

Minutes
Historic Zoning Commission
December 8, 2020

Call to order

The meeting was called to order by Chairman, Mal Wall at 3:05pm via "Zoom"

Commission members present

Chairman, Mal Wall Ron Farris Gavin Duke
Bunny Blackburn Jeanette Whitson

Consideration of the Minutes

Minutes of the HZC meeting held November 10, 2020

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

Old Business:

1. The application for a certificate of appropriateness for Paul Gravette, (20091) 1220 Chickering Road, for the demolition of existing home (Property of Significance) and construct a new single-family home.

Presentation: My name is Russell Harwell and my law firm represents the owners of the property at 1220 Chickering Road. They seek approval of the application for demolition previously filed with the City. I would like to make two points. I don't know if this is procedurally appropriate to poll the commission members, but I would be curious of how many of you have actually been inside this home and out? I mention that only because to the extent this is not going to be approved to allow the replacement construction of a legacy home that will benefit the City. I hope that you will take the time to do an inspection to see every single room in the house and see the outside. The second thing I would like to mention, and Doug Berry pointed it out at the November 10 hearing, is the importance of this commission to establish findings of fact, and conclusions of law for the record. A number of facts were incorrect and arguably misleading from the last hearing. I will turn it over to my partner, Rocky King.

My name is Rocky King and there are a couple of points I want to touch on. There has been a lot of ink spilled about who was Welby Pugin and what he has done. I saw the opposition's response to us, and I looked back at our own submission. When we have gone through and done our research about Mr. Pugin, we have not found out a lot about him. He is not on the registry like Mr. Keeble is and other architects. The only time he is on the registry is for a Mississippi home and that submission that we have provided to you all equal amounts was spent talking about his family lineage through his Father as compared to his own works on his own record. That is not done to insult Mr. Pugin it is done to demonstrate there is not a lot to talk about Mr. Pugin. He has done some nice works, but I think everyone on this Commission would agree he is no Keeble. One thing I do want to correct just so there is no mistake we made the point that none of Mr. Pugin's properties are on the registry in fact some of them have been demolished such as First Church but through our research we are showing it has been condemned. We had made the statement that Sherwood had been similarly demolished. It is not that it has been demolished. It is not listed on the registry. I wanted to correct that fact, even though Sherwood still stands today, it is not on the registry. Whatever Mr. Pugin did, and whatever Mr. Keeble did, frankly, is not there anymore. Mr. Harmer comes to this with a unique perspective on this because

he a lot of the times was the wrecking ball that removed these elements, because he is the contractor on this home since 1994. With that, I will turn it over to Mr. Harmer with the power point presentation.

Wendell Harmer, thank you Commission for what you are doing. I grew up in Belle Meade, still live in Belle Meade, I am a resident. I practiced 23 years of contracting in Belle Meade specifically restoring old homes. I have worked with every commission and every element in trying to keep our City beautiful. Mr. Harmer began his power point presentation with a slide of the original design by Pugin that included wings to the left and the right side of the house, both of which have been demolished. The entire approach to the house was changed around 2000. The hardscape in the front is different and not original to the house. The front doors and hardware are not original to the house. The shutters have been removed on the upper windows. In 1994 the wing to the left side still existed with the garage off the back. The windows are not original to the house including the Keeble octagonal window.

In 2007 Jay Ramsey did a renovation on the house. They took out the garage and the Edwin Keeble addition. This was to meet the growing needs of a six person family that were seeking volume. All of the Pugin design on both sides of the house are all gone by this time. The columns are replacement columns. There is nothing historic about them. The details of Pugin's columns he designed do not match what is there now at all. The cornice on the entire house was removed. If this house had been preserved it would have cast iron shutter latches and hinges more than likely not shutter dogs. All of that is gone. The shutters that exists there now are builder grade. Around 1998 the Briggs family hired designer Josey McCarthy, from that moment on the historic significance of this house was diminished. The original bay windows were taken out to meet the interior design of the house. Every window in the Keeble addition and every door in the Keeble addition on the outside is gone. On the inside of the house Keeble had put a beautiful butternut mantel, doors, walls and crown molding. The owner wanted it all taken out. It no longer exists at the house. The original tile in that room and in the entire house no longer exist. The original three panel doors are no longer there. The cornice work bears no resemblance to what was done when it was a Pugin house. The addition was on the back of the house. He added the guest quarters. The historic value of this house has been systematically gutted from it since designer Josie McCarthy came on the scene in 1998. There is nothing historic about the house except the front façade which you all claim, but the shutters are no longer, the columns are no longer, the windows are no longer. I don't understand what you would be preserving.

