



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
MARCH 12, 2024, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
MARCH 12, 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.citybellemeade.org. The meeting will also be available through Live Stream on the city website.

I. Call to Order

II. Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held February 13, 2024.

Attachment: [HZC - Minutes Feb 13 2024.pdf](#)

III. Old Business - None

IV. New Business

A. The application for a Certificate of Appropriateness, HZC2024-5, of Michael Hoff representing George and Ellen Wright, 303 Jackson Boulevard, to construct an addition to a single family residence.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [CoAA Drawings.pdf](#)

Attachment: [STAFF REPORT 303 Jackson Blvd.pdf](#)

B. The application for a Certificate of Appropriateness, HZC2024-6, of Michael Marchetti representing Jane Entekin, 304 Bellevue Drive West, to construct an addition to a single family residence.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [COA presentation.pdf](#)

Attachment: [STAFF REPORT 304 Bellevue Dr W.pdf](#)

C. The application for a Certificate of Appropriateness, HZC2024-8, of Patricia Fonseca representing Drew and Shelton Kitchen, 313 Lynwood Boulevard, to construct an addition to a single family residence.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [2024.02.16 313 LYNNWOOD HZC.pdf](#)

Attachment: [STAFF REPORT 313 Lynwood Blvd.pdf](#)

D. The application for a Certificate of Appropriateness, HZC2024-7, of Rankin and Bill McGugin, 402 West Brookfield Avenue, to construct a new

single family residence.

Attachment: [PAID APPLICATION.pdf](#)

Attachment: [McGugin Residence HZC Drawings.pdf](#)

Attachment: [McGugin-SITE PLAN 01.08.24.pdf](#)

Attachment: [New Construction - McGugin -Building App-Certificate-of-Appropriatenesspdf](#)

Attachment: [STAFF REPORT 402 W BROOKFIELD AVE.pdf](#)

Attachment: [Rich Comments.pdf](#)

V.Other Public Comment

VI.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, April 9, 2024 at Belle Meade City Hall.



**MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
FEBRUARY 13, 2024, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

The meeting was called to order at 3:00 p.m. by Vice-Chairman Jeannette Whitson

Board Members Present

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

Staff Present

Planning Director Mary Samaniego
City Recorder Rusty Terry
City Attorney Doug Berry

Approval of Minutes

Consideration of the minutes from the last HZC meeting on December 12, 2023.

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

Old Business - None Scheduled

New Business

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.

Jim Ezell, owner of the home, stated that they would like to demolish the small ranch house built in 1963 that has no historic significance or importance. Ezell stated the demolition would allow for the sale of a more attractive lot.

Planning Director Mary Samaniego state that the home appears to be in its original condition and there is nothing remarkable about the residence and does not meet regulations to retain, and recommended demolition.

Public Comment Opened

No Public Comment

Public Comment Closed

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

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

Chris Goldbeck, Architect with P Shea Design, representing Lucas Chestnut/Chestnut Infill GP presented the plans for the 424 Westview Avenue, noting the Historic Zoning Commission had given approval to demolish the existing home on the property. Goldbeck provided details of the new home, stating the home would be in the Colonial Revival style, Georgian sub-type, providing characteristics incorporated into the home.

A period of questions from the board, answered by Goldbeck and Chestnut followed the presentation.

Public Comment Opened

Rodes Hart, resident 425 Westview Avenue asked whom to express issues during construction to.

- Vice-Chairman Whitson stated that they could reach out to City Hall.
- Lucas Chestnut stated that Rogers Build would be the builder and general contractor, adding that a site supervisor would be assigned to the project.

Public Comment Closed

Motion with addendum: Duke Second: Wall

Board Discussion:

- Vice Chairman Whitson stated issues brought forth during the questions period from the board: Shutters, brick coursing on the smaller right-hand portion, dentil molding scale.
- Duke: Request the left side shutters to be installed, and from garage back on the addition piece to incorporate a belt course for Mary to review to bring the proportion better.
- Rankin: Request the dentil molding size to be scaled up.

Vice-Chairman Whitson: All in favor of approving the motion as amending with these caveats.

Planning Director Samaniego: Are you approving with these conditions being approved at the administrative level, or does the commission wish to have them return?

Vice-Chairman Whitson: Administrative, I believe Chris (Goldbeck) understands what we are looking for.

All vote: All aye

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.

Vice-Chairman Whitson stated that Commissioner Gavin Duke would be recusing himself from voting and discussing this and the following applications.

Chris Goldbeck, Architect with P Shea Design, and Ethan Colclasure of Colclasure Company, LLC representing Brian and Megan Fox presented the plans for the new construction home. Goldbeck noted that the project would also be presented to the Board of Zoning Appeals requesting a variance for the rear

height zone and the swimming pool. Goldbeck stated the home would be in the Italian Renaissance style, noting that while the style was not prevalent in Belle Meade, that there were homes in the style citing 109 Lynwood Terrace and 506C Park Center Avenue, also reviewing subtype styles of the Italian Renaissance home.

A period of questions and answers from the commission followed the presentation, in which material and color selections that had been made were presented by Ethan Colclasure.

Public Comment Opened

- Kathy Follin, resident at 4416 Gerald Place, inquired about the roof height.
- Vice-Chairman Whitson explained that the issue of roof height would be discussed and decided at the Board of Zoning Appeal.
- Follin stated that the height would be an issue for the neighbor, and also brought up water issues on the property, asking that Planning Director Samaniego pull the photos she had submitted. Follin asked that this problem be fixed.
- Vice-Chairman Whitson stated that there would be a stormwater review following approval of the project, and asked that Planning Director Samaniego explain that process.
- Planning Director Samaniego stated that when/if approval of the project was granted, the next step, before a building permit would be issued, would be approval of a stormwater plan.
- Follin asked if the city was responsible for correcting the stormwater issue.
- Planning Director Samaniego stated that the stormwater issue is not under the purview of the HZC, and if Follin would contact her she would arrange a meeting with the city engineer.

Public Comment Closed

Motion to defer pending comments: Rankin Second: Poe

A board discussion followed the motion, which included more specifics on the exterior plans, including window samples, colors and garage door materials; design issues related to the depth of the roof overhang, soffit detail, limestone detail, taller windows, window pediment, flat roof section of house and the view from Gerald Place (to elevate this piece); it was also recommended to add additional detail to the front door and to deepen the style. in all aspects of design.

Vote: All aye

Vice-Chairman Whitson added that the deferral was for 90 days or sooner.

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.
Chris Goldbeck, Architect with P Shea Design, representing Michael and Yvonne

Ralsky and Colclasure Company, to discuss the design of the home proposed for 606 Westview Avenue. Goldbeck stated that the demolition had been granted at the November 14, 2023 meeting of Historic Zoning Commission. Goldbeck stated that the style of the home would be one and one-half story in the English Arts & Crafts style, adding that there were at least three homes in the same style that had been approved by the HZC, 407 Westview Avenue, 712 Lynwood Boulevard and the original design for 205 Scotland Place; describing the main features of the style.

A period of questions from the board, answered by Goldbeck and Ethan Colclasure of Colclasure Company, followed the presentation.

Public Comment Opened

- Anna Powell, resident 609 Westview Avenue, expressed concern about the location of the new home.
- Vice-Chairman Whitson asked Planning Director Samaniego to explain how this works.
- Planning Director Samaniego explained that when an existing house is demolished that the location of the new home was determined by the average of the front setbacks of the existing homes on that side of the street. Samaniego stated that this had been done noting that the existing home was the outlier and was further back than existing homes.
- Powell asked if this would change the slope of the lot.
- Vice-Chairman Whitson stated that the next step would be to go through stormwater and how much would be excavated, and that Powell could follow that process.

Public Comment Closed

Motion to approve as submitted: Poe Second: Wall
Board Discussion followed

Vote: All aye

Other Business

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.

Planning Director Samaniego provided an update on the project at 4424 Shepard Place noting that when the owners of the property began the work as approved at the August 2023 HZC meeting, which included adding an upper story to the existing wings of the the existing house, along with interior renovation. During work on the home it was revealed the more significant issues existed within the existing structure which required the removal of the stucco on the house.

Samaniego stated that there had been concern from neighbors that this was not what had been approved, it was also not the intent of the homeowners.

- Samaniego stated that there was no action to be taken by the board, however the building permit would have to be revised to include the scope of work that had been created by the issues discovered.
- Vice-Chairman Whitson asked if the intent was to save the windows.
- Samaniego stated she believed they wanted to save as many windows as

possible.

- Vice-Chairman Whitson asked that if windows have to be replaced that they be approved administratively.
- Duke asked that they use true stucco when they go through that process.

Other Public Comment - None

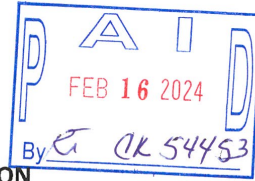
The meeting adjourned at 4:37 p.m.

Vice Chairman Jeannette Whitson

City Recorder Rusty Terry



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 # H7C 2024-5

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 303 JACKSON BOULEVARD

AGE/YEAR OF STRUCTURE: 1925

PROPERTY OF SIGNIFICANCE (1901-1939)	☒ YES
PROPERTY OF CONSERVATION (1940-2000)	☐ YES
PROPERTY LESS THAN 50 YEARS	☐ YES

PROPERTY OWNER or APPLICANT

NAME: MICHAEL HOFF, THE WILLS COMPANY

ADDRESS: 6606 CHARLOTTE PIKE, SUITE 201

EMAIL: MIKE@THEWILLSCOMPANY.COM

PHONE NUMBER: 615-352-1228

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

TUDOR

Describe Proposed Work

AN ADDITION OF A SCREENED PORCH & CONNECTING, ENCLOSED BREEZEWAY. THIS ADDITION IS ON THE REAR, SOUTH SIDE OF THE RESIDENCE.

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

☒ Description of Property Condition and Proposal

PLEASE SEE ATTACHMENT

☒ Site Plan showing building envelope

☒ All building elevations showing finish grade

☒ Wall Section with siding, roofing, doors, windows, and ornamentation.

☒ PDF Photos of Existing Property

☒ PDF Photos of Neighboring Properties

☐ PDF Inspirational Photos

THE EXISTING RESIDENCE IS THE INSPIRATION.

➤ **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.)

THE ONLY PART OF THE RESIDENCE BEING REMOVED IS THE WOOD TRELLIS OVER THE SLIDING DOORS TO THE TERRACE.

Historical Significance

N/A

Is the property habitable?

N/A

Give a compelling reason for demolition of property

N/A

Describe the proposed reuse of existing materials, if any?

N/A

➤ **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer: N/A

Railings, Columns, Pilasters: N/A

Window Material: N/A

Chimney Material: BRICK

Frame Material: N/A

Roofing Material: SLATE, TO MATCH EXISTING ON MAIN HOUSE, EPDM OVER THE LOW SLOPED BREEZEWAY.

Windowsills: N/A

Exterior Doors: SCREENED

Brick, Painted/Natural: NATURAL BRICK TO MATCH EXISTING FOR STAIR RAILS, GRILLING STOPS & CHIMNEY.

Brick/Stone Thickness:

STONE ± 6"

Clapboard Material: N/A

Eaves/Cornice: WOOD, TO MATCH EXISTING.

Gutters: COPPER, 1/2 ROUND, TO COORDINATE WITH EXISTING.

Gutter Dimensions:

6"

Clapboard Dimensions/Reveal: N/A

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: _____

2-15-2024



DESCRIPTION OF PROPERTY CONDITION AND PROPOSAL

For the following:

- Certificate of Appropriateness Application
- City of Belle Meade
- 303 Jackson Boulevard, home of Ellen & George Wright

This 1925 era, Tudor style house has been well maintained by the current owners for the past 28 years. They have created a beautifully landscaped, rear yard which they have enjoyed from their rear terrace. However, they have long wanted a covered, screened porch from which to enjoy their in-town oasis. The proposed project creates such a porch for them. The materials used, scale/massing of the porch and roof pitch will match/coordinate with and complement the original house's architecture. The rear terrace will be reduced in size, and the existing arbor structure will be removed.

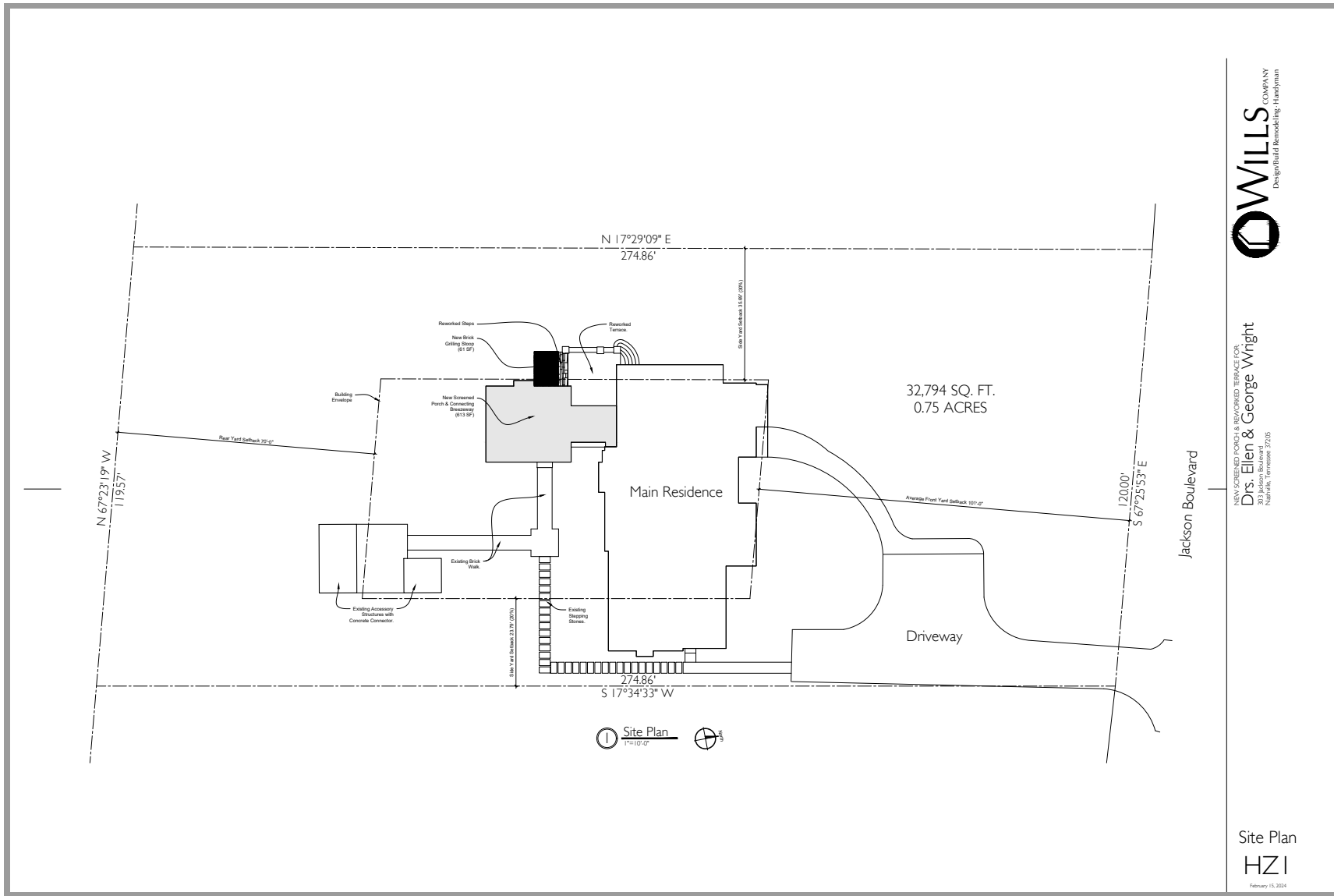
6606 Charlotte Pike | Suite 201 | Nashville, Tennessee 37209 | 615.352.1228 | www.willscompany.com

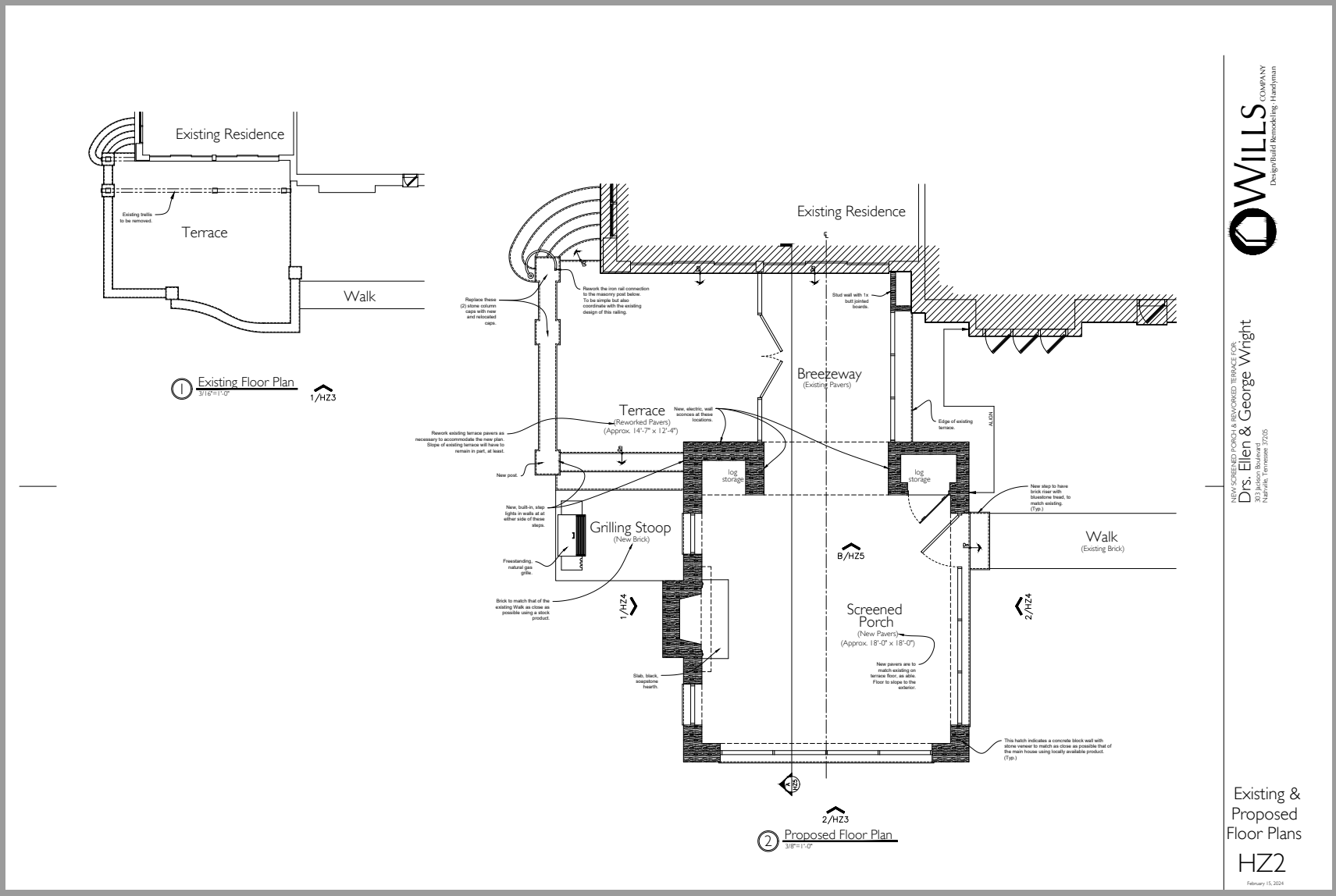
NEW SCREENED PORCH & REWORKED TERRACE FOR:
Ellen & George Wright
303 Jackson Boulevard
Nashville, Tennessee 37205



