

Minutes
Historic Zoning Commission
Belle Meade City Hall
January 14, 2020

1. Call to order

The meeting was called to order by Chairman, Mal Wall at 3:06pm.

Commission members present

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

Staff members present

Beth Reardon, City Manager Doug Berry, City Attorney
Lyle Patterson, Assistant City Manager and Building Official
Edie Glaser, City Recorder

Consideration of the Minutes

Minutes of the HZC meeting held December 10, 2019

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

Old Business: None

New Business:

1. The application for a certification of appropriateness for Sean and Kristi Kaminsky (20011), 609 Belle Meade Boulevard, for the construction of a new single-family home on a vacant lot.

Presentation: Kristi Kaminsky, 609 Belle Meade Boulevard, addressed the Commission saying they are looking to do a new build at 609 Belle Meade Boulevard and according to the guidelines set forth we feel the home is in architectural design to Belle Meade through the design and materials of the home. The design is very comparable to the neighbors on each side.

Boards Questions/ Comments:

Q. Is this real stucco?

A. Yes

Q. What is the stone?

A. The stone is Indiana Limestone, both smooth and flat. A picture of an inspirational home we designed our home after is attached to show you what the limestone will look like.

Q. What are the doors and windows made of?

A. The front door will be made of iron. There is a windows list. Our architect did have the guidelines set forth by Belle Meade to make sure we comply with everything in the building code.

Q. We are here to generally review the proportion, scale, materials and aesthetics. What is the style of the home?

A. We feel it is a very traditional home especially with the limestone on the front. It is similar to others on Belle Meade Boulevard that have the limestone front. It is French contemporary that is very traditional in the look and should stand the test of time. With the limited amount of space on the lot we were limited on what we could do with the front elevations.

Q. Why does the window at the base not have a termination point?

Q. Is the materials that are called out on the elevations, are they matching what is in this photo?

A. Yes, the materials are the same.

Farris commented, the picture you all have presented have a very nice character and feel to it. It is well architecturally detailed; it has scale and proportion of what we are looking for. What I am struggling with is there are pieces and parts that you are going to spend a lot of money on in limestone that are not matching to the picture.

Kaminsky commented they have been working with Renaissance Stone on the stone plan. They have said it is a little difficult to get that detail on the plan. Kaminsky asked, can you give me specifics on what you would like to see? Farris replied the ogee piece seems to be missing some of the scale quality of what this picture presents. They are larger and little more out of scale. This falls in line with what Commissioner Duke is referring to on the architectural detailing around the windows to be a little more historically accurate.

House need to be matching a little more to the front, cleaning up of the symmetry centering components. Kaminsky said the windows are based off the interior design. The bedroom on the front has two large windows. If we added another window, we would not have a location for the bed. Duke asked if there are all windows on the back? He said, it seems like there should be some type of definition to the windows on the bottom. Kaminski asked if Duke was referring to the side windows? Duke responded yes, on the side elevation and preferable not to have the mitered corners. You would have maintenance issues in the future with the mitered corners.

Kaminski asked, so you would like to have no mitered corners on all limestone surround and a termination seal at the bottom of windows and doors?

Whitson commented, you provided us with more than we asked to see. I do not want you to be penalized for giving us more than what we asked. This house has a defined style to it. I do not think it is a combination of several styles. I think it is very much French contemporary. Patterson agreed with Whitson that the Kaminski's provided more than is necessary with this plan which opens them up to more comments and opinions.

**Motion to approve with the stipulations that there be more detail for the window sills and limestone package, cornicing: Duke Second: Whitson
Vote: All aye**

2. The application of John Swift, 1210 Nichol Lane, for the demolition of existing home (Property of Conservation) and construct a new single-family residence.