Board Questions and Comments:

Blackburn, is the entry hall staircase the original staircase?

Harmer, the stairs are original, and they are not code legal. The balustrade was not code legal and we had to modify it to bring it in to code. So, it is not original.

Blackburn, what about the wood floors and the entry hall and the main part of the house? Are they original?

Harmer, I do believe in the main entry only it is the original floor.

Blackburn, the hardwood floors in the living room were replaced?

Harmer, they are stripped floors, yes.

Blackburn, what about the windows in the main part of the house. Are they the original windows?

Harmer, I did not do an audit of all the windows in the entire house. I do know for a fact that some of the double hung windows on the front of the house are replacement double hung windows. There are a lot of windows that are double hung windows that have vinyl tracks on them.

Blackburn, in the main part of the house?

Harmer, yes that is correct particularly in the upstairs bathroom that looks out over the front porch.

King, can you explain when you did the replacement of the columns and was there any effort to replace the columns with the same design of Pugin in the original drawing or are those stock columns?

Harmer, those are stock columns.

Whitson, who did the plans in 1994? If you had the plans, they would clearly outline what was changed.

Harmer, the plans of 1984 by Bim Glasgow should be on file at Belle Meade.

In 1994 we did the addition on the left. At that point we did not gut all the doors, we did not gut all the tile work in the house. There was an effort in 1994 to pay homage to the structure. When Josie McCarthy was hired it was her approach to the house to gut any significance of the house.

Whitson, so there are no plans that we have now that show anything that was submitted to Belle Meade for either the 1994 addition, the 2007 additions, or in between that show the structural changes? It would be helpful if there were plans that were filed to be able to compare and show the different parts that were taken down of this historic structure.

King, we went to the Belle Meade office and we could not find it. Lyle told me there was a garage that housed the older drawings submitted.

Harwell, I talked to Jay Ramsey. He was not sure they had it. This was after Lyle told me there were no plans available at Belle Meade.

Harmer, I can walk anyone who would like to take the time through this house. If that would help.

Harwell, Wendell would it be worth mentioning the basement situation?

Harmer, I don't take the recommendation of this lightly. It was discovered that the home does not have any footings.

Whitson, I appreciate all the information you have given us today. This committee is really tasked with evaluating all the information that is brought to us. The reason we are here for the third time is that we did have inadequate information given to us to consider this and that burden is on the homeowner.

Wall, Kem do you or Chris want to speak to anything for against what we have heard today?

Kem Hinton, I want to thank Wendell for his description of his evaluation of the house. I think what Wendell has shown is accurate about the particular project he was involved in 1994. We have learned as a group a lot about this house and it comes down to a couple of things. If Pugin was a notable architect and if the house has historic significance.

Chris Barkley, our last presentation had a few errors in it, it was never our intent to provide misleading information. When we saw the letter in response to our last presentation it brought some new things to light. Wendell your presentation was extremely enlightening. That is helpful to see a point by point walk through because Kem and I have not stepped foot on the property. Thank you for that. I did not know a lot about Welby Pugin going into this and this has been very interesting and fun for me personally learning about the history.