NEW SCREENED PORCH & REWORKED TERRACE FOR
Drs. Ellen & George Wright
303 Jackson Boulevard
Nashville, Tennessee 37205

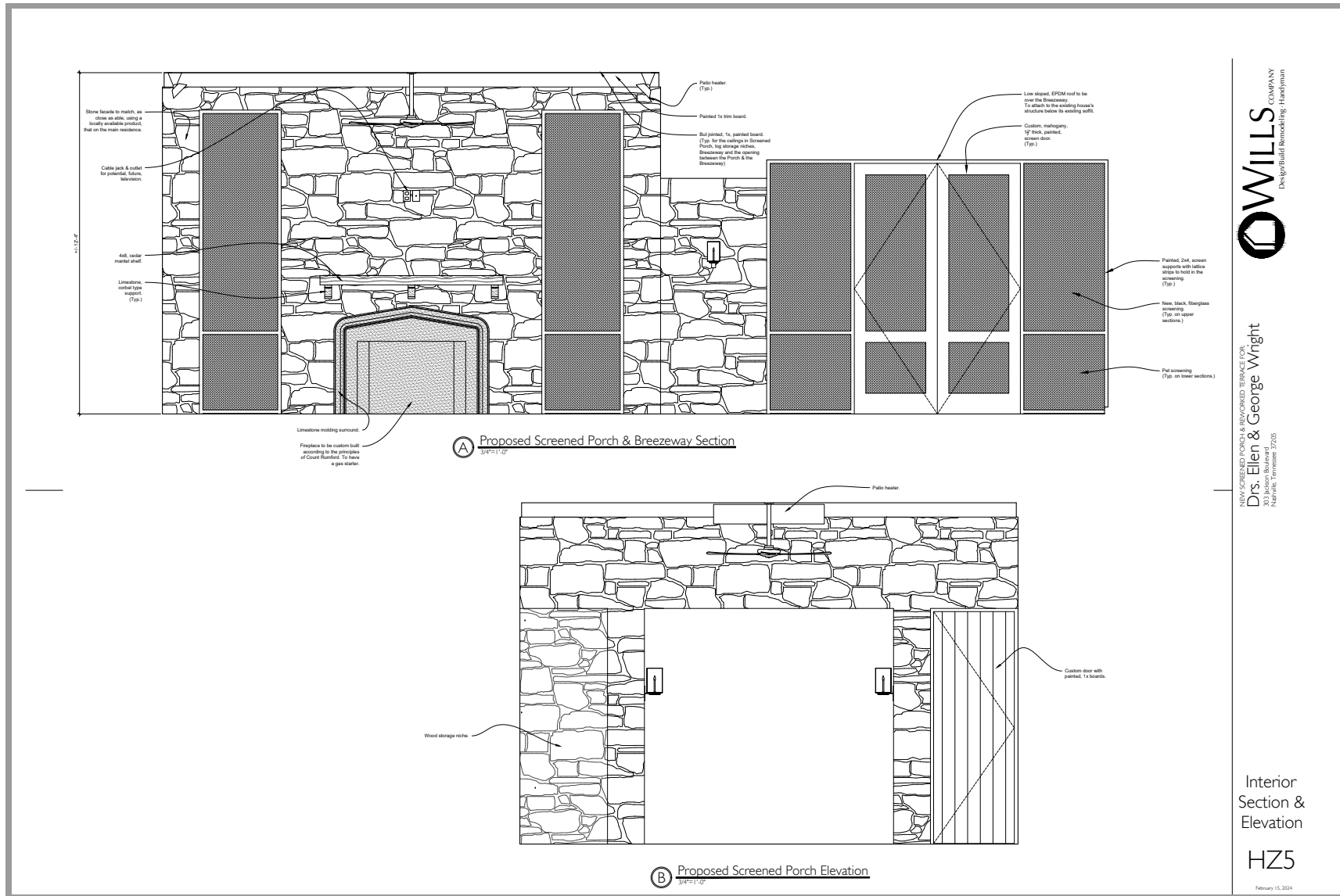
Cover
February 15, 2024













Ⓐ Existing North Elevation



Ⓑ Existing West Elevation



Ⓒ Existing South Elevation



Ⓓ Existing East Elevation



NEW SCREENED PORCH & RENOVATED TERRACE FOR
Drs. Ellen & George Wright
2100 E. 10th Avenue
Nashville, Tennessee 37203

Existing
Residence
Photographs

February 15, 2024



Ⓐ Existing Slate Roof



Ⓑ Existing Stone Facade & Wood Trim



Ⓒ Existing Brick Chimney



Ⓓ Existing Brick Walk



Ⓔ Existing Terrace Pavers & Brick Landscape Wall



NEW SCREENED PORCH & RENOVATED TERRACE FOR
Drs. Ellen & George Wright
2110 S. 10th Street
Nashville, Tennessee 37203

Existing
Detail
Photographs

February 15, 2024



Ⓐ 308 Jackson Boulevard



Ⓑ 306 Jackson Boulevard



Ⓒ 305 Jackson Boulevard



Ⓓ 302 Jackson Boulevard



Ⓔ 301 Jackson Boulevard



Ⓕ 300 Jackson Boulevard



NEW SCREENED PORCH & RENOVATED TERRACE FOR
Drs. Ellen & George Wright
217 Jackson Boulevard
Nashville, Tennessee 37205

Neighboring
Property
Photographs

February 15, 2024

Staff Report

Agenda No.: IV.A.
Case No.: HZC2024-5
Staff: Mary Samaniego, Planning Director
Applicant: Michael Hoff
Request: Certificate of Appropriateness for an addition
Location: 303 Jackson Boulevard

Summary:

The applicant on behalf of the property owners (George and Ellen Wright) is requesting Certificate of Appropriateness approval for an addition to the existing residence. The specific additions/renovations include an a new screened in porch and enclosed breezeway.

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 0.74 acres (32,794 square feet) and the residence is 4,049 square feet in size.
2. The residence was originally constructed in 1925 and is architecturally designated as Tudor. The residence does not appear to have an addition and is in original condition.
3. The allowable building area per the Zoning Code is 7,379 square feet with 4,662 square feet proposed.
4. The allowable building footprint of 3,935 square feet with 3,476 square feet proposed.
5. The proposed partially enclosed additions to the rear will increase the overall residence area by 613 square feet.
6. The dwelling has been identified in the 1993 historical survey (DV-21571) as having: stone construction type; casement windows; two brick & stone chimneys; stone foundation; and a gabled asphalt roof.
7. The architectural firm that constructed the residence was Tisdale & Stone (1924-1926) and the residence was named the Alfred Sharp House. Alfred Sharp was known as a football hero for Vanderbilt University from 1920 -1923 (center). After the Sharp family owned the residence, it was sold to Mrs. Louis Farrell.
8. There are two existing small accessory structures in the rear yard of the property.
9. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
10. The addition does not impact the placement of the structure on the lot regarding Zoning Code compliance.

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.

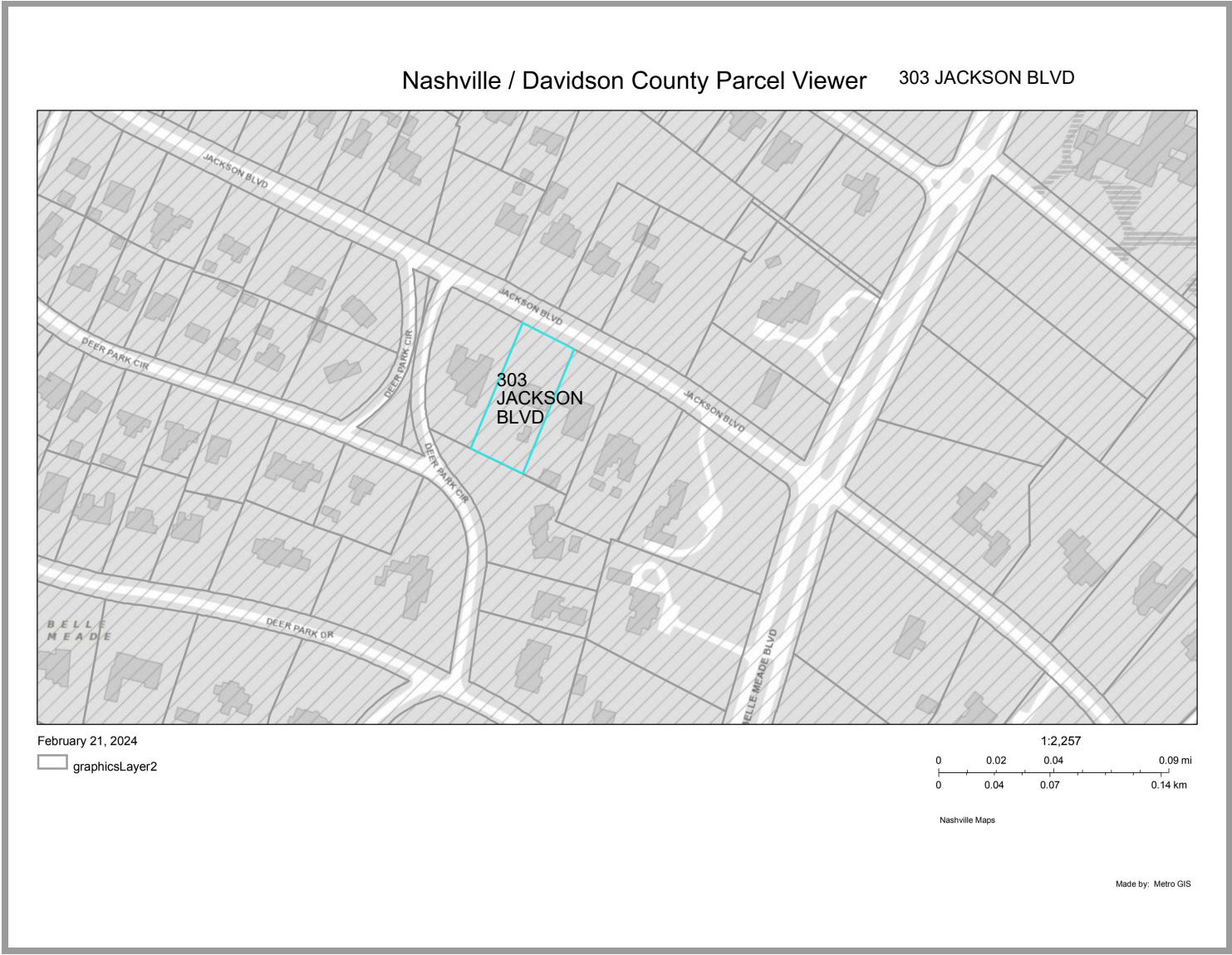
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

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

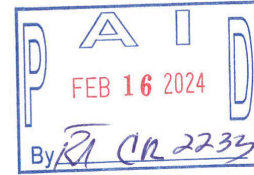
Attachments:

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 2024-6 FEE: \$1500

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 304 Bellevue Dr. W

AGE/YEAR OF STRUCTURE: 80 yrs PROPERTY OF SIGNIFICANCE (1901-1939) ☒ YES
PROPERTY OF CONSERVATION (1940-2000) ☐ YES
PROPERTY LESS THAN 50 YEARS ☐ YES

PROPERTY OWNER or APPLICANT

NAME: Michael Marchetti

ADDRESS: 109 Kenner Ave., Ste 101, Nashville, TN 37205

EMAIL: mike@themarchetticompany.com

PHONE NUMBER: 615.394.5184

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 Classical Revival

Describe Proposed Work Renovating existing structure. Demolishing poorly built additions. Adding laundry, friend's entry and screen porch to rear. Fill in for primary bath on left. Convert attic to playroom and add dormers front and back. Add two-car garage with guest suite above.

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.)

Existing structure very tired but otherwise structurally sound. Lower ceilings 8'9", second floor 8'3". Trim rotted in areas to be replaced to match existing. All new materials to be historically consistent, but with materials other than wood for durability.

Historical Significance

Good example of classical or Colonial Revival

1880-1955

Is the property habitable?

Yes but many issues with infrastructure

Give a compelling reason for demolition of property

Only the poorly built and sagging second story addition

Describe the proposed reuse of existing materials, if any?

All exterior and interior trim to be reused or replaced with matching profiles.

➤ **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer: Marvin or equal

Window Material: SDL wood painted

Frame Material: Wood with PVC Matching brick mold

Windowsills: Match existing on brick, wood or similar as on plans

Brick, Painted/Natural: Brick as is. Trim to be painted "white".

Brick/Stone Thickness: 5"-6"

Clapboard Material: "Hardi" or similar 6" lap siding

Clapboard Dimensions/Reveal: 5"-6" reveal. "Hardi" or similar "cedar shake" lap siding on other as indicated.

Railings, Columns, Pilasters: Front columns to be replaced with matching railings cedar painted