Presentation: Chris Goldbeck with P. Shea Designs presented for Mr. Swift. He explained they wish to demo the existing home on the lot and replace it with a new build. The house was bought after the moratorium. The drawings of the house are not fully complete. The owner wanted to see more of what the Commission wanted. He has provided two versions of the schematic elevations; both are federal style in nature. Materials list has been provided. Materials will be brick and hardie siding. Brick can be painted or not painted. If not painted will be a reddish brown traditional Georgian brick with aluminum clad windows. Goldbeck said Patterson had pointed out the house they brought to them was similar in style and mass to a house on Forsythe, so we included another one.

Boards Questions/Comments:

Whitson commented she did not feel this house is contributing and looks like the house is in a state of disrepair. Her opinion is that the house can be demolished under The Historic Guidelines.

Motion to approve the demolition of the house on the lot: Whitson
Second: Duke Vote: All aye

Commissioner's Questions/Comments:

Q. How much taller is this house from the house's surrounding it?

A. The house is 36 to 37 feet tall.

Q. Did you design the home on Forsythe also?

A. Preston with P. Shea Designs, designed that home.

Wall asked Patterson if this had been brought before the BZA. Patterson replied no. Patterson pulled up the second conceptual drawings of the lot along with the photo of the home on Forsythe.

Wall asked, as a matter of policy how many times do we want the same spec house built?

Berry commented, we don't regulate spec houses. The guidelines deal with architectural elements, style, and design. They do not cover or regulate architects or ownership. Designs need to be judged on objective criteria in the guidelines.

Farris commented, from what you have submitted there are no other elevations. We would absolutely have to see those. I am struggling with seeing a duplication of a house. We are not interested in seeing cookie cutter or designs we have seen time and time again. That is one of the reasons this Board was formed to help mitigate that from the City. We need to see a very definitive materials list. I think the success of a federal style house is going to fall into its scale and proportion. The type of brick that you use on this structure will be very important to us. An older hand made brick versus a new high production brick is going to change the character of this house greatly. I would encourage the Firm, if they want to make it a federal style house, to continue along those lines to make it as unique as they can.

Duke added it is very helpful to bring examples of inspirational photos. Some federal style houses will have larger scale windows in the bottom and smaller scale windows above. This seems a little tall to me. Duke asked Patterson, does this meet the under forty-foot heights? Patterson replied yes. Whitson commented we would need to see a window package and a little more information on the stone veneers.

Wall requested something with lot dimensions. Patterson provided a survey for the Commissioners to view.

Whitson said we would need to see more elevations than what is just in the front and a more detailed materials list. Dormers instead of a gable at the top was suggested as well as headers over the windows, perhaps brick corning.

Farris commented the Board would be more interested in a hand molded, not painted, exterior material. The scale and proportion of the main body of the house in particular from the second story windows up into the corners line, seems top heavy and not in line with what federal detailing would be. The scale and proportion of the windows maybe take a look at other pure federal style houses and see how you can put that more in the mold of it.

Chris commented his client wanted to make sure we could tear the house down. They will provide more complete drawings next time.

Motion to Defer up to a maximum of sixty days: Whitson **Second:** Duke
Vote: All aye

3. The application for a certificate of appropriateness for BlueSky Property LLC, Anthony Tavakoli (20013), 715 Lynnwood Boulevard, for the demolition of existing home (Property of Conservation) and construct a new single-family residence.

Presentation: Chris Goldbeck with P. Shea Designs, presented with property owner Anthony Tavakoli.

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

Board Questions/ Comments:

Duke commented the clapboard siding is required five inches and down. This has four inches so we would recommend a larger dimension.

Q. What type of stone? Do we have pictured or examples of the stone?

A. For the veneers it is a three-inch stacked stone that goes to a full bed. The full bed is a structural stone.

Q. What is the size of the largest stone?

A. Four by Six, it is just a little random stacked.

Q. What happens to the corners?

A. The stone is manufactured with corners, so it looks like it is a continued full bed design.

Q. What is the roof?

A. The roof is a high end multi-dimensional shingle. It is an asphalt shingle.

Q. What is the architectural style?

A. Georgian style home with garble roof.

Q. The front elevation across has two mirrored elements. Looks like one is stone and the other is clapboard. Could you explain the differences why you wanted one to be stone and the other clapboard?