Through our research we do feel that Mr. Pugin was a notable architect of his time. Sherwood Forest is one of Mr. Pugin's most notable works as well as Saunders Paine House in Aberdeen Mississippi. While there may not be a tremendous amount of them, and some not on the Historic Register, he did some very nice projects. It was noted in the rebuttal letter from our last presentation that Mr. Pugin did not design the Saunders Paine House. I don't believe we ever made the statement that he designed the original home. What we did say was that he did a renovation and addition to this home and that was mentioned in the historic register as well as the Newman Cheek home in Nashville. Those were both specifically listed in the National Historic

Register. Inglehame is the Vernon Sharp home also a home which was restored by Mr. Pugin in 1938 just prior to when 1220 was constructed. This property was on the Tennessee Historical Commission site and the Williamson County Historic Property Survey. In 1939 Welby Pugin renovated for Vernon Sharp the home known as Inglehame and perhaps that Colonial Revival Commission influenced his next major home design the property at 1220 Chickering Road also completed in 1939. The delicacy of the Colonial Revival inspired entrance remains impressive today and the historic interior as documented in photos in the real estate listing on Redfin, is as graceful as the entrance. Those quotes are made from Carol Van West who is the State of Tennessee Historian. (Slides where show of the home at 1220 Chickering Road). We still feel like the character that you see in the original elevation by Mr. Pugin still exists today and is still prominent from Chickering Road. The right side marks the original Edwin Keeble addition in 1962 and the garage addition. The left addition is not a Keeble addition.

Kem Hinton, as an architect I would say the house is not beyond saving. We believe Welby Pugin was indeed a notable architect and Edwin Keeble an extremely notable architect. This house is not perfect, but we don't believe it should be destroyed. We recognize expanding the house would be a challenge. Ridley Wills commented that tearing down this house would not be a good idea.

Harwell, stated that if there was anyone who Ridley Wills would want to give a true opinion of the house and its condition for preservation it would be his son Ridley Wills and Russell Harwell.

Hinton, Carol Van West the State Historian has stated Welby Pugin is an architect of merit, it would be sad to see this second major country home commission pass away. This house was featured in an article in a summary of outstanding creations of leading Southern Architects and Welby Pugin is noted. Tim Walker, the executive director of the Metro Historic Commission states in a letter that Welby Pugin and Edwin Keeble are noted national architects of the mid-20th Century (letter was read). In closing the letter states from Mr. Walker that he hopes you will deny the request for demolition and work with the applicant on the approval of an addition to the building that meets their needs.

King, requested the new drawings of the replacement structure be shown (elevations of the new structure are shown and explained by Rocky King).

Board Discussions:

Duke, it seems to me there is not much left of the original intent or the architecture that was shown in some of the previous information given to us. There is nothing left of Keeble. The designer altered bays on the right side. The left side was not done by Keeble it was done by Bin Glasgow. The columns do not match the columns that are standing there today. There are a lot of things missing. I don't debate that Pugin was a historic figure but if he were alive today, he might not associate himself with what is there today. Wall, we appreciate the time and effort everyone has put into this. Farris, I have worked on homes and been around submissions being made to put a home on the list of historic places. It is a brutally long process to determine whether it meets the criteria to get on to that list. I don't make those decisions. I am not on the board, but I have been around it. I don't see that this house could be considered eligible. I don't want to disagree with Mr. Walker. I don't know if Mr. Walker has been to this house. I have been to this house countless times. Mr. Harwell's evaluation of it is thorough

and accurate. I would advise that we as a Board go through the list of criteria.

Blackburn, I think what Mr. Harwell went through is very informative. I could be persuaded either way. I do think it is a historic home that has had some poorly done work, but I could see the main part of the home restored. I think it will be a loss if it's torn down. I understand a lot of it has been stripped away. The columns and the shutters have to be replaced over time they do not bother me. It could be restored.

Our goal here is not to try to get houses on the National Historic Register. Our goal as a committee is to preserve the homes in Belle Meade that have contributed to our history and have a place. I think you can argue that this one does.

Whitson, there has been a lot of work from everyone to give us the information to consider this. I appreciate the work that has gone into that. I think this is a property that contributes to the historical and architectural context of Belle Meade. Because I renovate myself and am working with the Metro Historic Commission on historic houses. I do see a difference on things that are maintenance issues rather than the actual structure itself. The original structure of the 1939 home is still standing and still characteristic of this architect and this time period. We need to go through each element and discuss each element to see how we are going to weigh the balance of weather enough has been taken away that we are going to allow to demolish it.