Chimney Material: Stone

Roofing Material: Dimensional 50-yr or Grand Manor

Exterior Doors: Wood SDL painted

Eaves/Cornice: To match existing

Gutters: Dgee or half round with round downspouts in aluminum or copper

Gutter Dimensions: 6" with 4" downspouts

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: _____











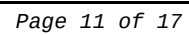


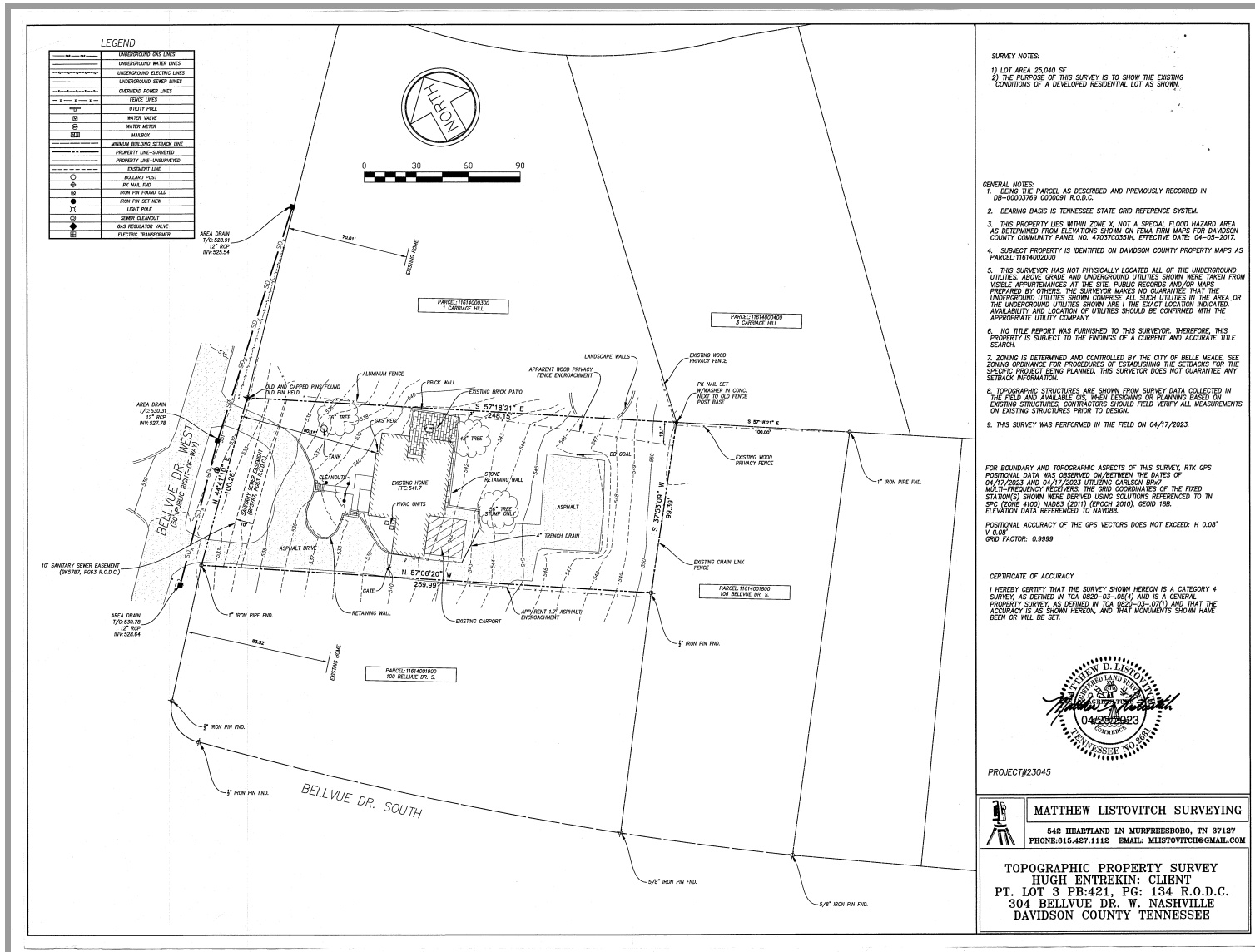






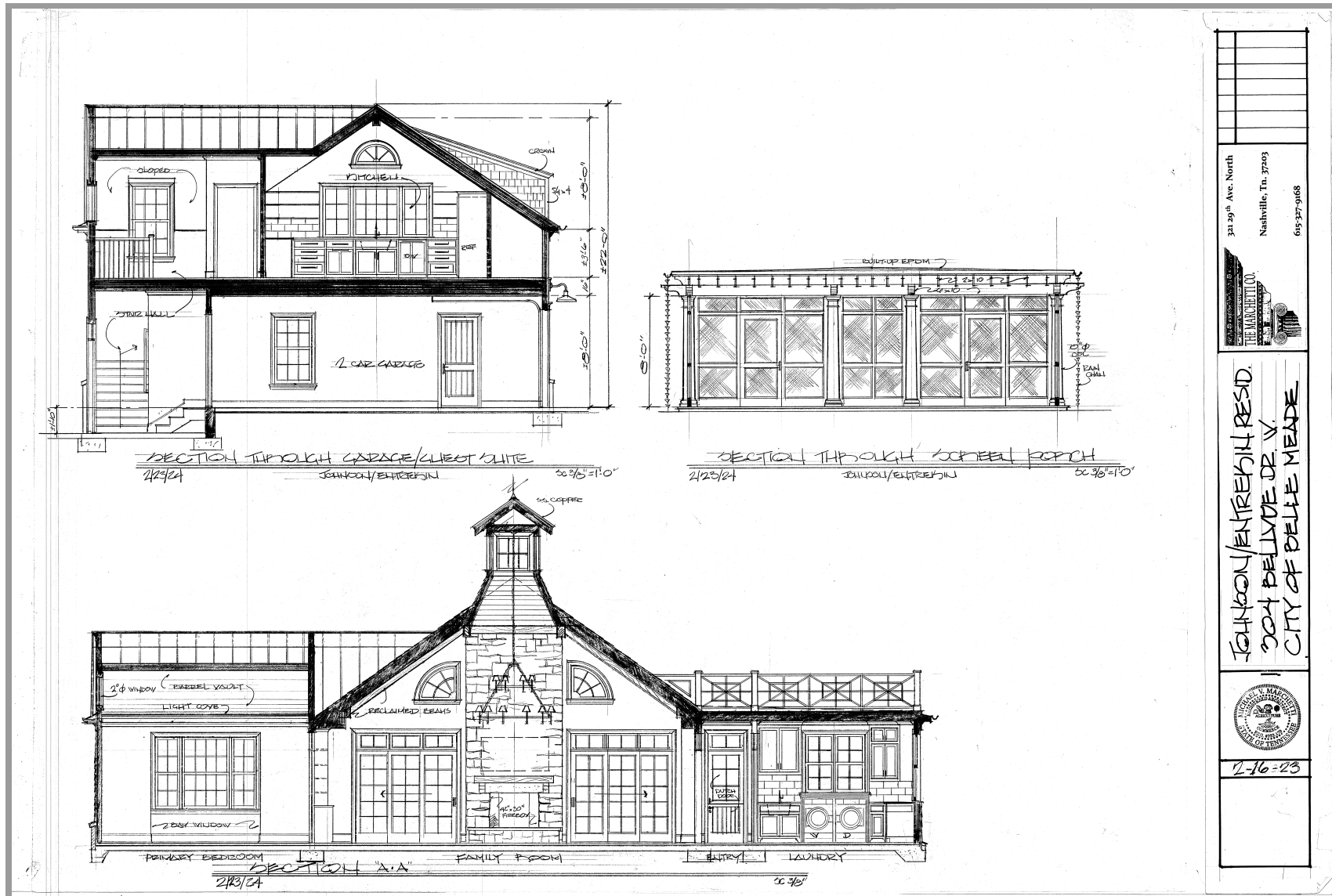


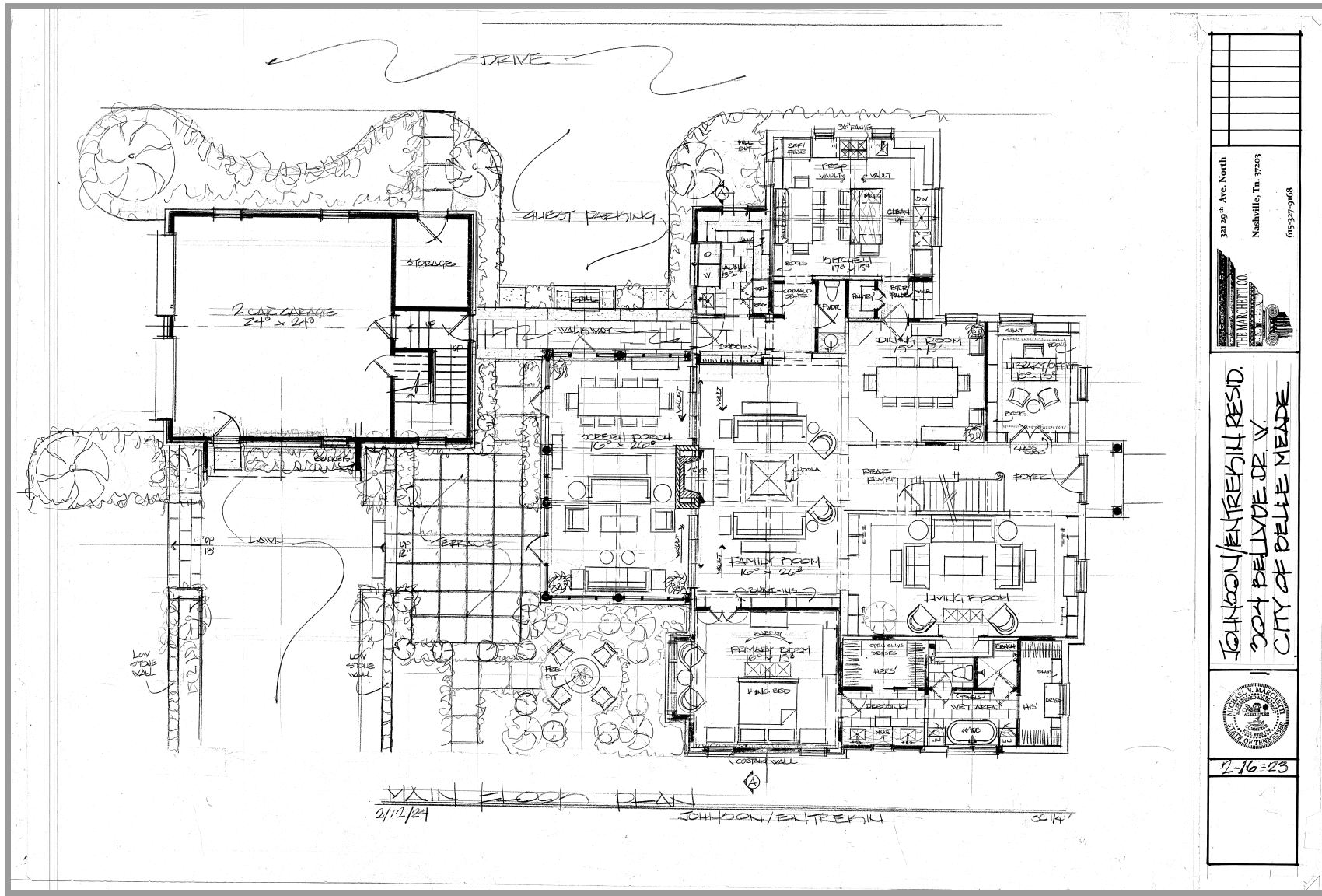


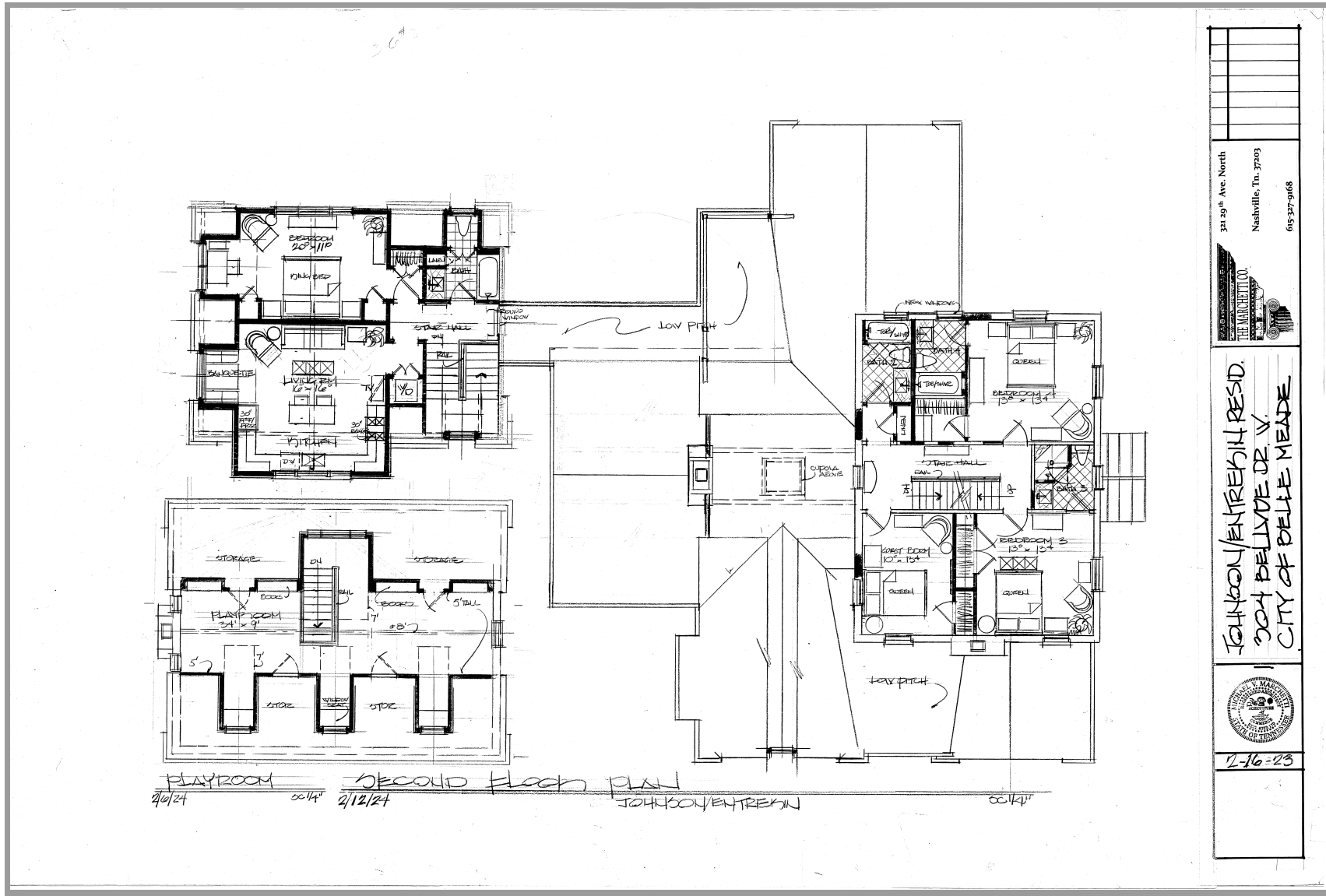




331 29th Ave. North Nashville, TN 37203 615-327-9168	JOHNSON/ENTREKIN RESID. 304 BELLEVUE DR. V. CITY OF BELLE MEADE
	2-16-23







Staff Report

Agenda No.: IV.B.
Case No.: HZC2024-6
Staff: Mary Samaniego, Planning Director
Applicant: Michael Marchetti
Request: Certificate of Appropriateness for an addition
Location: 304 Bellevue Drive West

Summary:

The applicant, on behalf of the property owner (Jane Entrekin family), is requesting Certificate of Appropriateness approval for an addition to the existing residence. The specific additions/renovations include an a new screened in porch and addition to the rear, converted attic space with dormers and a two-car garage with a guest suite above. The proposed garage will replace a non-conforming carport on the rear of the residence.

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 0.58 acres (25,040 square feet) and the residence is 3,911 square feet in size.
2. The residence was originally constructed in 1930 and is architecturally designated as Classical Revival. There have been several additions since 1957 according to Sanborn maps.
3. The allowable building area per the Zoning Code is 5,634 square feet with 4,381 square feet proposed.
4. The allowable building footprint of 3,005 square feet with 2,965 square feet proposed.
5. The proposed additions to the rear will increase the overall residence area by 205 square feet.
6. The detached two-car garage and breezeway are considered hardscape according to the Zoning Ordinance. The allowable hardscape per the Zoning Code is 2,003 square feet with 1,895 square feet proposed.
7. The dwelling has been identified in the 1993 historical survey (DV-21463) as having: frame construction type; double-hung windows; one brick chimney; brick foundation; and a gabled asphalt roof.
8. The residence has been in the ownership of the Jane Entrekin family since 1964.
9. There are no accessory structures or features in the rear yard of the property.
10. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
11. The addition does not impact the placement of the structure on the lot regarding Zoning Code compliance.

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 additions:

1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

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

Attachments:

1. Location Map

Nashville / Davidson County Parcel Viewer 304 WEST BELLEVUE DRIVE



February 21, 2024

graphicsLayer2

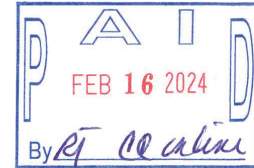
1:2,257
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km

Nashville Maps

Made by: Metro GIS



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-2024-8

FEE: \$1500.00

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 313 Lynnwood Blvd., Nashville, TN 37205

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 or APPLICANT

NAME: Patricia Fonseca (rep. for owners: Drew + Shelton Kitchen)

P. Fonseca: 921B Woodland St. Nashville, TN 37206

ADDRESS: D/S. Kitchen: 313 Lynnwood Blvd, Nashville, TN 37205

EMAIL: patty.fonseca@pfefferlorde.com / dkitchen@maynardnixon.com / shelton.kitchen@gmail.com

PHONE NUMBER: PF: 615-653-6132 / DK: 415-906-9796

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 Georgian

Describe Proposed Work We are requesting approval for a
new Addition which would sit behind the existing
home and would include a garage, primary
bedroom, primary bath, mudroom and stair hall.

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

<u>Window Manufacturer:</u> Marvin Casement	<u>Railings, Columns, Pilasters:</u> painted wood
<u>Window Material:</u> Wood Interior	<u>Chimney Material:</u> stone
<u>Frame Material:</u> Aluminium Clad	<u>Roofing Material:</u> Asphalt Shingle to match existing
<u>Windowsills:</u> Brick rowlock & wood sill	<u>Exterior Doors:</u> Wood, to be painted
<u>Brick, Painted/Natural:</u> Brick, painted to match existing	<u>Eaves/Cornice:</u> Wood trim, to be painted
<u>Brick/Stone Thickness:</u> Standard brick - 3 1/2" Full depth stone veneer @ water table	<u>Gutters:</u> to match existing
<u>Clapboard Material:</u> N/A	<u>Gutter Dimensions:</u> to match existing
<u>Clapboard Dimensions/Reveal:</u> N/A	

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- 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.

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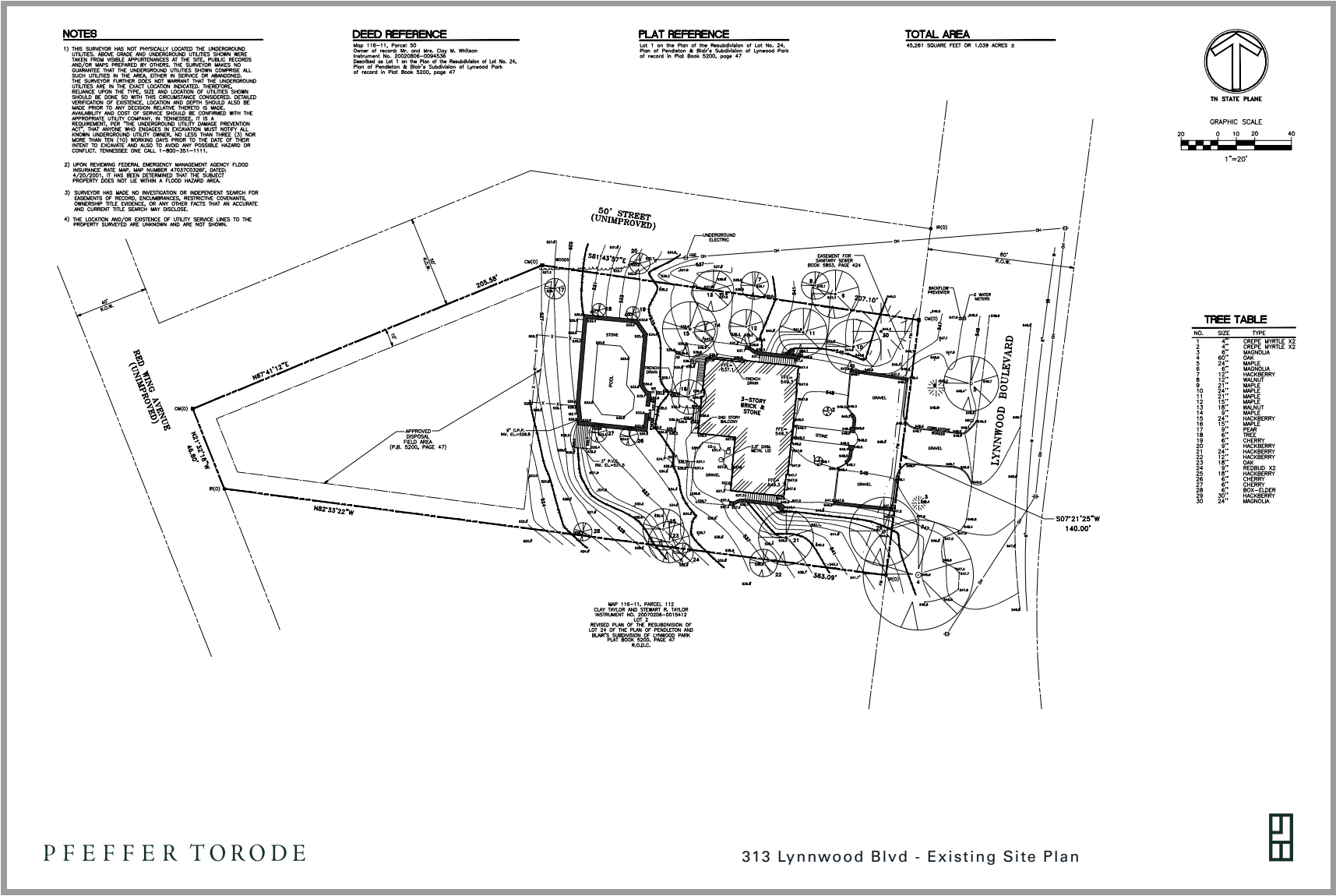
Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court.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

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Applicant/Property Owner Signature: Patricia Fonseca Date: 2/14/2024

