural style is English Arts and Crafts.

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-209(4), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to per Section 14-202(1)(c):

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

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of new primary dwellings:

1. **Number of Units** No more than one (1) principal dwelling may be erected on any one (1) lot or building site.
2. **Shape** Variations of rectangular and square forms are most appropriate for Belle Meade.
3. **Scale (Height)** Belle Meade's zoning restricts new construction to no more than three and one-half stories or 40 feet in height. This maximum height would be appropriate for blocks with large lot sizes and where most dwellings have building heights varying from 25 to 40 feet. On blocks that have predominately one-story or two-story dwellings, new construction of one -to two-stories would be more appropriate.
4. **Scale (Massing)** The massing of new construction is dependent on the Floor Area Ratio (FAR). The allowable footprint area of a dwelling above the natural grade of the site shall not exceed eight percent (8%) of the total lot area in Estates "A" district. Estates "B", Residence "A", and Residence "B" are all twelve percent (12%). More detailed information concerning allowable scale and massing is outlined in the City's Zoning Code.
5. **Scale (Size)** A dwelling, regardless of height, shall have a minimum gross floor area of two thousand (2,000) square feet.
6. **Lot placement.** Front and side yard setbacks should respect the setbacks found along the block on which the building is sited. Building setbacks from the street should not be less than the minimum of adjoining setbacks. More detailed information on front, side and rear yard setbacks is outlined in the City's Zoning Code.
7. **Orientation to the street** Most Belle Meade dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited.
8. **Proportion and Rhythm of Openings** The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new

building should be compatible with surrounding historic buildings. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic buildings. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

9. **Roof shape and pitch** Roof slope ratio for new construction shall rise from the eave at a slope of not less than 6:12 (6:12 refers to 6 inches of rise to 12 inches of run in measuring slopes). Roof slopes of less than 6:12 shall be considered a “low slope” roof and no more than thirty percent (30%) of the total roof area shall be allowed to be a low slope roof. Roof forms of gable and hipped variations are most appropriate for Belle Meade.
10. **Site Planning** Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.
11. **Mechanical/Utility Systems/Service Equipment** Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location and screened. When located on a secondary façade, the mechanical and/or utility equipment shall be located beyond the midpoint of the building if feasible and the visual impact of the equipment shall be minimized by screening or incorporating it as an element of the building or landscape design.
12. **Materials** In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone, or synthetic stone, unless wrapping an interior flue chase that penetrates the roof. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding and solid brick or stone veneer are appropriate materials for new construction.

Front Doors: No front door shall be of steel, aluminum, or vinyl.

Front Porch: No front steps visible from the street shall be “Broom Finished” concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Other acceptable materials are composite and professional grade vinyl and aluminum. Windows shall not incorporate vinyl or aluminum frames of contractor grade. New construction shall not incorporate storm windows.

Deck Material: No deck shall be constructed of vinyl clad materials.

Window Shutters: No shutters shall be plastic, vinyl, or aluminum.

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

Gutters: No gutter shall have less than a six-inch (6") opening. Downspouts shall be a minimum of three by four inches (3"x 4") in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern "type") may not be constructed. Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: Painting of unfinished surfaces shall consist of a minimum of three (3) coats. One primer, two finish coats, and only the primer may be applied with a sprayer. All paints shall be of a better quality than contractor grade paint.

Roofing Materials: Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile and slate. For new construction, materials that are compatible in type, color, and texture with adjacent properties should be used. Shingles should be of a dark color, predominantly dark gray or brown. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