Wall, Welby Pugin was a good renowned famous architect. The house is historically significant. I think largely it can be fixed. We need to go through each item on the list to decide.

Whitson, our Commission does not ask people to fix and bring things back to their original state that is historic preservation.

Berry, criteria to consider, one is weather or not the property meets the criteria of a property of significance for the threshold requirement is that it be constructed before 1939. You have a number of requirements. Does it possess all of these requirements. That gets it past a certain hurdle then secondly it must possess one or more of the following criteria. You have a list of criteria A-G in the guidelines.

Wall, we can all agree the home was built before 1939. Possesses integrity of design, materials, workmanship, setting, location, feeling and association, as defined for being eligible for the National Register. From Mr. Harwell's report there is not much left of the original finishes and detailing of the home.

Whitson, well the integrity of design is the major factor for me, and we have a statement from the Historic Commission which says it would be eligible for listing. My position is that it is eligible.

Blackburn, the approach of the house still feels to me like the main house that was there originally. The façade has not drastically changed.

Duke, the doors have changed, the cornice has changed. The additions have been added after 1939. The integrity of the work has been changed significantly from what was there originally.

Whitson, I think it passes this particular level. I think it passes this second criteria.

Wall, I agree. Does the house embody other qualities and characteristics as in the judgement of the HZC should be considered significant to the historical, architectural context of Belle Meade? I think it probably does. It's one of the biggest houses built here and one of the first houses here in Belle Meade.

Farris, how much weight are we going to give to the statement by Walker on the eligibility of this house.

Wall, I have two concerns on that, one is the fact that there are no footings but has been sitting there for ninety years and has not moved very much. The other that the addition that was put on in 1998 or 1994 on the left hand side is not very good.

Wall, can this house 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 of more of the following criteria: (Property of Significance guideline are read and discussed)

Berry, I think Mr. Walkers opinion is that it is probably eligible for listing. You would need to determine if Mr. Walkers opinion was sufficient to find it was eligible for listing. I think you can make a finding about whether the evidence you have heard today meets that standard.

Whitson, it is all the evidence that has been documented by all these experts that needs to be considered.

Blackburn, I believe if someone wanted to do the work, they could try to list this with the National Registry.

Duke, there have been so many additions done to this house how do you get something on the National Register of Historic Places with that many additions on it.

Whitson, we are not deciding on if it can be on the National Register of Historic Places it is weather it is eligible.

Guideline A, yes

Guideline B, we have not heard anything to this.

Guideline C, did at one time not now.

Guideline D, if fails here, it got stripped away.

Guideline E, yes

Guideline F, no

Guideline G, no

Whitson, I do think that there is an existing part of the structure that at one point was a significant building in Belle Meade but that is out weighted by the additions, the stripping of the integrity of the materials and basically the lack of care. I am leaning towards voting yes on demolition.

I make a motion that we approve the request for the demolition of this particular property with the caveat that this is a difficult decision for the Board to make and one of the main criteria for my decision is that this was a process of over thirty years of alterations to this home that ultimately lead to its demise that it was a contributing house in Belle Meade and that part of my decision is that the current homeowners did not contribute to that thirty year demise of this property: Whitson Second: Duke

Vote: 4 - yes

1 - opposed

New Business:

1. The application for a certificate of appropriateness for DAC Properties, LLC (20121) 717 Westview Avenue to construct a new single family home on a vacant lot. *This was approved by the Board of Zoning Appeals in November 2020.*