Kitchen Residence

02 / 16 / 2024





A. 312 Lynnwood Blvd



B. 310 Lynnwood Blvd



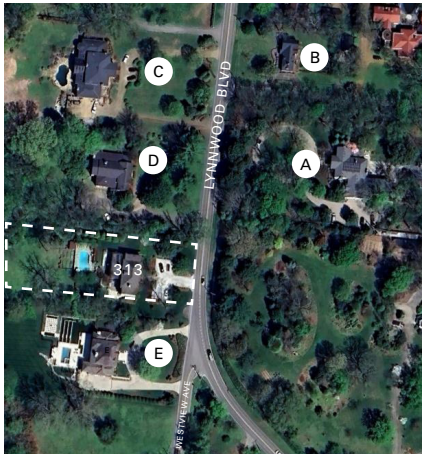
C. 309 Lynnwood Blvd



D. 311 Lynnwood Blvd



E. 301 Westview Ave



Context Map

PFEFFER TORODE

313 Lynnwood Blvd - Neighboring Residences





Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation



Existing Side Elevation



Existing Courtyard

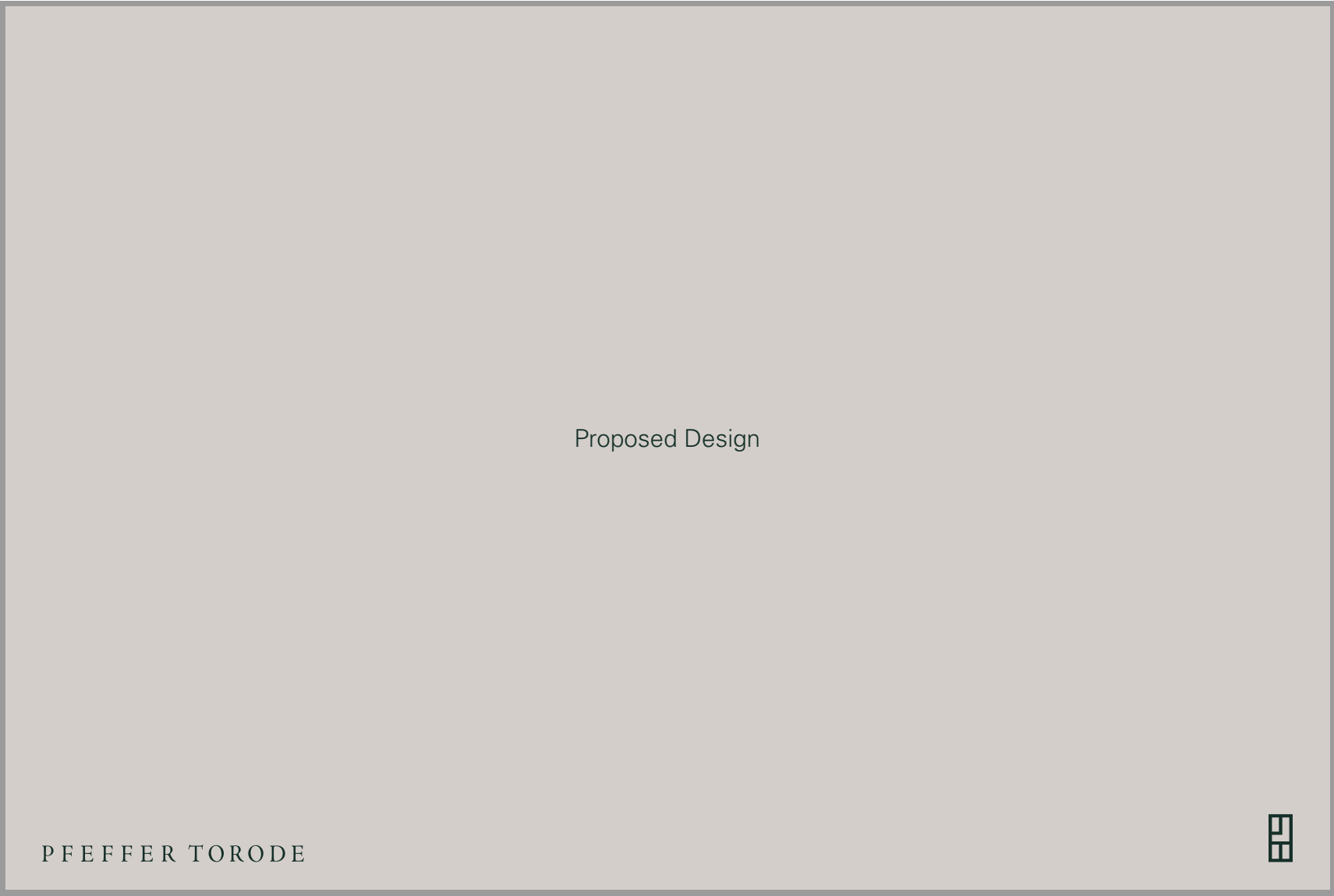


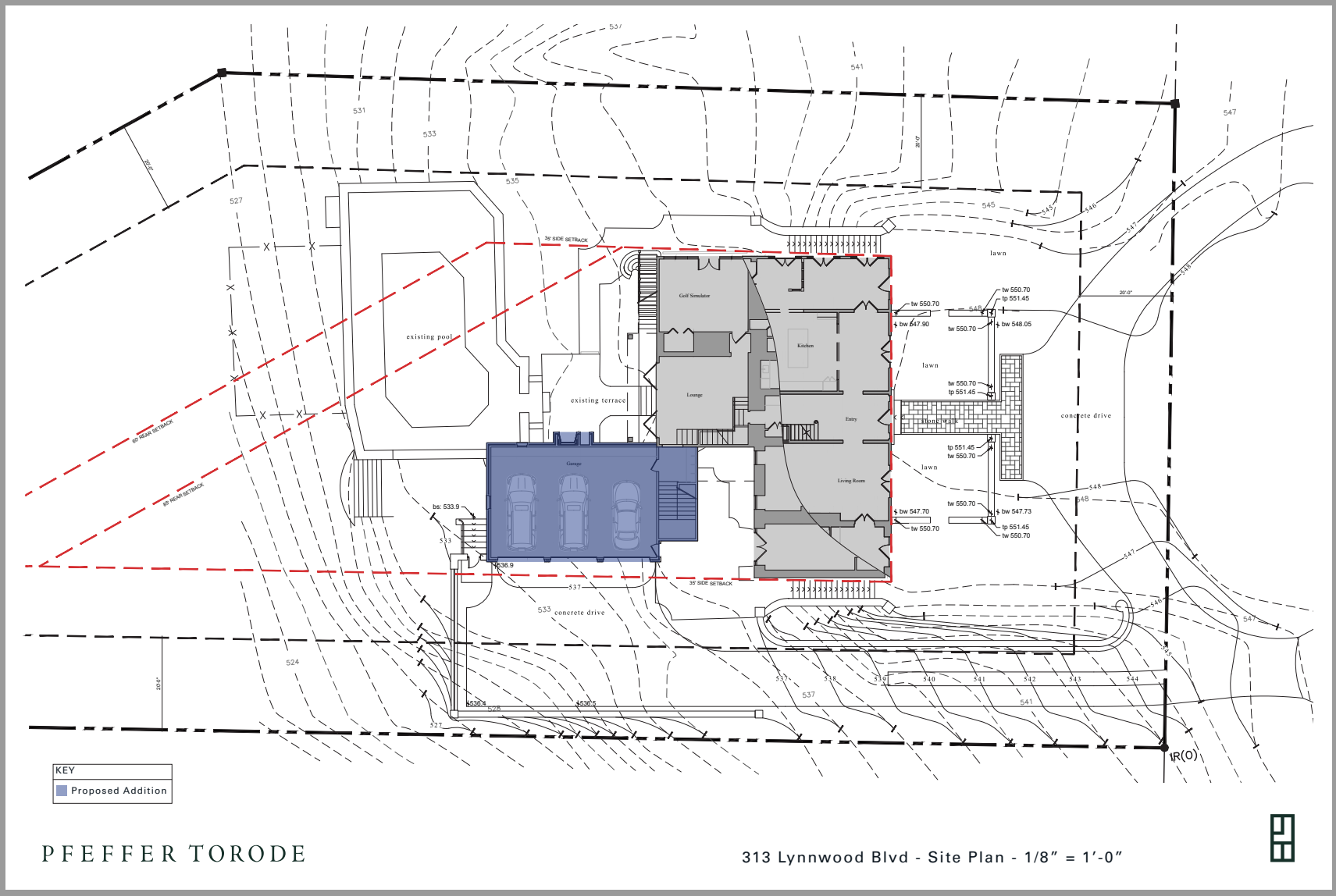
Existing Entry Sequence

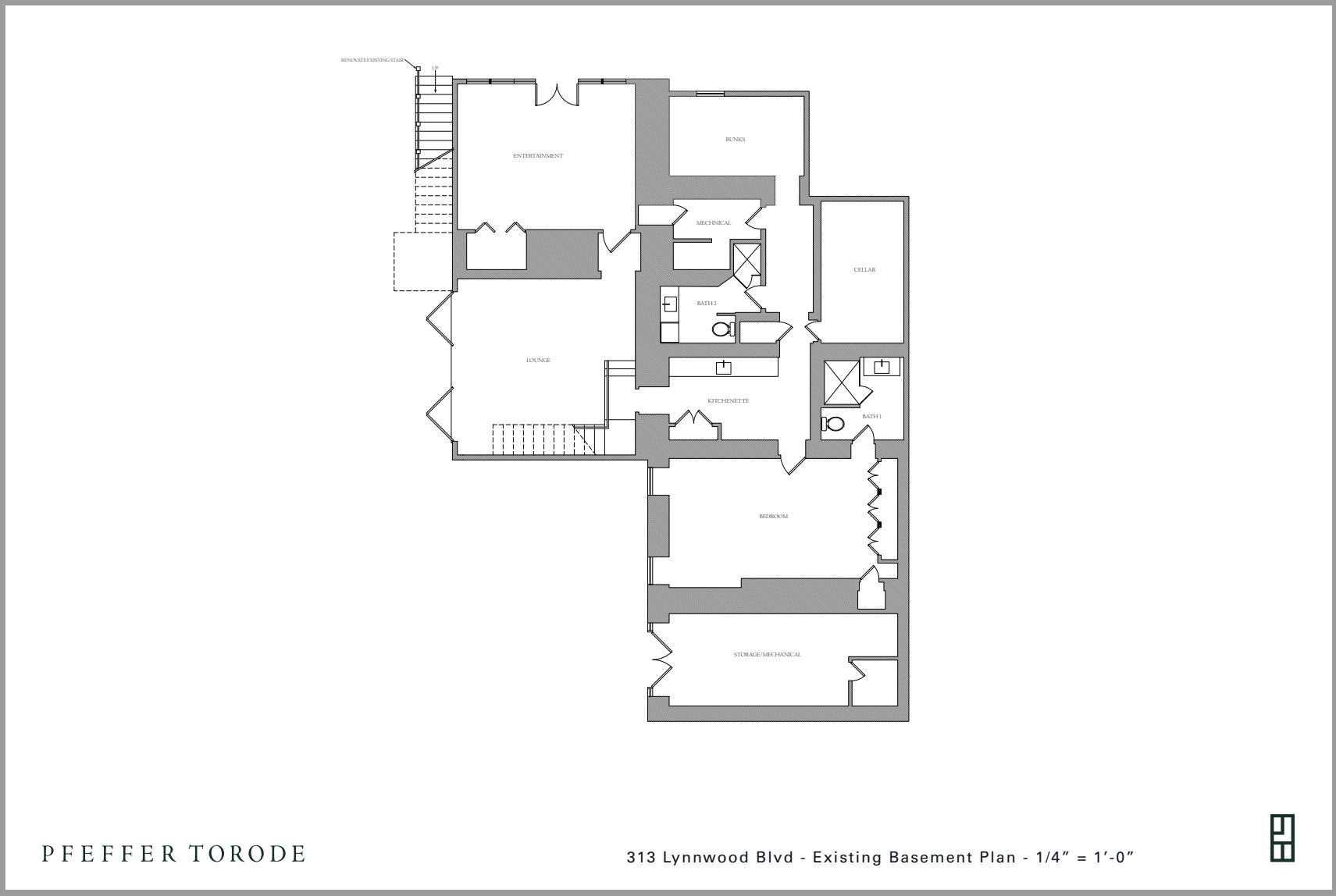
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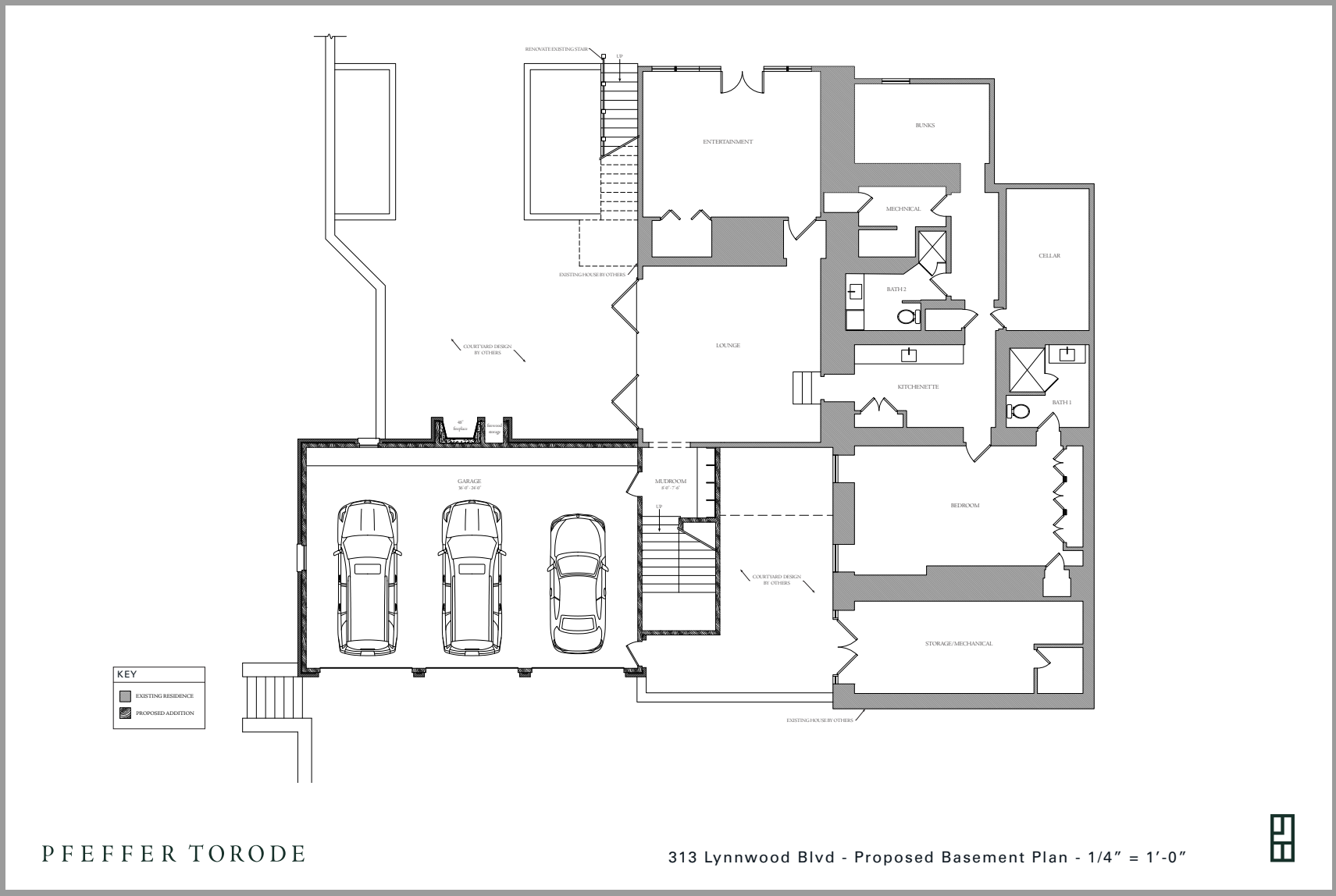
313 Lynnwood Blvd - Existing Conditions