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

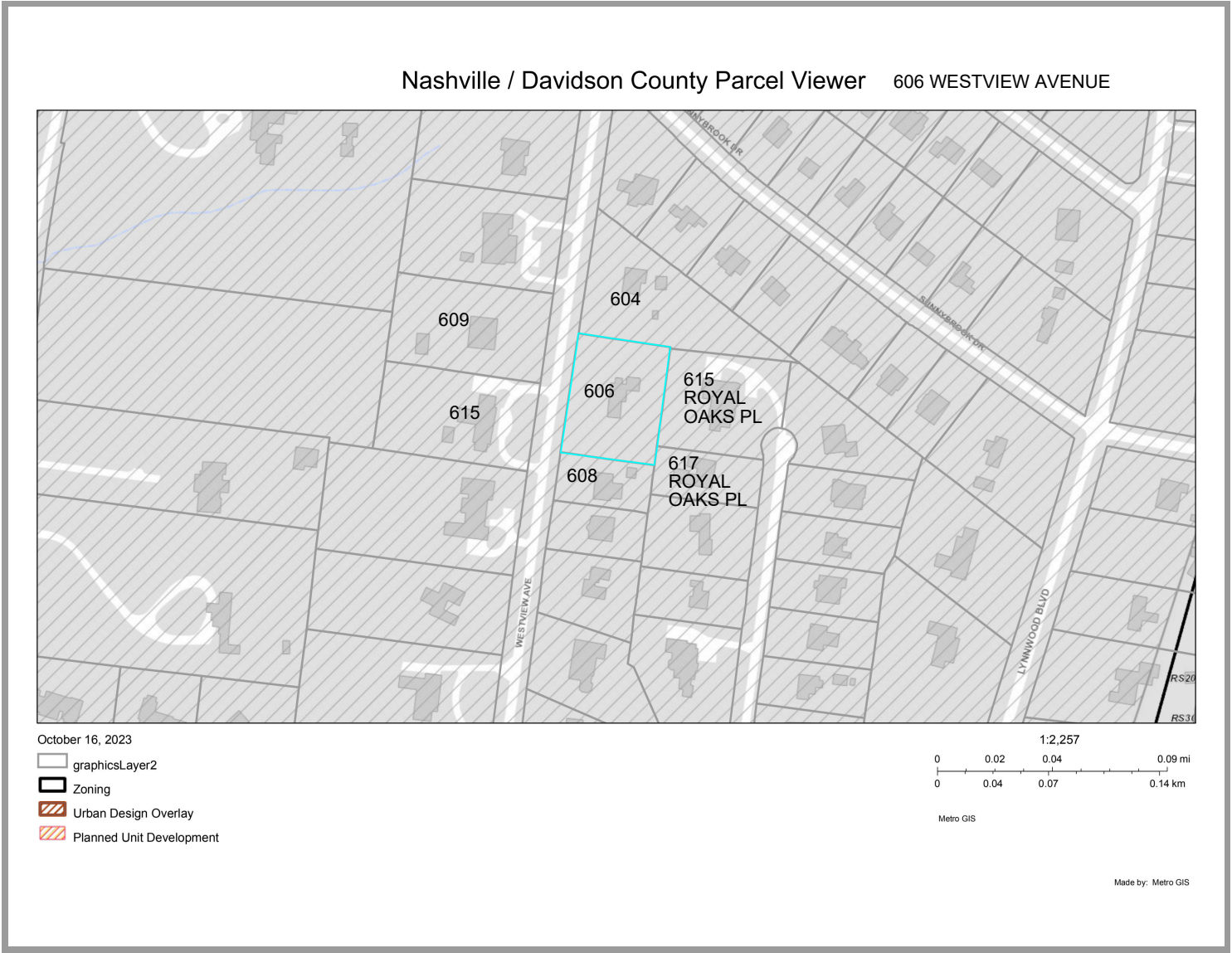
Garage Doors: No garage doors shall be vinyl, fiberglass, or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness.

Staff note – garage door material not verified on plans

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachments:

1. Location Map



RE: Permit Status and Updated Project Scope 4424 Shepard Place

Permit obtained July 2023

Construction on approved side wing additions and interior updates began mid-August. Immediate findings on the interior revealed significant water damage in most rooms in the house (particularly on exterior walls). Additionally, signs of structural compromise were evident on the interior such as significantly sagging floors. Further investigation revealed safety concerns regarding interior framing. The decision was made to reframe all interior walls and replace flooring subfloor in October 2023. Great care was taken to preserve the architectural integrity of the interior by maintaining the original layout and keeping existing door sizes to re-use the original doors.

Exterior framing of the two side wing additions was completed in November. In the process of collecting cost estimates from various stucco contractors, there was mounting concern about the condition of the existing stucco as well as the overall cohesive appearance trying to “match” the side wings. As shown in attached images, there was evidence of catastrophic deterioration to exterior framing and materials on each façade of the home. Construction paused in December 2023 with plans to resume January 2024. A stop-order was issued by the city manager in 2024 temporarily pausing any work.

We remain committed to preserving the architectural integrity of our home as we continue to restore and rebuild. Our construction plans have not changed from our approved application and all exterior finishes and materials will be in keeping with the original. Immediate next steps with tentative timeline are as follows:

- I. Re-establish power line with temporary pole (Feb. 2024)
- II. Continue to replace damaged/deteriorated exterior framing (Feb.-March/April 2024)
 - a. Roof materials will need to be replaced and reframed due to sagging and significant water penetration.
 - b. Weatherproof all exterior walls and roof
- III. Restoration and re-installation of windows and exterior doors (April 2024)
- IV. Electrical, plumbing, HVAC rough-in (May/June 2024)
- V. Exterior Stucco (July 2024)

Attached photos document catastrophic deterioration of materials on all exterior facades:

A. Front Façade- Significant deterioration from water penetration



B. Rear and Side Façade (Jackson Blvd.)-Exposed gap lacking any material coverage between interior and exterior. Exposed "patch" from previous home owner during window retrofit. Patched gaps (roughly 18" x 60" in 12 separate locations on all exterior walls).



- C. Front Façade- Catastrophic damage (to surrounding exterior and interior walls and ceiling) from water penetration



- D. Front Façade (Exterior View)- Declining overall condition; multiple visible cracks and patching; front parapet leaning backwards into the roof due to structural failure caused by water damage at roof seam. Peeling paint on stucco and metal cap exposing rust.



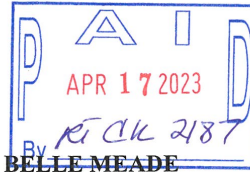
Concaved parapet; in process of carefully removing each window by hand for restoration (front columns have been preserved to be re-installed)

E. Side Façade (Jackson Blvd.)







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.