A. The main body of the house is symmetrical, and the two wings are similar but not symmetrical. I did not want to make the connectors different.

Q. Looks like there are a lot of competing materials here.

A. Outside the water table there is no brick or brick elements.

Q. Can you explain the use of the brick in the water table instead of the stone?

A. The stone is restricted to the main house. It looks like the original house. The brick is the second element to step down the formality. What you see from the street is a lot of stone then back behind the house it switches to the brick water table.

Q. You have stucco in five places?

A. Yes and we are considering making the chimney brick to simplify the materials.

Q. On the left side elevation can you explain the window that drop down, the far-right window?

A. The taller window is in the bedroom. That is where we have a taller ceiling. The Bathroom has a shorter height reason for the smaller window.

Q. Has this house been built before?

A. No

Q. Is the brick water board table going to be painted or natural?

A. We discussed painted.

Q. The roof is a heavy asphalt composite?

A. Yes.

Q. Is the limestone real limestone

A. Yes

Q. Is that a kitchen window to the left of the garage door?
A. It is a utility room.

Duke commented, I think there is a lot going on that we could simplify. You have brick, you have one shutter, clapboard, stone, a stone wing and two windows on both wings. I think the windows should mirror each other in some way. I think we need some simplification. Farris agreed the house needs to be quieted down.

Tavakoli commented the little window above the master bathroom is a different space and shorter than the far right of the home. We are trying to make it similar the best way we can. Whitson commented, the window is not bothering me since the stone façade to the right is forward. I do understand what your saying about the shutters. Not sure you need the shutter but don't think you would be required to mirror the window that is on the stone wing that sits back.

Blackburn commented the transom on the other window needs to be smaller. Whitson agreed that it makes it look top heavy. Whitson suggested making the long vertical window a six pane. That are smaller and that match the window above the master bath in the pane size.

Blackburn commented she feels that the window is incorrect and sticks out. I feel like the whole design is very busy. I am hard pressed to put it in a category architecturally.

Farris commented that he would like to see three garage doors and the dormer above it centered in the composition.

Duke would like to see it cleaned up and refined and brought back. Farris commented he would like to see the fireplace as a brick or stone, probably stone for this style house. I think that the composition is always better with three single garage doors. The comments regarding the transom window I think if it was horizontal and made into a six light, I would be comfortable with that. Duke would like to see the elevation with the clapboard changed to a five inch instead of the four. If we could see some solution to that bathroom, if it's a panel above or something to clean it up.

Duke asked if they had a window picked out? Tavakoli answered the window is manufactured by Sierra Nevada Company. Very similar to Marvin architectural series.

Farris would like more specificity on the materials for example the stone and the roof. Any pictures that can be submitted would be great. Wal commented he did not know why the one window had just one shutter on it. Duke suggested you may want to add shutters on the other side. Farris asked if the shutters included would be authentic with hinges and dogs on them? Tavakoli asked if they wanted shutters taken off? Duke replied taking the one shutter off or adding more shutters, either way. Duke said any images you can bring in to show us to help us understand the design would be helpful.

Motion to defer (sixty days) the approval of the new construction but allow the demolition of the existing structure based on the current condition:

Whitson Second: Wall Vote: All aye

**Motion to reconsider the vote on item Two: Farris Second: Duke
Vote: All aye**

Motion to allow demolition of the existing structure based on the current condition in item Two: Whitson Second: Duke Vote: All aye

4. Establish Date for next meeting.

The next meeting will be Tuesday, February 11 at 3:00pm

5. Motion to adjourn at 5:02pm: Farris Second: Duke Vote: All aye

Chairman Mal Wall

City Recorder Edie Glaser