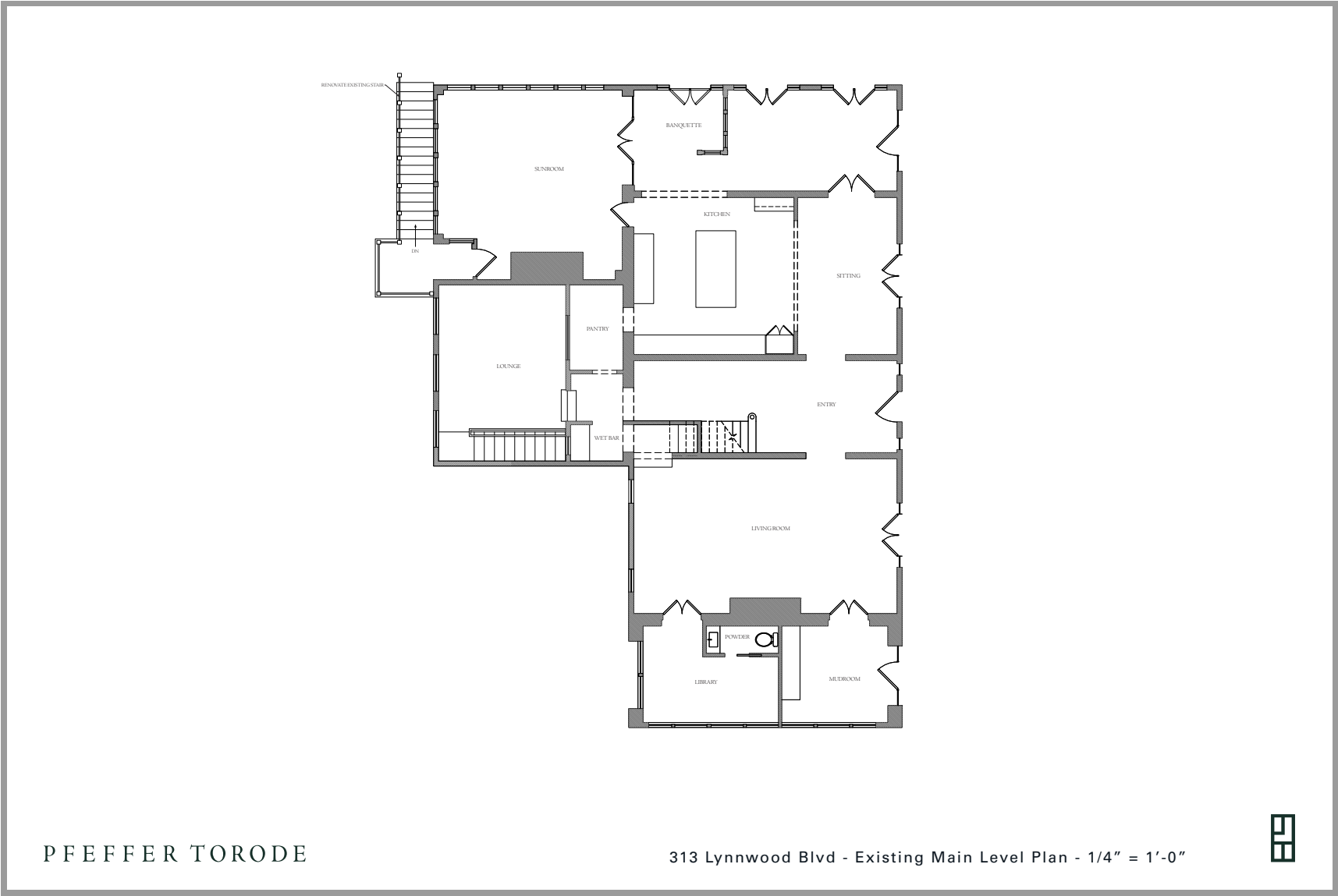


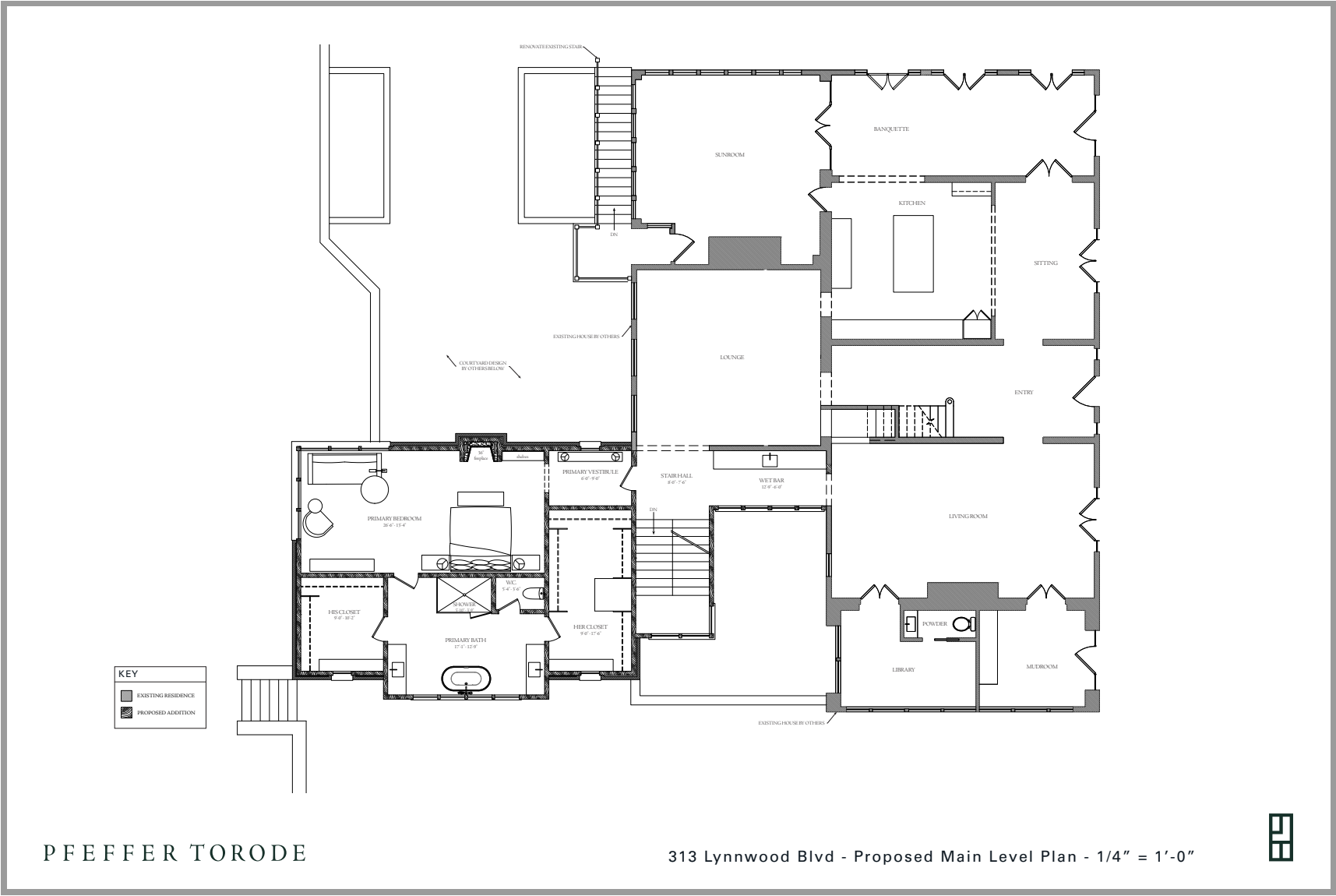














PFEFFER TORODE

313 Lynnwood Blvd - Existing Upper Level Plan - 1/4" = 1'-0"

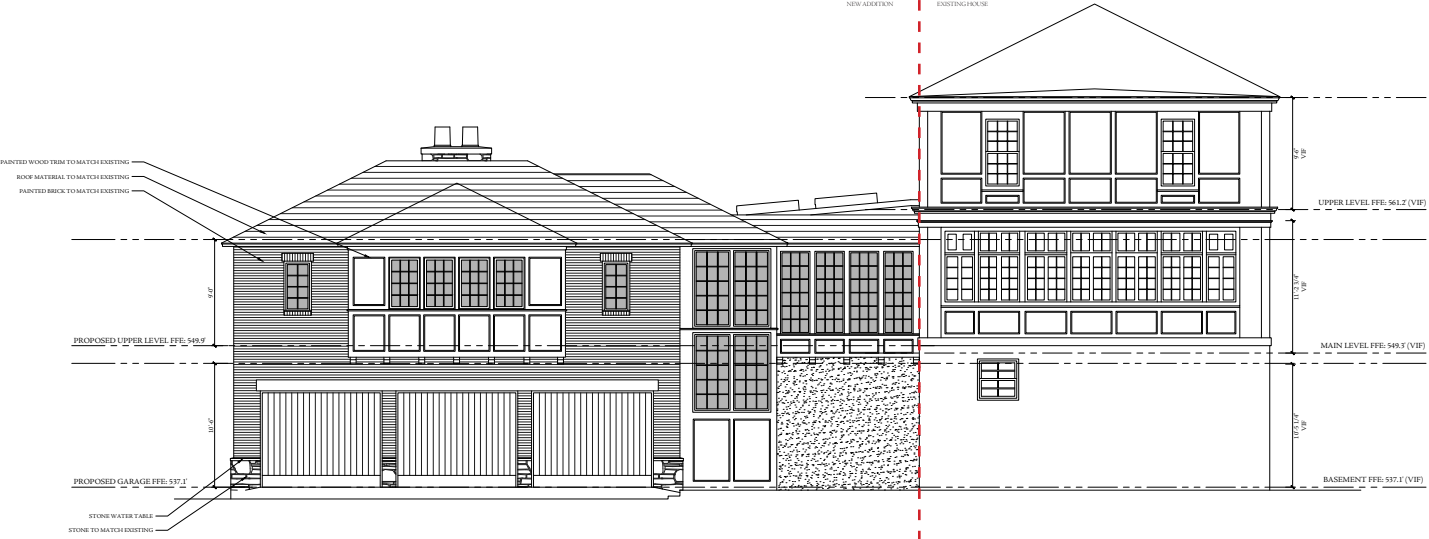




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313 Lynnwood Blvd - Proposed Rear Elevation - 1/4" = 1'-0"

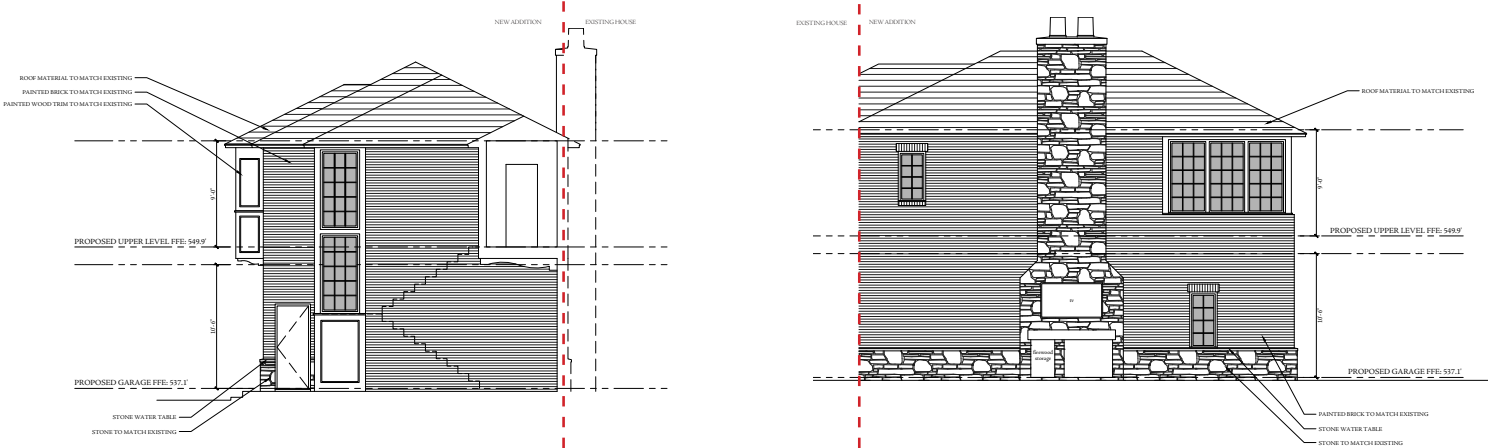




PFEFFER TORODE

313 Lynnwood Blvd - Proposed Side Elevation - 1/4" = 1'-0"

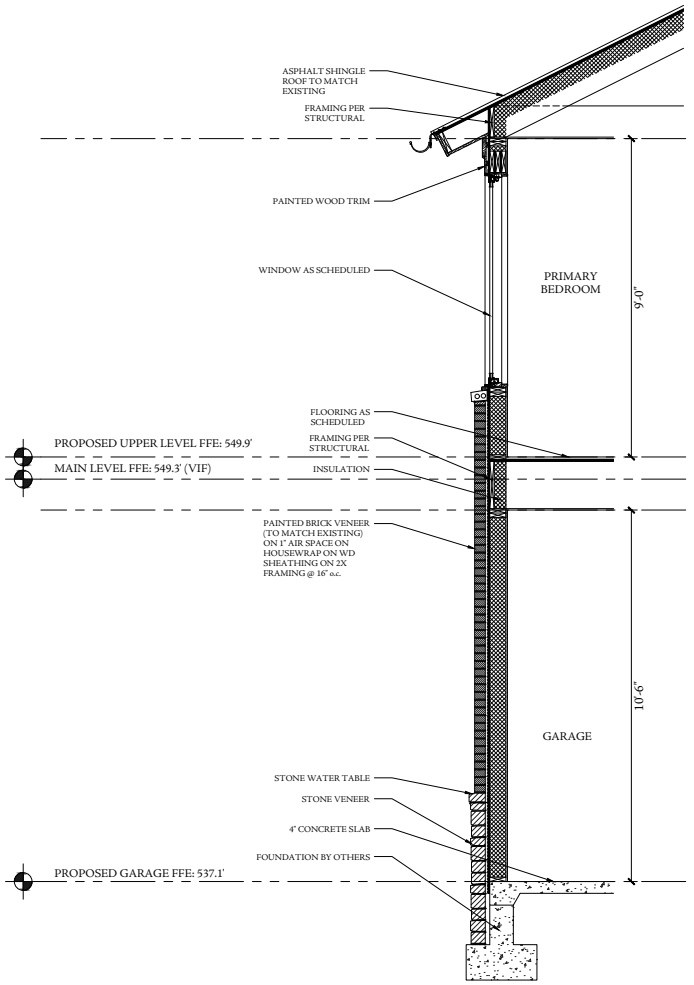
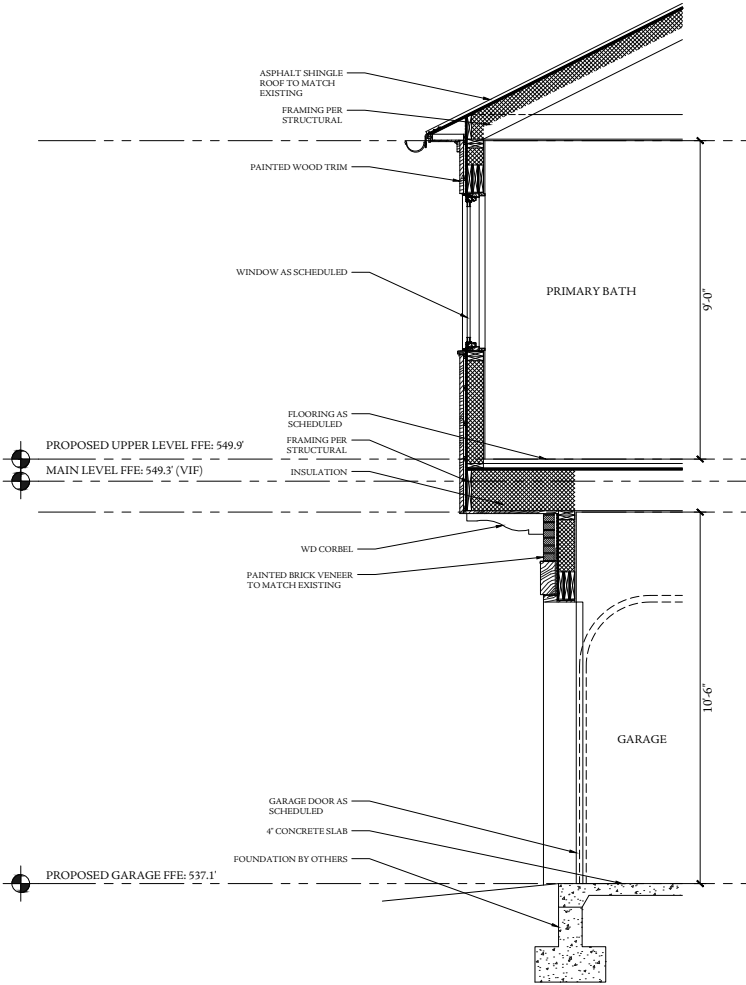




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313 Lynnwood Blvd - Proposed Front & Side Elevations - 1/4" = 1'-0"

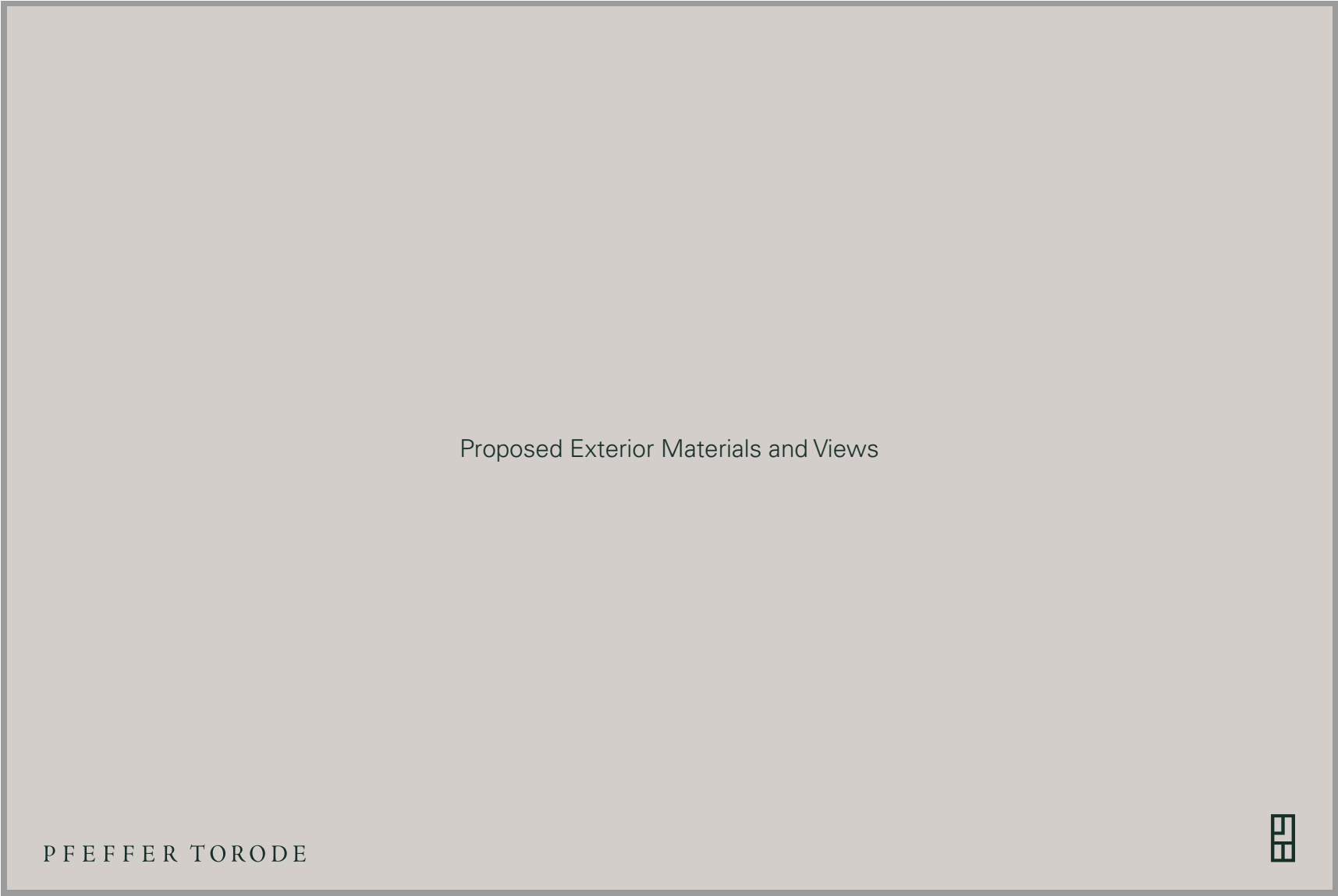




PFEFFER TORODE

313 Lynnwood Blvd - Wall Sections - 3/4" = 1'-0"







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313 Lynnwood Blvd - Inspiration Images





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313 Lynnwood Blvd - Courtyard View





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313 Lynnwood Blvd - Connector View





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313 Lynnwood Blvd - Primary Bath & Garage View



Staff Report

Agenda No.: IV.C.
Case No.: HZC2024-8
Staff: Mary Samaniego, Planning Director
Applicant: Patricia Fonseca
Request: Certificate of Appropriateness for an addition
Location: 313 Lynwood Boulevard

Summary:

The applicant, on behalf of the property owners (Drew and Shelton Kitchen), is requesting Certificate of Appropriateness approval for an addition to the existing residence. The specific additions/renovations include an attached garage and additional living space.

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 1.04 acres (45,261 square feet) and the residence is 5,165 square feet in size.
2. The residence was originally constructed in 1920 and is architecturally designated as Georgian. There have been several additions to the residence since 1957 according to Sanborn maps.
3. The allowable building area per the Zoning Code is 8,871 square feet with 6,387 square feet proposed.
4. The allowable building footprint of 5,431 square feet with 4,211 square feet proposed.
5. The proposed addition to the rear will increase the overall residence area by 1,222 square feet.
6. The dwelling has been identified in the 1993 historical survey (DV-22011) as having: brick construction type; one brick chimney; brick foundation; and a hip asphalt roof.
7. The residence was originally owned by the Dallas V. Johnson family, later to Lanny Neal, and then to Andrew Spurgeon. The property has had over eight different owners over the decades.
8. There is a swimming pool and potting shed in the rear yard of the property.
9. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
10. The addition does not impact the placement of the structure on the lot regarding Zoning Code compliance.

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.