Presentation: Alex Darsinos, the property at 717 Westview has already been demolished. It was demolished prior to our current owners obtaining the property. We were tasked with the project back in the summertime and been developing these concepts for a long time now as we move to acquire permits

for construction. The inspiration for this house is not to copy or resemble any specific house in Belle Meade but to pay homage to the character of each individual house. It is one of the largest lots and it is empty and vacant, allowing for us to have a lot of opportunity to create something very beautiful on the site. We are tasked with the direction of doing a Mediterranean Villa but with a modern floor plan that is more informal than what you would find in a very symmetrical French Villa. It tends itself to a countryside, feeling and atmosphere. We are working with a wide array of antique limestone to bring some of this kind of rustic, antique feeling into the house itself. We are trying to have the house feel like it has been there a long time not just purely modern and new. We are going to incorporate a lot of ivy within the back area around the pool. This is a six bedroom house with a pool and pool house in the back. We have received approval from the BZA for the pool, fencing, and the grading plan in the back.

We are hoping to have a very thick limestone cap on the building. The large window to the right sees a beautiful plaster spiral staircase right behind it rising up to the second floor. There will be a large front solid wood door with a nice limestone coping all around the door frame. We have two large steel door units that are arched that are set back into the courtyard. The backside is one of the most prominent features around the pool area. That unit is about 40 foot tall and it really creates a presence in atmosphere. The overall building height is 29 foot from the largest building is 29 feet from finished floor. The finished floor is almost flush with the current topography, but we are going to drop the topography about a foot or foot and a half at the entry, so we are looking at no more than 30 feet tall from the topography. The site plan shows the pool and the pool house in the rear. The pool house is within the building envelope.

Here shown is our initial rendition. We cannot give you an exact feeling because I think once we add all of the rustic nature of the limestones and the doors and surround, we are going to have a much more rustic and authentically French villa than what we are portraying. That is why the inspirational photos are so important for us to show you all, but this will at least show the overall scale and building heights. The back area has three arches that frame a covered area with a pool in front of it and a pool house out of hopefully local stone. We hope to mimic some of the local stone found on the site.

Whitson, can you give us a summary of the overall design and how you feel that it fits into the neighborhood that you are going to be building?

Darsinos, we located about six or eight properties that were surrounding, in Belle Meade. This is kind of a revival Mediterranean Villa. Because we are bringing in some of the authentic limestone from France it will have a French countryside feeling associated with it. We don't see a lot of this particular style in Belle Meade. We think it will be a great addition to Belle Meade especially on a lot that allows us the ability to do something a little more freely in the scale of the property. Our approach so far has been a little bit more where we are utilizing the limestone and a lot of these kind of strong materials, features and ivy.

Board Questions and Comments:

Blackburn, we ask that you have an identifiable architectural style. I don't know if it looks like a French Mediterranean style house particularly with the flat roof.

Darsinos, here is the materials list, we are looking at mainly doing steel windows with a little bit of aluminum clad windows. We will be using beautiful limestone from France over the windowsills, the frames, the doors as much as possible and the cap on the building. We will be using a real stucco with maybe a fine finished stucco as well. You will have three tones

of the beige, the window, the light beige French limestone, the beige stucco and that we are hoping those three materials within a monotone will create a strong character. We have shutters as well that will fall within that same monotone category.

Whitson, the pictures you have presented I think are mainly Spanish revival homes. Correct me if I am wrong, you are basically creating a modern house but using rustic and historic materials that have been found in Spanish revival homes and French Mediterranean homes but to me it is probably more in keeping with some of the modern homes that we have in Belle Meade. To me it is a modern home. Was the flat roof approved at the BZA?

Patterson, it was approved.

Darsinos, that is a fair analysis. We are looking at something that has a more of a modern understanding of architectural massing and architectural space and window arrangement. But within that, we are trying to soften the architectural features completely.

Farris, I am not opposed to flat roofs but was the driving force to include no pitched roof? My overall comment on the project, I appreciate the concept and what would make this project to me successful is the assurance of the inclusion of the details that you have continued to describe as we are hoping to use real stucco, we are hoping to use French limestone and the drawings I would be asking that we need a very clear inclusion of what those are and where they are going. To pull it off I think you have got to have those details.

Darsinos, I agree with you. This is a high end spec house.