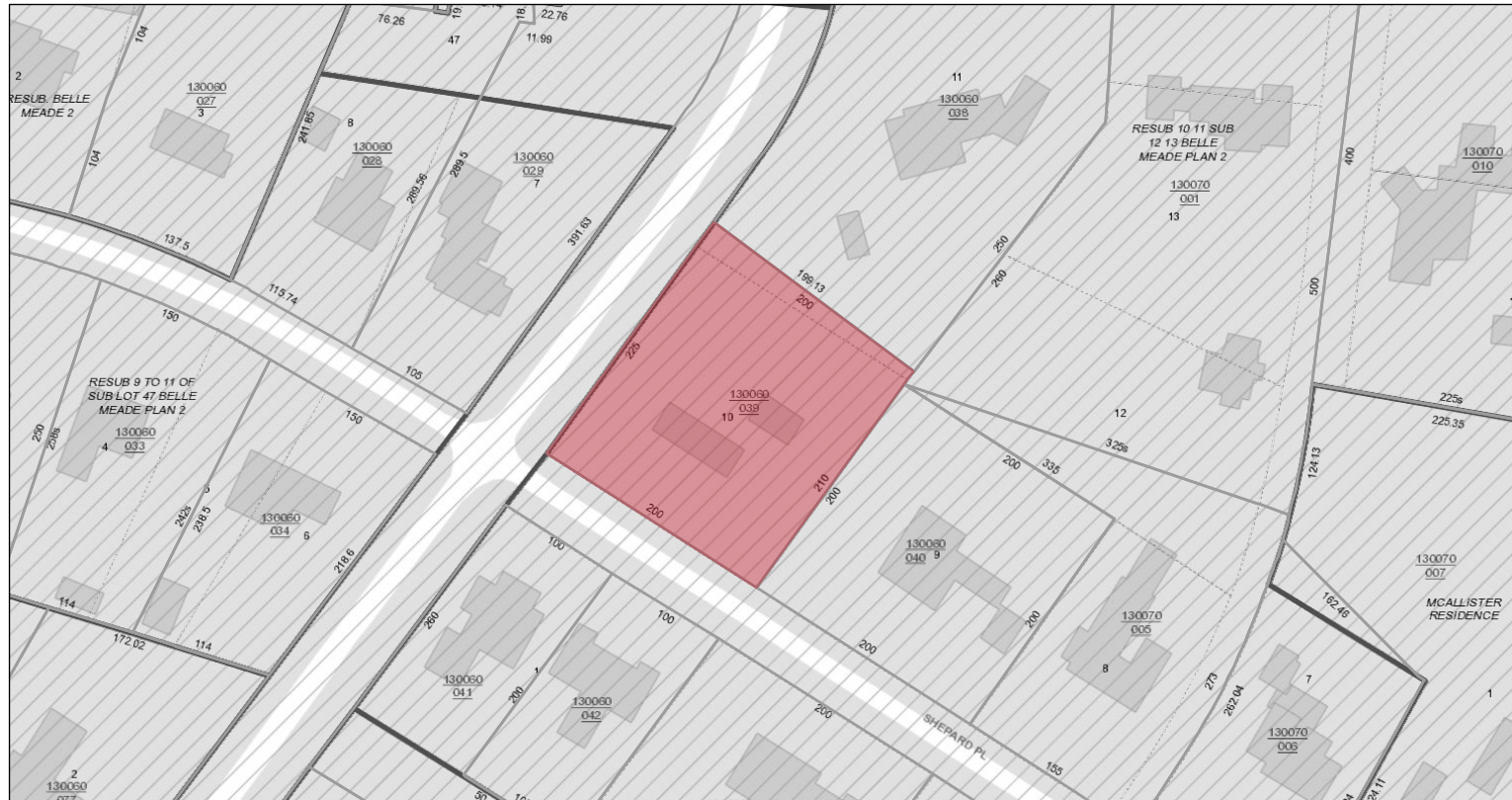
Applicant Signature: TORI ALEXANDER

Date: 4/7/23

Property Owner: TORI ALEXANDER

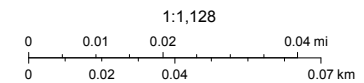
Date: 4/7/23

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

From: [Steven Abram](#)
To: [Mary Samaniego](#)
Cc: abram6@comcast.net
Subject: 4424 Sheppard Place
Date: Sunday, February 4, 2024 1:51:53 PM

To HZC;

We will not be able to attend the upcoming HZC meeting regarding our neighbor's application for 4424 Sheppard Place.

The renderings posted on the Belle Meade city site look beautiful. I congratulate what looks to be a respectful and aesthetic design within the existing footprint.

We are happy to lend our support for what looks to be a beautiful restoration to Sheppard Place.

Thanks,
Steven & Jody Abram
4420 Sheppard Place

S.R. Abram, MD
Director, St Thomas Brain and
Spine Tumor Center
Unity System
Howell Allen Clinic
Nashville, TN