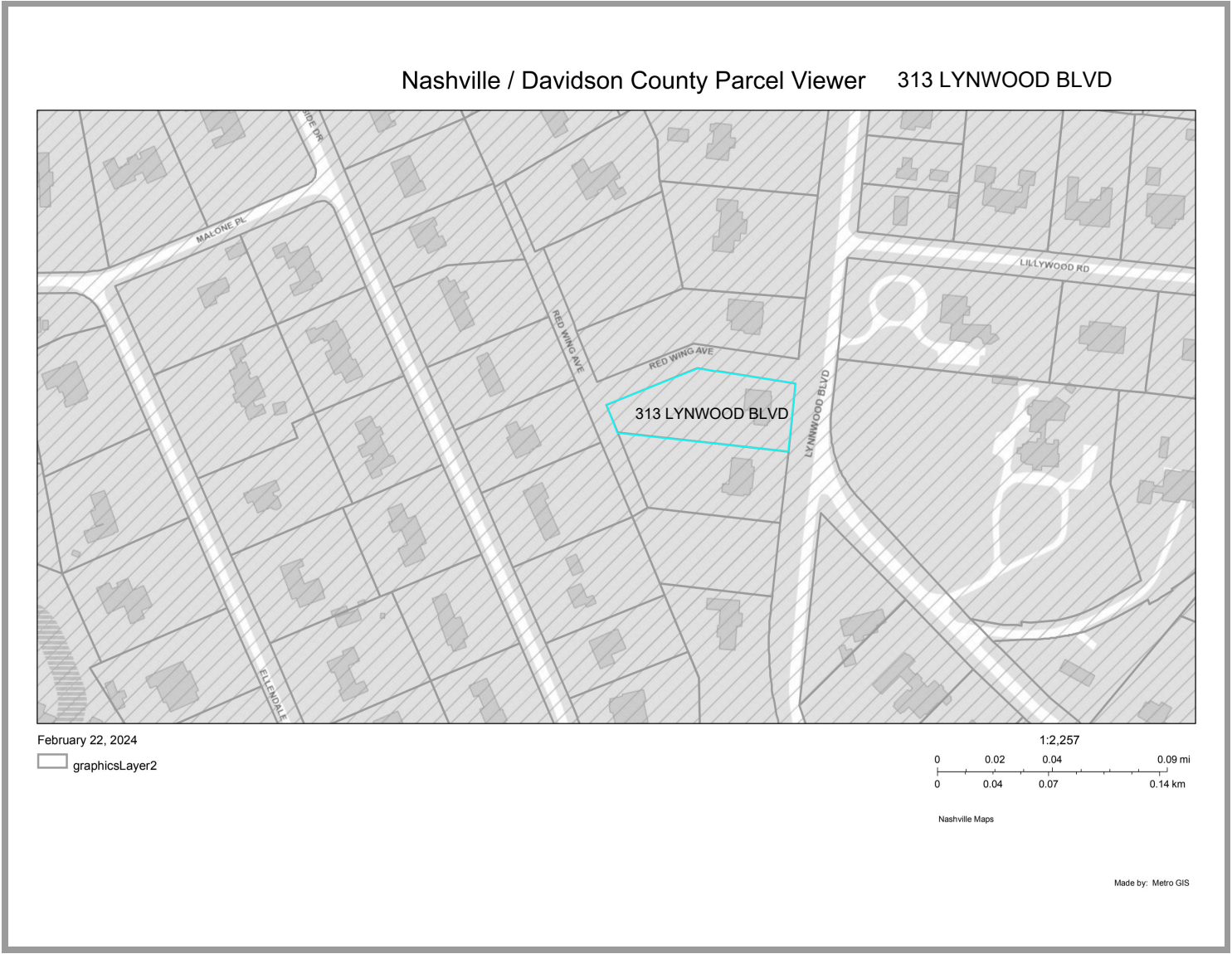
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

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

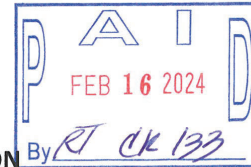
Attachments:

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 2024-7 FEE: \$2,000 New Construction

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 402 West Brookfield Avenue

AGE/YEAR OF STRUCTURE: 130 09 0 138 PROPERTY OF SIGNIFICANCE (1901-1939) ☐ YES
PROPERTY OF CONSERVATION (1940-2000) ☐ YES
PROPERTY LESS THAN 50 YEARS ☐ YES

PROPERTY OWNER or APPLICANT

NAME: Rankin & Bill McGugin

ADDRESS: 204 Sunnyside Drive, Nashville TN 37205

EMAIL: bill@reitig.com

PHONE NUMBER: 615-467-7600

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 Georgian

Describe Proposed Work

New construction of a Georgian architectural style home. Identifying features: The Georgian house is usually a simple two story box, with doors and windows in strict symmetry. Principal subtype of side gabled roof, found in 40 percent of surviving Georgian houses. The exterior will be clad in brick, slate roof, with the cornice emphasized by decorative molding. The front elevation is lined with columns and pilasters with a centered paneled front door. Windows will be double hung with typical Georgian divided lites accented by shutters at the second floor. Please see material & color inspiration for insight to exterior colors.

Demolition of existing residence has been previously approved by HZC.

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:

Marvin or eq.

Window Material:

Wood & Alum. Clad

Frame Material:

Wood & Alum. Clad

Windowsills:

Painted Brick & Limestone

Brick, Painted/Natural:

Painted Brick

Brick/Stone Thickness:

4" thickness

Clapboard Material:

N/A

Clapboard Dimensions/Reveal:

N/A

Railings, Columns, Pilasters:

Metal, Wood, & Limestone

Chimney Material:

Brick & Limestone

Roofing Material:

Slate, to be confirmed

Exterior Doors:

Wood & Alum. Clad

Eaves/Cornice:

Painted wood

Gutters:

half round lead coated copper

Gutter Dimensions:

6"