Blackburn, I feel like there is a contradiction in styles here. I'm not comfortable with us trying to figure out what the style is. I know this street well I don't see this house fitting in well. I think there are too many different things going on here without their not being a style. All the inspirational photos those houses seem to have a warmth to them that I don't see in this house. This is a very severe house to me. The dominant feature to this house is all flat roofs.

Wall, going back to Ron's comments about the detailing and the quality of the trim elements in the house, do we have enough information to make a decision on this?

Farris, I am respectful of where they want to take this, but I am not prepared to approve this project for the sole purpose of I want assurance of where those materials are going to be used. I have a little bit of concern about the abundance of flat roofs as well as I think it is a project that is in the beginning phase. And when I see the drawings, I see design development left to be done. We need to have elevations with clear notations on the details and use of materials and where they are going to be. Let's see the French limestone cap at scale and the other details.

Darsinos, I did not know how much elevation we needed to show.

Farris, I think it needs to be developed. I am struggling with the amount of flat roof.

Whitson, I don't want him to give a lot of detail if we are going to have him change the roof. Lyle can you describe some of the houses that are flat roof houses in Belle Meade.

Patterson, so typically they are going to be contemporary. We caveat within our ordinance that addresses certain style homes with flat roofs as contemporary and this would qualify. As far as passing the BZA they obviously do not look at the design qualities. But there is room within the ordinance for a flat roofed home.

Motion to defer for sixty days pending clarification of style and materials specifically material use and increased detail notation on the banding and the façade: Blackburn Second: Farris Vote: All Aye

Whitson, I am not opposed to having it all flat roofs.

Duke, I think it needs to be either contemporary or be sort of pushed into this stylistic Mediterranean style. It seems like its straddling between modern and contemporary and classic style. It needs to land on something.

Farris, I would concur with that. How that cap gets handled. I struggle with the number of windows that in several locations where they are different sizes adjacent to one another. I will be focusing on the front first.

Blackburn, we need more details and the materials and how the materials are used, and the size of the materials and finishes are extremely important to us. The architectural integrity and how it relates to the lot and the landscape and the other homes around it.

Duke, there are a lot of different size windows in that front elevation, there is not a lot of consistency.

2. The application for a certificate of appropriateness for Tom Chapman, 300 Jackson Boulevard, (20122) to construct an addition of more than 35%.

Presentation: Betsy Poe, I am working with the Chapmans who live at 300 Jackson Boulevard to do an addition to their existing Tudor style home. The house position is such that it is located to the far east side of the property. So, the addition is going to be on the west side of the house. My goal of this project is to be very respectful to the original architecture of the home in scale, form, and style. The addition materials are all going to be the continuation of what is on the house, which is brick and the half stucco, timber that is on the gables. The roof material will be the same material of what they have now.

Board Questions and Comments:

Patterson, they came before the BZA last month and passed.

Blackburn, will the windows match the existing materials as well?

Poe, the windows are all double hung but the pattern size is a little different. The front bay window now has no mullions whatsoever. So, this window will be replaced.

Duke, does the new addition have copper gutters as well?

Poe, yes

Motion to approve as presented: Duke Second: Whitson Vote: All Aye

3. The application of Vintage South LLC, (20123) 113 Bellevue Drive South for the demolition of existing home (Property of Significance) and construct a new-single family home.

Presentation: Ron Farris, we are here to consider two things, one, the demolition of a structure and then asking the Board to consider the new design. Prior to taking on this Commission I have visited the site and toured the residence several times. My investigation discovery informed my opinion that the residence does not check the criteria boxes out lined under our properties of significance. We could not determine that the property possesses integrity of design, materials, workmanship, setting, location, feeling. It is a bungalow, it is hard to determine what its original materials are, it has been covered in vinyl siding and many of its other items of architectural detail have been replaced or covered with maintenance free materials. It is a utilitarian structure. It lacks a broad detailing

that one might categorize as bungalow. It has scale and proportion, but it does not possess the ceiling heights and things that would put it in a high category. The images that you are seeing there was an addition made to the right of the house that is not authentic to the original structure. Modifications were made to the structure. It can be occupied but does not possess a high level of detail or style. The columns in the front don't appear to be original. We could not determine that it ever had anybody that was of significance living in it or designed it. In our presentation our opinion is that it is not a home of significance.