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: William A. McGugin

Date: 2-13-24

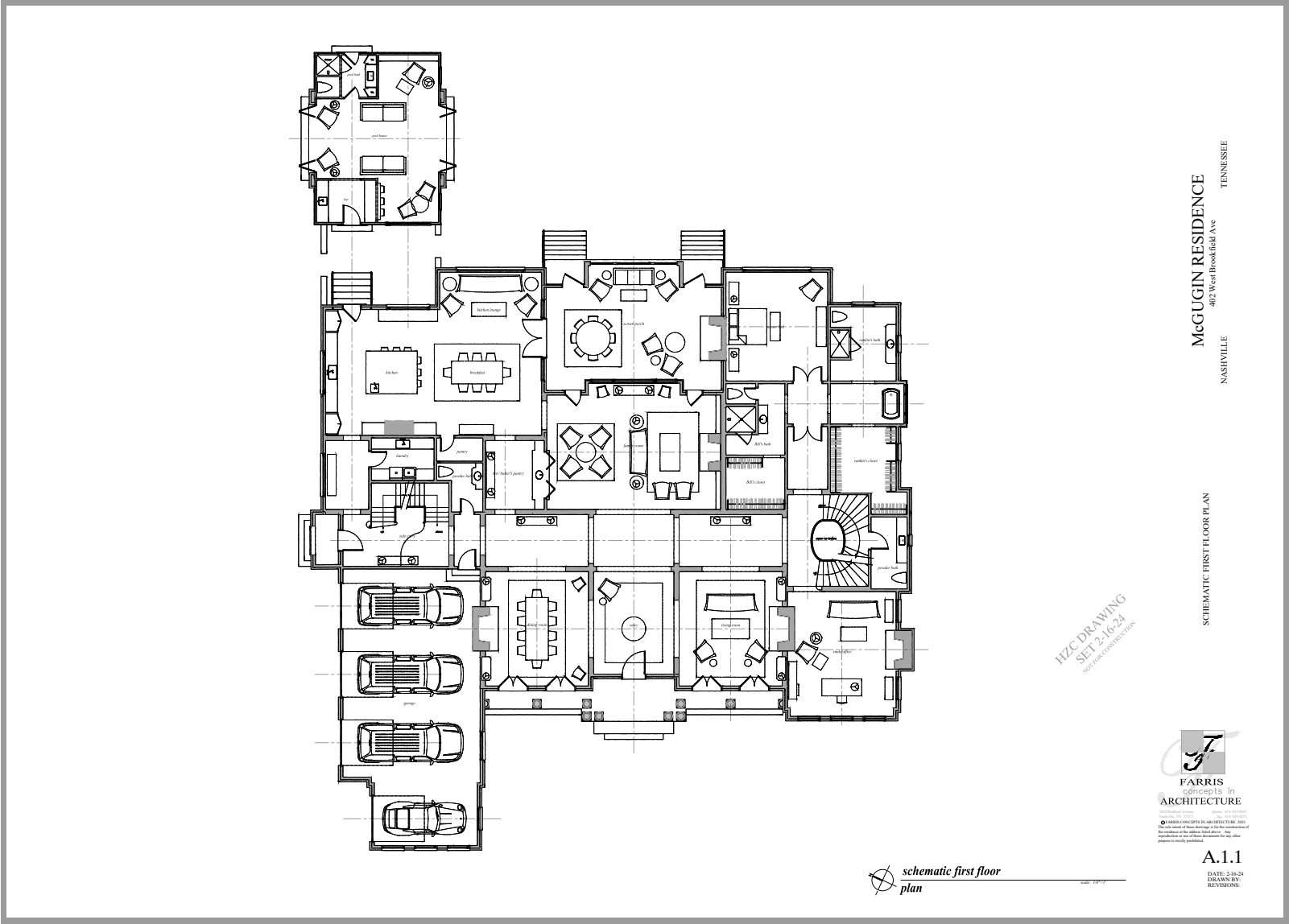


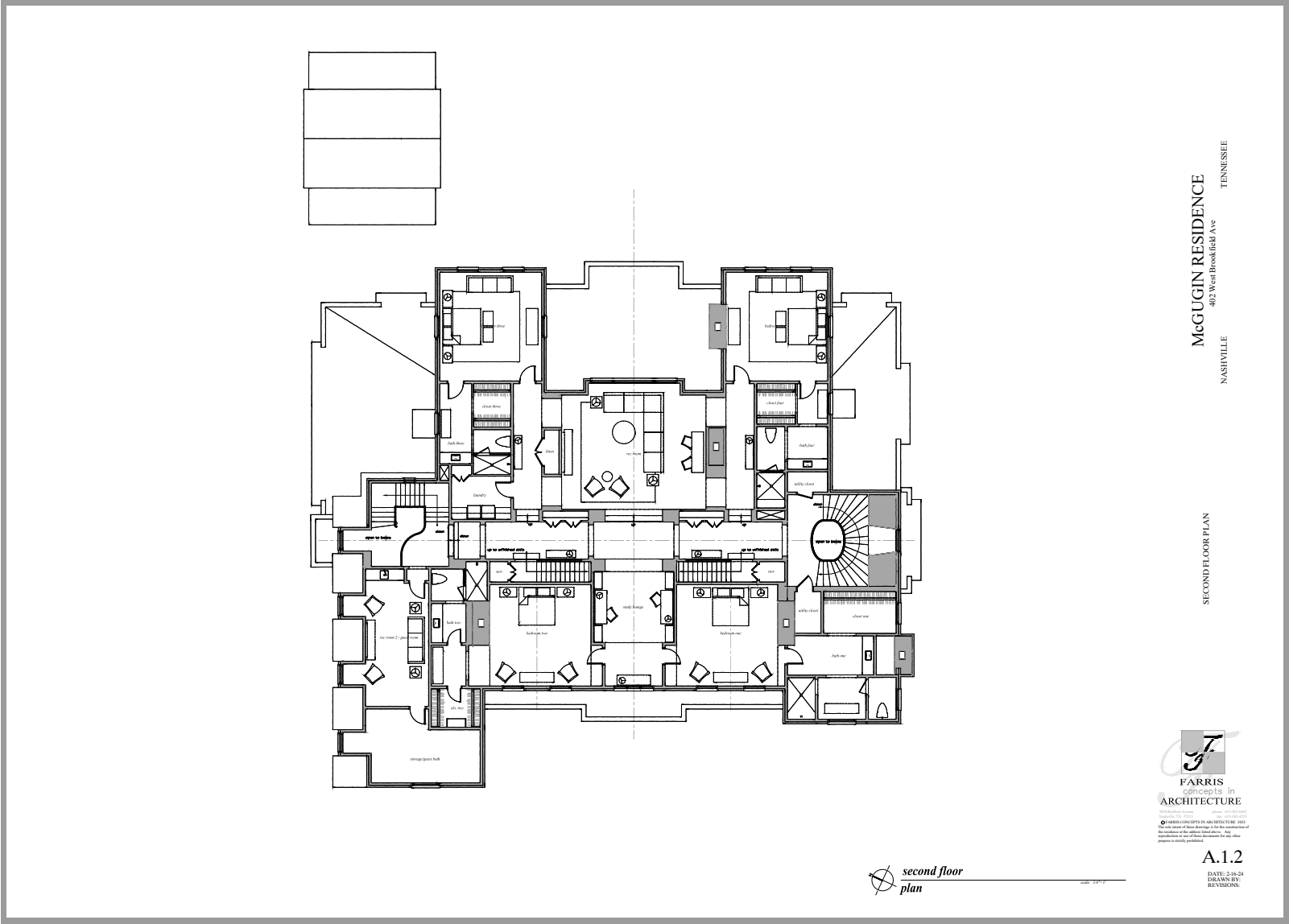
402 West Brookfield Avenue

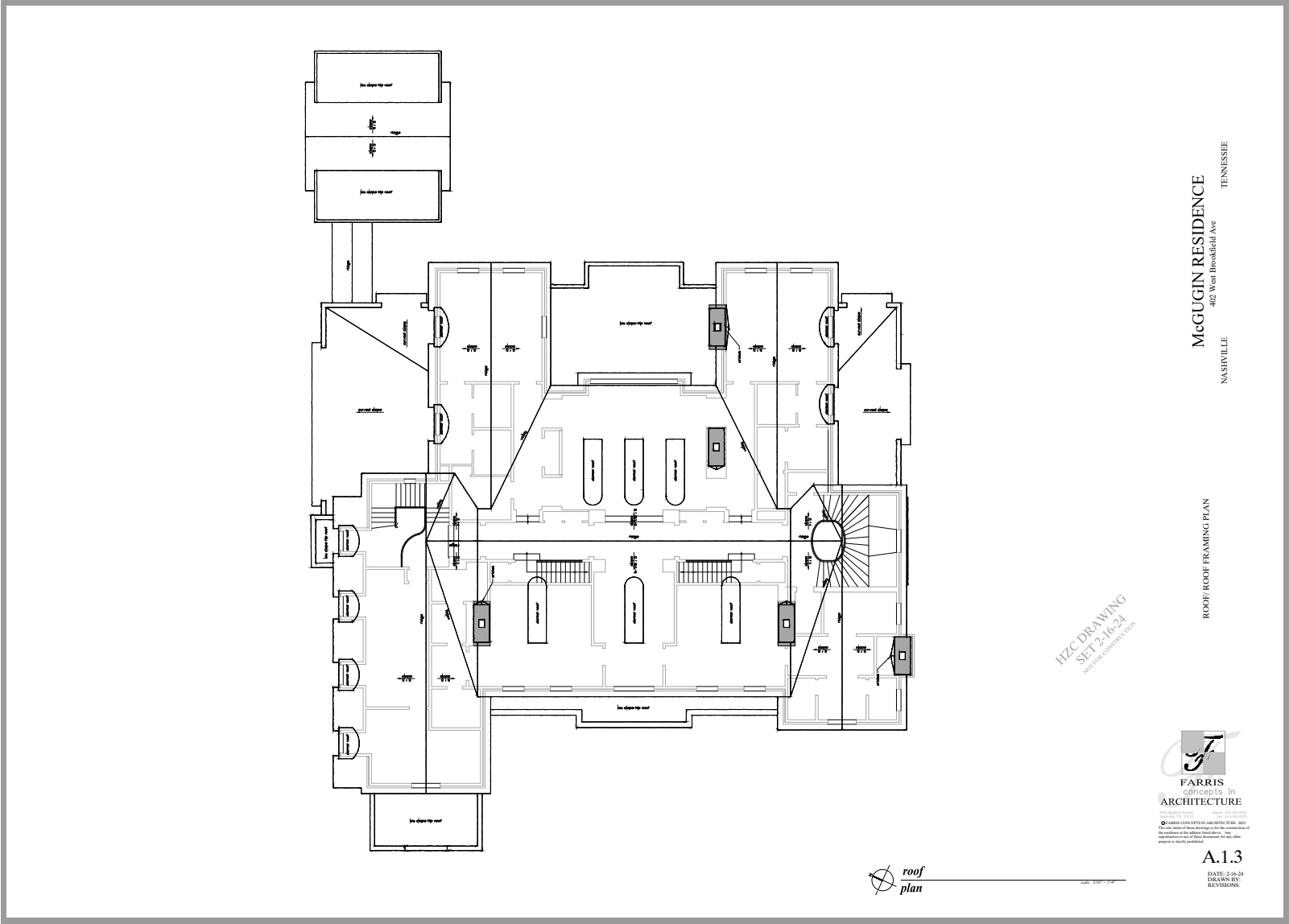


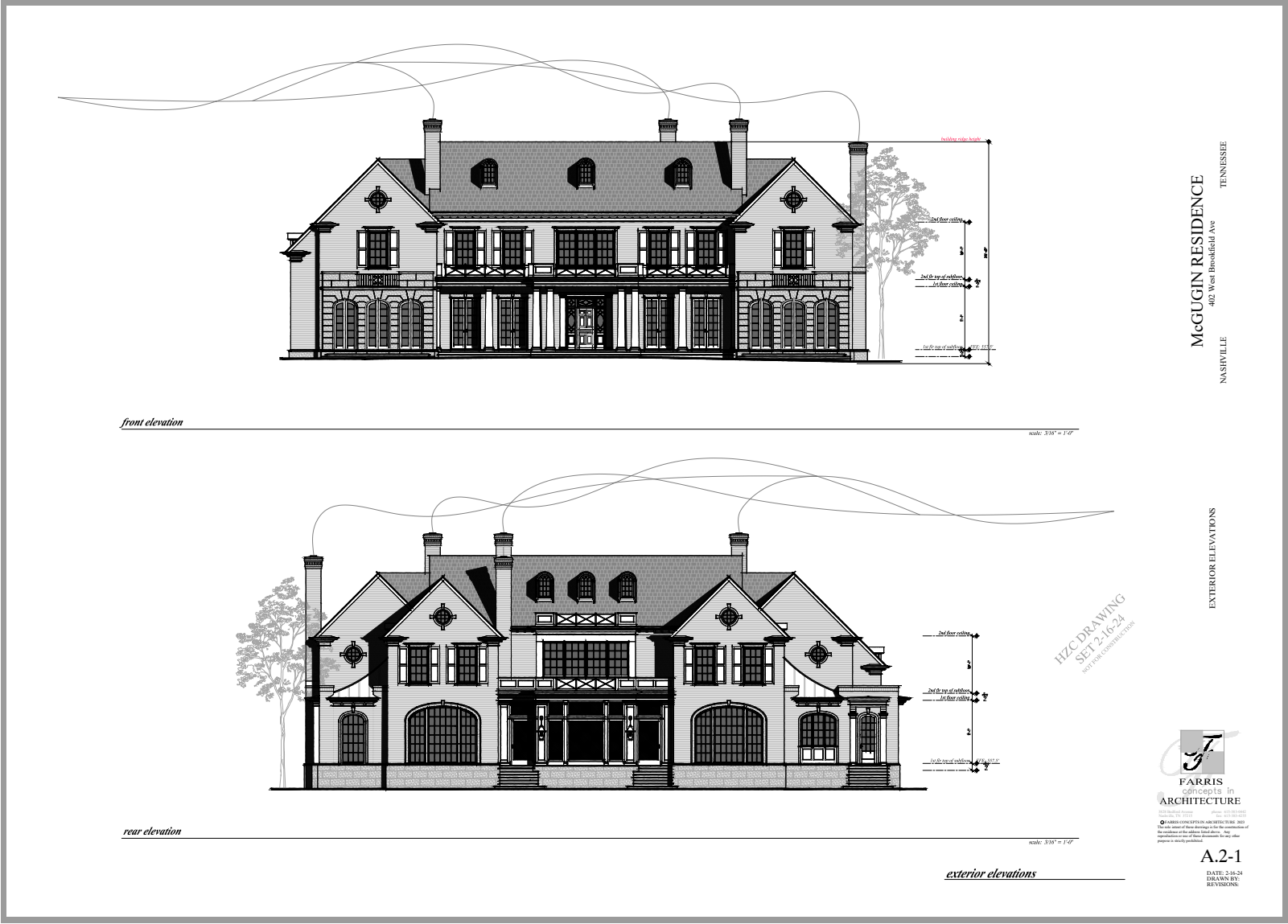




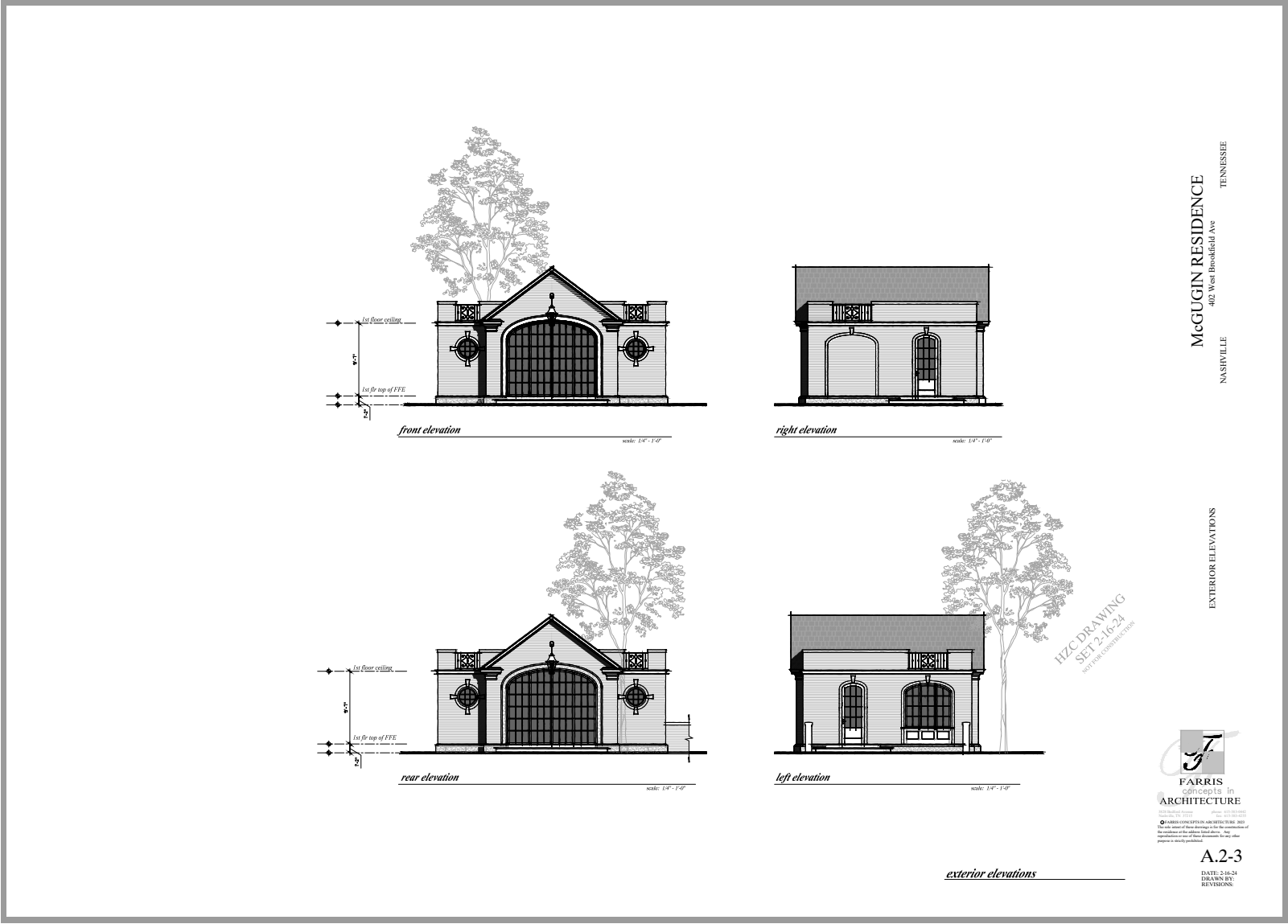














McGUGIN RESIDENCE
402 West Brookside Ave
NASHVILLE
TENNESSEE

EXTERIOR RENDERINGS

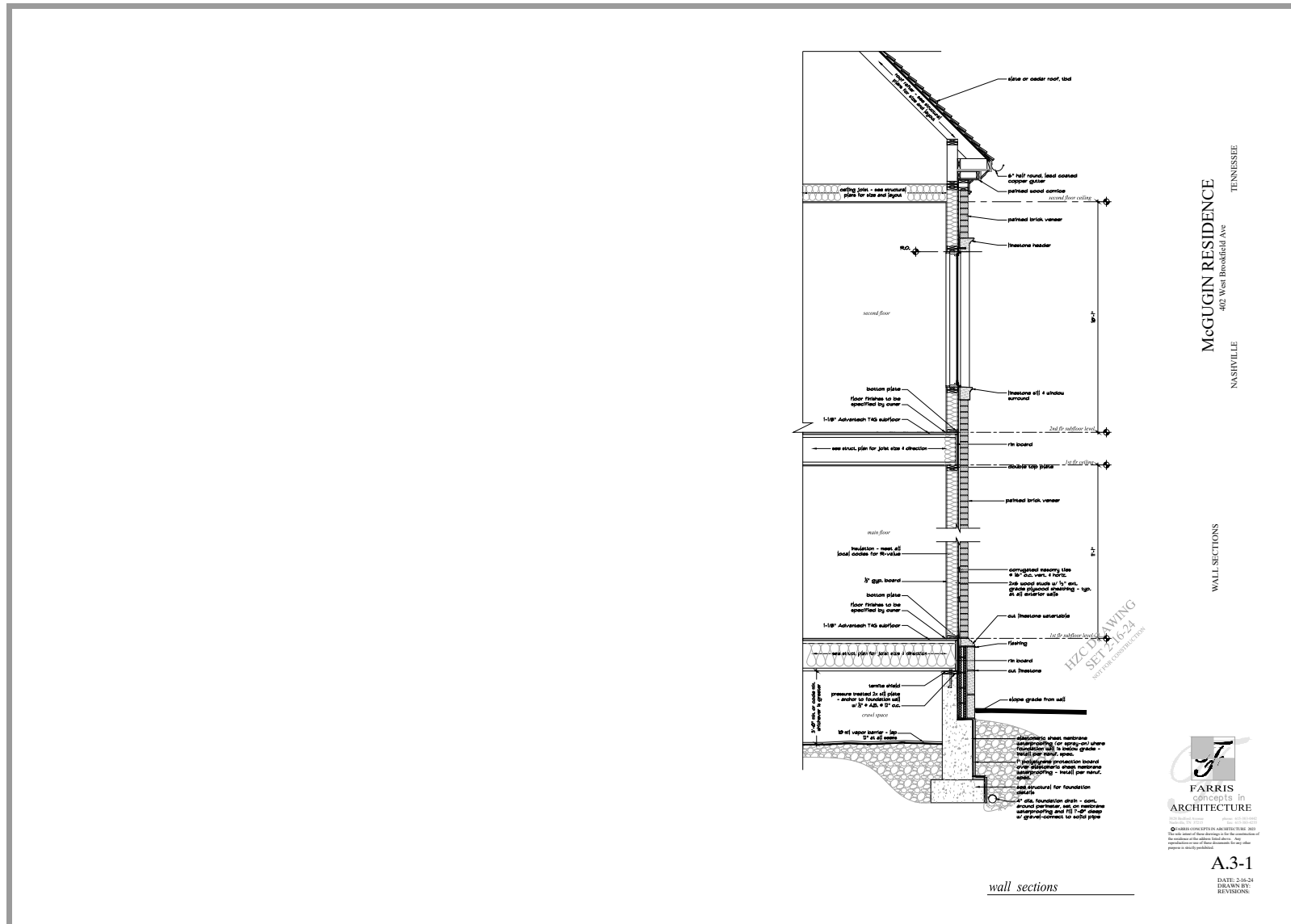


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A.2-4
DATE: 2-16-24
DRAWN BY:
REVISIONS:

exterior renderings



existing residence at 402 West Brookfield Avenue



McGUGIN RESIDENCE
402 West Brookfield Ave
NASHVILLE
TENNESSEE

detached garage



EXISTING PROPERTY

HZC DRAWING
SET 2-16-24
NOT FOR CONSTRUCTION



A-4.1
DATE: 2-16-24
DRAWN BY:
REVISIONS:

existing property

1114 Nichol Lane



401 West Brookfield Avenue



403 West Brookfield Avenue



404 West Brookfield Avenue



405 West Brookfield Avenue



McGUGIN RESIDENCE
402 West Brookfield Ave
NASHVILLE
TENNESSEE

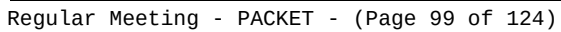
NEIGHBORHOOD PROPERTIES

HZC DRAWING
SET 2-16-24
NOT FOR CONSTRUCTION


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A-4.2
DATE: 2-16-24
DRAWN BY:
REVISIONS:

neighborhood properties















LANDSCAPE ARCHITECTURAL CONSTRUCTION SUBMITTAL FOR

402 WEST BROOKFIELD DRIVE - NASHVILLE, TENNESSEE

MC GUGIN RESIDENCE

1. SCHEMATIC LANDSCAPE MASTER PLAN (1/16" = 1'-0")

2. TOPOGRAPHICAL SURVEY (1"=20'-0")

3. BUILDING ENVELOPE PLAN (1/16" = 1'-0")

4. TREE REMOVAL/REPLACEMENT PLAN (1/16" = 1'-0")

5. LAND TO BUILDING RATIO PLAN (1/16" = 1'-0")

6. GRADE CHANGE PLAN (1/16" = 1'-0")

7. ELEVATIONS AND DETAILS (FRONT ELEVATIONS - POOL ENCLOSURE WALLS)

8. ELEVATIONS AND DETAILS (POOL EQUIPMENT ENCLOSURE FENCE ELEVATION)

9. AREA CALCULATIONS PLAN (1/16"=1'-0")

A.2-1. ELEVATIONS AND DETAILS - POOL HOUSE

LANDSCAPE ARCHITECTURAL CONSTRUCTION SUBMITTAL FOR

402 WEST BROOKFIELD DRIVE - NASHVILLE, TENNESSEE

MC GUGIN RESIDENCE

1 December 2023

MC GUGIN RESIDENCE

KAISER TRAUER

LANDSCAPE ARCHITECTS

4010 HARRISON PARK DRIVE S.W.

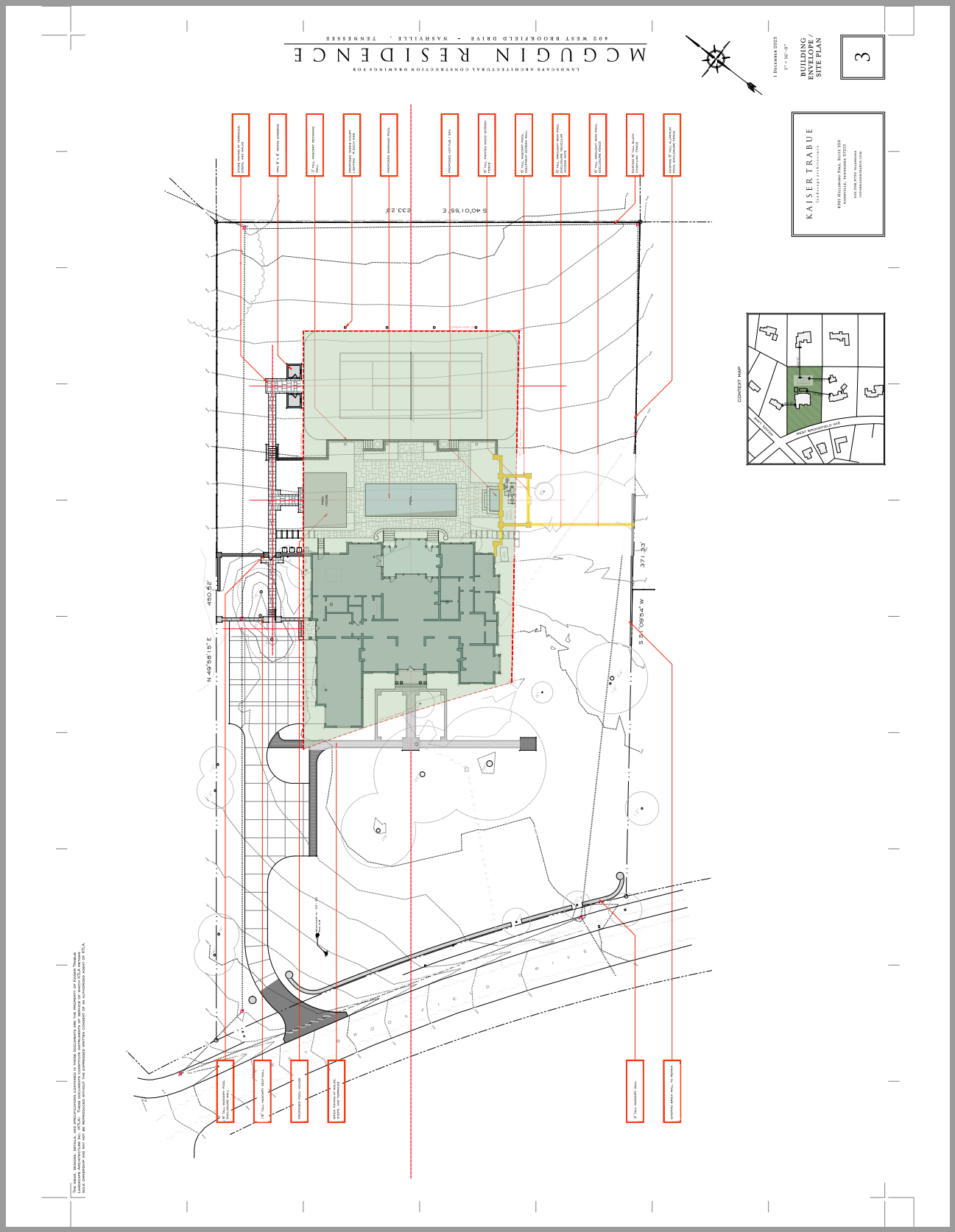
NASHVILLE, TENNESSEE 37209

615.266.8800

KAISERTRAUER.COM

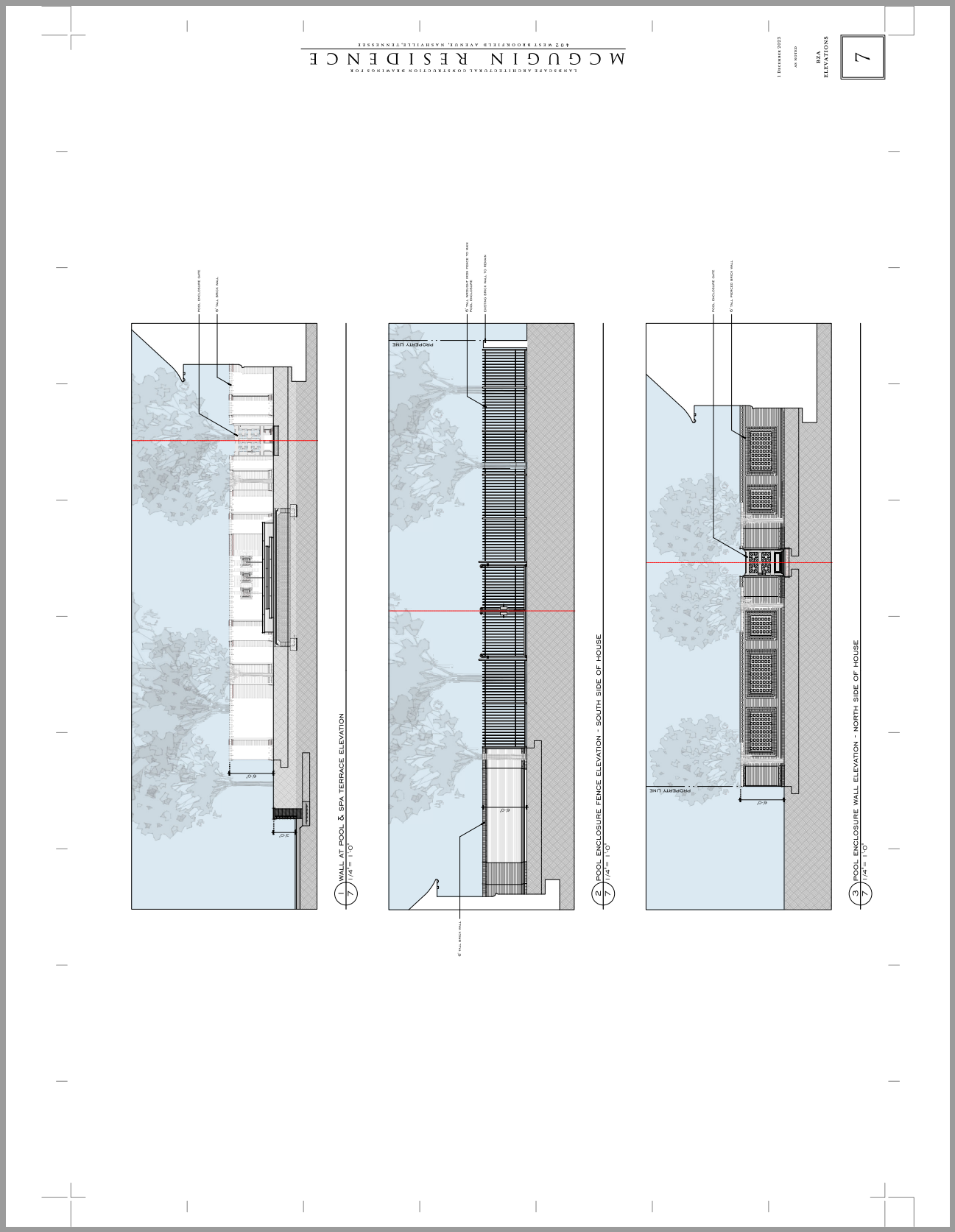


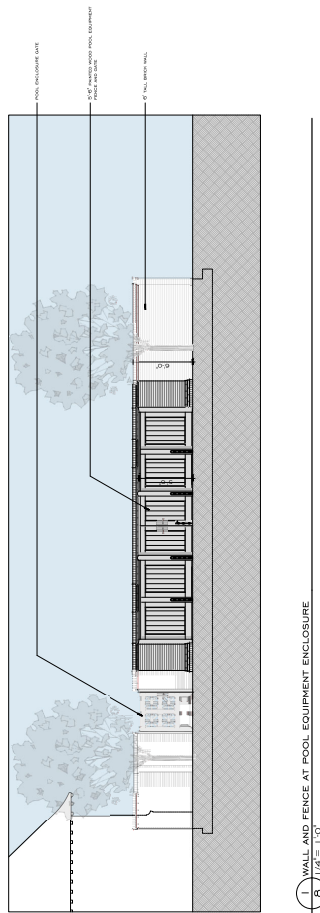


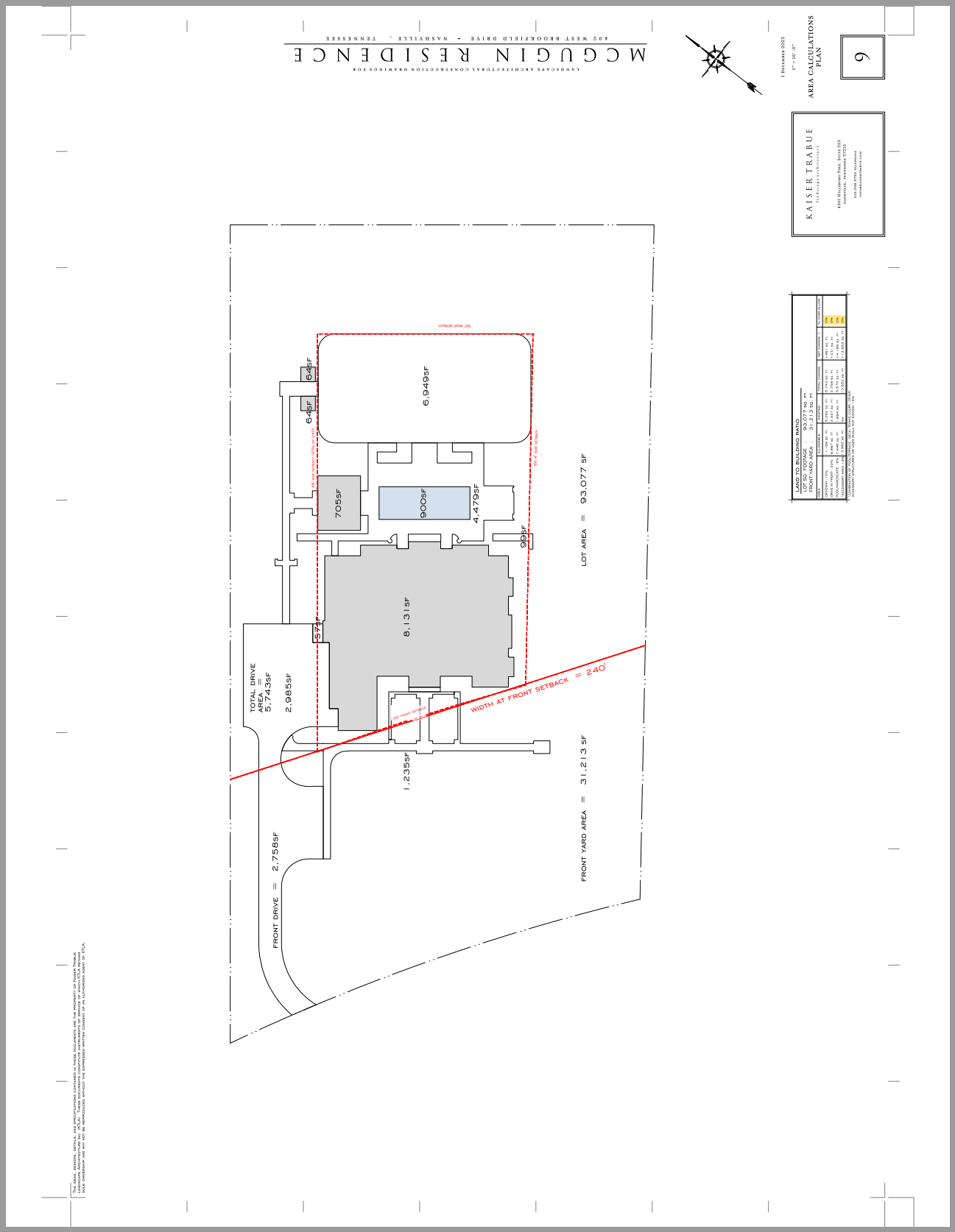


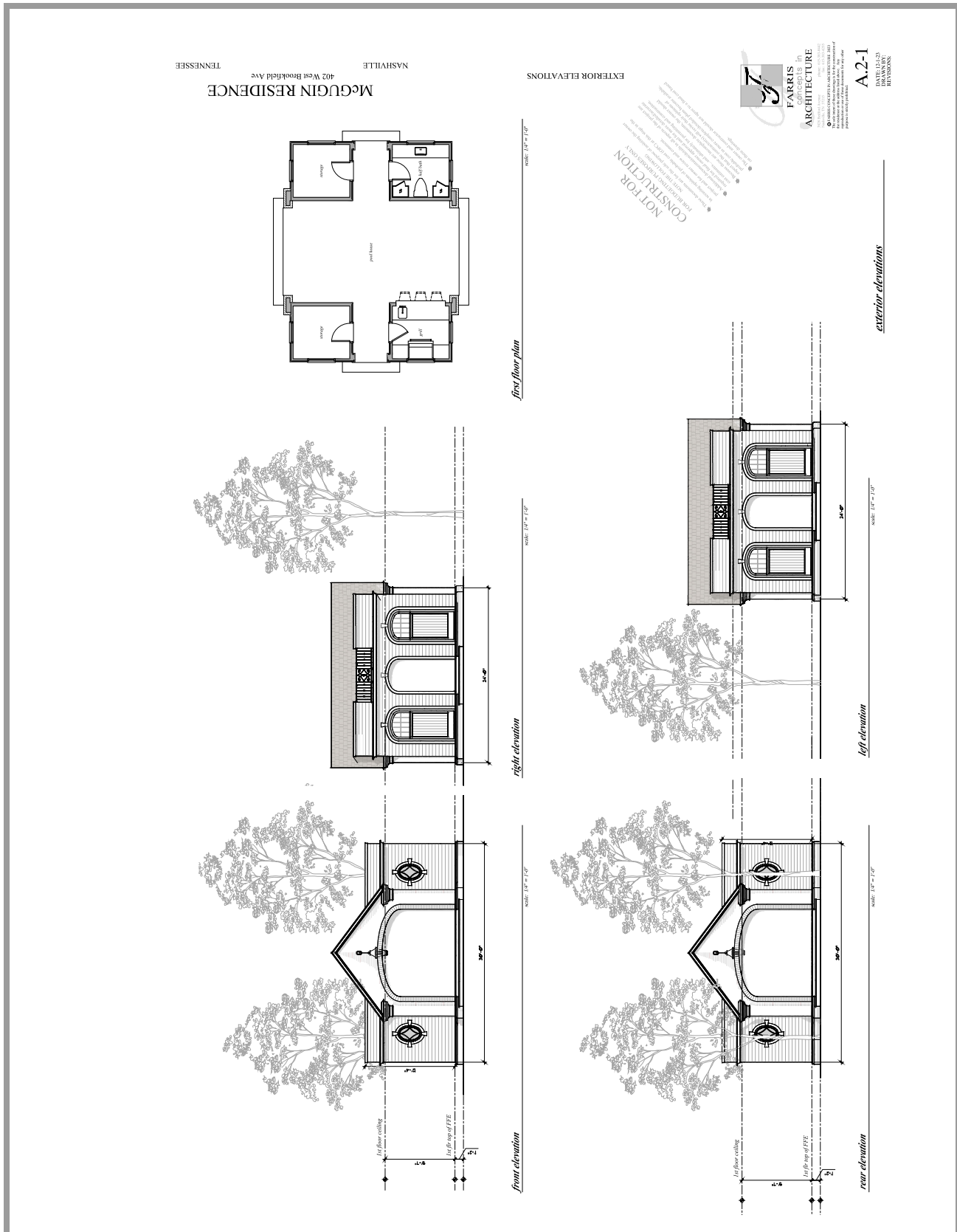














CITY OF BELLE MEADE BUILDING PERMIT APPLICATION

PERMIT # _____

PROJECT ADDRESS: 402 West Brookfield Ave. _____

OWNER NAME (LAST) McGugin (FIRST) Bill PHONE # 615-8383-0442

CONTRACTOR: _____ PHONE # _____

APPLICANT'S E-MAIL ADDRESS: ron@farrisarchitecture.com

CONTRACTOR LICENSE # _____ WORKERS COMP. # _____

DESCRIBE WORK

CHECK ALL THAT APPLY: ☒ SINGLE FAMILY ☐ ADDITION ☒ POOL ☒ POOL HOUSE ☐ OTHER
☐ INTERIOR RENOVATION ☐ EXTERIOR RENOVATION ☐ REPAIR ☐ INTERIOR DEMO ☐ TERRACE ☐ DECK ☐
☐ SPA ☐ FENCE ☐ MASONRY WALL ☐ DRIVEWAY ☐ OUTDOOR FIREPLACE

SQUARE FOOTAGE: _____ ESTIMATED CONSTRUCTION COST: _____

ACTUAL COST: _____ PERMIT FEE: _____

LOT SQUARE FEET: 93,077 TAKE TOTAL ACREAGE AND MULTIPLY BY 43,560

		ALLOWABLE	EXISTING	NET CHANGE + OR -	TOTAL WITH CHANGE	% OVER ALLOWABLE
FOOTPRINT	12%	11,169			8,306	
ESTATE A	8%					

F.A.R. x LOT SQ. FT.

*FAR IS ALL ENCLOSED COVERED STRUCTURES, MEASURED TO THE OUTSIDE WALLS, AND WILL INCLUDE ATTIC FLOOR SPACE AT A HEIGHT OF 5'6" AND ABOVE, ACCESSIBLE OR NOT. DOES NOT INCLUDE BASEMENTS OR GARAGE UNDER HOUSE.

LOTS	<40,000 x .225					
LOTS	>40,000 x .196	18,243				

FAR TOTALS

FIRST FLOOR- 7,129 SECOND FLOOR- 6,050 GARAGE- 1,177 5'6" ATTIC- 2,325 TOTAL= 16,681

ROOF AREA <6/12 PITCH 30% _____

DRIVEWAY	12%					
Front yard is figured from front property line to the front building line						
DRIVE IN FRONT	22%					

HARDSCAPE +POOL 8% _____

*HARDSCAPE INCLUDES PORCHES, TERRACES, SCREENED PORCHES OPEN TO THE ELEMENTS, COVERED HARDSCAPE ALSO COUNTS AS FOOTPRINT

POOL 2% OF LOT _____

ACCESSORY AREA 15% _____

*COMBINATION OF POOL / TERRACE, DECK, TENNIS COURT AND OTHER ACCESSORY STRUCTURES OR USES, 15%.

☐ Submit all plans and documents (PDF) to: inspector@citybellemeade.org
☐ Show proposed structure in shaded area ☐ Show distance from street to each house used to determine front setback.

☐ Show any detached structures with all elevations ☐ Landscape design if needed. ☐ Distance from pool to neighbors.

☐ Survey of lot showing highlighted building envelope with lot square footage with contours and average natural grade

☐ Show all elevations of the structures with contours, average natural grade, existing grade, finish grade and finished floor elevations.

Work Hours: Monday-Friday. 7:00-7:00

Saturday- 8:00-5:00

No work on Sunday or Federal Holidays

SIGNATURE: _____ (Owner/Agent) DATE: _____

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAW AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION. CONSTRUCTION SHALL BE STRICTLY ACCORDING TO THE PLANS ON FILE WITH THE APPLICATION FOR THE PERMIT. CONSTRUCTION IN ANY WAY AT VARIANCE WITH THE PLANS WILL BE TREATED AS JUSTIFICATION FOR A STOP WORK ORDER, AND \ OR ORDER FOR REMOVAL.



**CITY OF BELLE MEADE
BUILDING PERMIT APPLICATION**

PERMIT # _____

The City of Belle Meade has adopted the 2015 residential code and all inspections will comply with that code.

The Building Official upon notification from the permit holder or his agent shall make or cause to be made any necessary inspections. Inspections must be made with the Building Official during the hours of 8 a.m. and 4 p.m. Monday through Friday. **A MINIMUM OF 24-hour notice is required.**

A grade marker with the average natural grade and finish grade is to be placed on the site before the footings are put in place and remain until the building official is satisfied that all grades are correct. Height of structure shall be checked from average natural grade once the highest rafters are in place.

Stamped approved plans must be on site during the construction and readily accessible to the inspector.

Erosion and sediment control practices, as indicated on City of Belle Meade approved plans, must be in place before construction is started and kept in place until completion of job or until erosion and sediment control measures are met.

Inspections for foundation, foundation walls, slabs, pools, pool slabs, sidewalks and driveways, shall be made after poles or piers are set or trenches or basement areas are excavated, and any required forms erected, and any required reinforcement is in place and prior to the placing of concrete.

Inspections for framing shall be made after the roof, all framing, firestopping, draft stopping, window flashing, bracing, are installed and the plumbing, mechanical and electrical rough inspections are approved and prior to the placement of the veneering.

Insulation shall not be in place at time of framing inspection. Call for insulation inspections.

Final inspections shall be made after the permitted work is completed and prior to occupancy. Occupying the structure before the issuance of a Certificate of Occupancy is prohibited. Contractors who allow owners to occupy a structure or part of a structure before the final inspection is approved, may be subject to withholding of new permits within the City of Belle Meade.

The Building Official may accept reports from approved agencies, provided such agencies satisfy the requirements as to qualifications and reliability. (check with building official first) reports and pictures must be submitted to the Building Official within 48 hours of the inspection.

It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. It shall be the duty of the person requesting any inspection required by this code to provide access to and means for inspection of such work.

No contractor business advertising signs. Grass must be kept cut and maintained.

As permit holder I have personally read and understand all the requirements stated above.

Permit Holder: _____ **Date:** _____

As Building Official, I have discussed the above requirements with the permit holder.

Building Official: _____ **Date:** _____

Work hours are Monday - Friday 7:00 a.m.-7:00 p.m. Saturday 8:00 a.m.-5:00 p.m. No Sundays or federal holidays.

4705 HARDING ROAD NASHVILLE, TN 37205 Phone 615-2972364

e-mail: inspector@citybellemeade.org

Staff Report

Agenda No.: IV.D.

Case No.: HZC2024-7

Staff: Mary Samaniego, Planning Director

Applicant: Rankin & Bill McGugin

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

Location: 402 West Brookfield Avenue

Summary:

The applicant, representative of Devane Tennessee Community Property Trust, is requesting Certificate of Appropriateness approval for the construction of a new single-family residence. The existing residence was constructed in 1945 and was approved for demolition at the December 12, 2023, Historic Zoning Commission (HZC) meeting. The proposed architectural style is Georgian 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 2.13 acres (93,077 square feet - SF) and is rectangular shaped with 250' of frontage on West Brookfield Avenue.
2. The footprint proposed for the residence is approximately 8,306 square feet (11,169 square feet allowed) and the total gross floor area is 16,681 square feet (18,243 square feet allowed).
3. The height along the front elevation is approximately 39' (40' allowed) and approximately 42' in height (50' allowed) along the rear elevation.
4. There are a few sections of low slope roof that equal less than the required maximum of 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 four-bay attached garage on the north side of the residence. The total area of driveways and parking areas is 5,743 square feet or 6% of the lot (11,169 square feet or 12% maximum allowable).
7. The proposed architectural style is Georgian.

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

Attachments:

1. Location Map

Nashville / Davidson County Parcel Viewer 402 W. BROOKFIELD AVE



November 20, 2023

graphicsLayer2

1:2,257
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km

Nashville Maps

Made by: Metro GIS

From: [karen rich](#)
To: [Mary Samaniego](#)
Subject: HZA March 12, 402 West Brookfield
Date: Monday, March 11, 2024 3:42:54 PM

Members of the Historic Zoning Commission,

I am writing regarding the application of the property at 402 West Brookfield Avenue. I represent the neighboring property at 1114 Nichol Lane as a trustee as well as daughter of the owner, Marilyn N. McAlister.

I was one of four neighbors to weigh in at the BZA special meeting in February, expressing our disapproval of the construction of a tennis court with lighting at the West Brookfield property. We felt strongly that the lighting (allowed daily until 10 pm) would be a significant disturbance to the continued enjoyment of our neighboring properties as well as devalue them. Most of the people that I know looking to live in Belle Meade would prefer not to live next to a tennis (or pickle ball) court.

Primarily, I am not in favor of allowing for the grade change of 3 feet in the rear building envelope for several reasons.

First, the proposed grade change extends past the building envelope. With a property this size, it is reasonable to request that all pools, courts, gazebo tennis structures, wood screening fences, and masonry walls (you will see examples of each of these on the plans) should strictly be kept within the building envelope.

Second, the grade change is to accommodate a tennis court that will have lighting. The neighbors were against this. The tennis court lights will be 22 feet in height. The proposed landscape screening, which will be on the original grade along the perimeter property lines, will be a maximum of 20 feet in height due to the restrictions of two overhead power line easements. If you allow for a 3 foot grade change, the top of the lighting will sit 5 feet above the landscape screening at 25 feet above existing grade. There will be no effective way to block the light, ever. Please consider not raising the grade, eliminating the lights or planting the landscape screening within the building envelope. There are plenty of options for compromising with the neighbors.

In addition, I am not in favor of the swimming pool gazebo now as shown on the plan. Initially I was ok with the BZA allowing for the pool gazebo because I thought that it would help block some of the noise from the swimming pool. The plan we saw at the BZA meeting was not detailed, and now I see that the structure is drawn with door/ walls that fully open the structure from back to front. This gazebo sits closely to the 1114 Nichol Lane property line. Please consider enclosing the NW side of the structure facing the Nichol Lane property or consider shifting the building envelope side set back from 48 ft. to 56 ft. with the house centered on the lot.

In general, I am very concerned about storm water run off. The proposed solid surface area (with the home, pool and a tennis court) is maxed out. The loss of trees on the lot, due to construction, combined with the lack of plans for planting any deciduous trees in the rear of the property due to the power line easements, will only make the potential for water run off concerns worse. A grade change will push even more water to the perimeter and onto neighboring properties.

Thank you for taking the time to review our concerns. I know that we all want a reasonable and fair outcome for everyone.

Respectfully,
Karen Rich