Board Questions and Comments:

Whitson, you have 1920's down, is there no record of when this was built?
Farris, what we found on the record was 1920's. I think it was built around that period certainly before 1939. It is oddly placed to the front left side of the property. With the exception of an addition the rest of the house is out of compliance. It sets forward to the other houses. There was an addition of a porch and a left side addition that are not original to the house.
Whitson, I don't see anything significant architecturally about this house.
Blackburn, I agree and looks like it has been really neglected.
Mal, I agree.
Duke, I agree

Motion to approve the demolition of the property: Whitson
Second: Blackburn **Vote:** All aye

Farris, the new construction plan has not been before the BZA. The property has a comfortable building envelope. The property slopes a full story if you will. We have put a garage underneath the house so it will be hidden and out of street view. The effort is to nestle this house back in the site. Stylistically this is specifically chosen to be French Eclectic. This will have a steeply pitched roof and use of a stone predominantly on the front elevation. We have a continuous stone base as its platform. We will be using a Tennessee native limestone in a random pattern as rendered. The stone base at the back elevation will be slightly canted. I have introduced at the base the use of arches with some stone coining. At the garage we are doing some carriage doors. It will be two cladding materials of stone and then the second cladding material would be wood shake siding. Most likely that will be Jay Hardies product, which is very authentic looking, but is a cement base material.

Board Questions and Comments:

Whitson, what is the reveal a five inch or seven inches?
Farris, it is a 7inch.
Whitson, is the roof a shingle?
Farris, it is a composite shingle
Blackburn, is this an owner occupied house?
Farris, it is a spec house.
Duke, can you explain the windows?
Farris, the ones at the top are all in panes and then we are wanting to use a larger open pane for the view quarter out of rooms.
Duke, I was looking at the elevation on the opposite side. The large panes on the front elevation and garage side seem like big proportions.
Farris, I can add more panes there.
Blackburn, I would like to see panes everywhere.
Duke, I think it would be a much prettier house if it had panes. It would pull the character off more. If there was a middle element also to break that whole window up in the front.

Blackburn, can you explain the front façade?

Farris, there are three apertures through the stone wall, the one to the right is a gate that would open up to a covered long walk to the front door. The one in the center is nothing more than an aperture with a wood scalloped rail. The one to the left is symmetrical to the right. Once entering the gate, you would be in the inner courtyard.

Blackburn, I think it's a gorgeous house.

Duke, at the bridge walk maybe you could do some type of division for the windows to add a little dimension on the front.

Blackburn, the materials again?

Farris, the stone that we are using on the wall would be capped in a cut stone, but the rest of the stone will be a Tennessee limestone even the larger coin pieces. It will be textual subtleties of the stone.

Blackburn, what is on the wall behind that?

Farris, that is the wood shake siding.

Duke, what are on the side of the dormers?

Farris, wood shake.

Patterson, this will be going before the BZA because it is a stone wall in front that is over three feet.

Farris, that wall is inside the building envelope.

Blackburn, how tall is this house?

Farris, its tallest point is just under 40 feet. The left and right segments are 32 or 33 feet. I don't know that there is house on this side of the street that is as tall as this.

Whitson, this is going to be a larger house on the street, but I do like that this is not a box. The roof line has been so detailed to bring the massing down of the larger structure. I really appreciate that.

Blackburn, the shake that will be on the wall. Will it be painted?

Farris, it will be painted shake.

Blackburn, I like the idea of this house having a shake roof.

Farris, I don't disagree, I am respectful of what my clients are trying to do.

Motion to approve pending the window approval by Staff: Duke

Second: Whitson Vote: All aye

Meeting adjourned at 7:00pm

Chairman Mal Wall

City Recorder Edie Glaser