

**Minutes  
Historic Zoning Commission  
November 10, 2020**

**Call to order**

The meeting was called to order by Chairman, Mal Wall at 3:02pm via "Zoom"

**Commission members present**

Chairman, Mal Wall                      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 October 13, 2020

**Motion to approve:** Duke                      **Second:** Blackburn                      **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. (This was brought before the Board in September 2020 and was deferred for sixty days)

**Presentation:** This is Rocky King along with my colleagues Danika Roscoe and Russell Harwell, we represent The Gravette's and Residential Tech LLC, the property owners at 1220 Chickering Road. I want to thank the Commission for deferring on this back in September to allow us additional time to supplement the record. And as you can see, by our fillings that we submitted for this cycle, we have in fact supplemented the record with a letter from our law firm outlining why we believe we are entitled to remove the structure that is currently at 1220 Chickering Road, along with supporting documentation in support of the application, which includes a letter from Roger Higgins, a letter from our architect, and a letter from a structural engineer. We have gone through the guidelines and the Historic Zoning Commission, and applied those guidelines to the structure that is currently situated at 1220 Chickering Road. When you look at the guidelines, a property of significance has five elements included in its criteria that all must be satisfied to be considered a property of significance.

Blackburn, it does not say anywhere that they all have to be satisfied.

King, Mrs. Blackburn when you actually look at the property of significance, it starts with five carat marks on page four.

Blackburn, yes but it does not require that they all be satisfied anywhere, it says these are the things to consider.

King, it actually uses the word AND in the conjunctive. We view that from a legal standpoint it is conjunctive at that point. It does not say OR it says AND but regardless, as our brief sets out, we don't believe any of those criteria are in fact satisfied. And when you start at the very first criteria element, which is the age of the structure, I think it is important to note

that when you drive past 1220 Chickering Road and look up on that hill, what was there in 1939 is respectfully not there today. It's been documented by Mr. Torode, our architect, that this structure was originally around 35 to 4000 square feet. We had our structural engineer come through and look at the footprint of this home and he also concurred that this structure was around 35 to 4000 square feet in its original design. And what you see that it's occurred in our submission is that in the 1960's and again in 2007, there were numerous renovations and additions to this structure. It caused a structure to go from 35 to 4000 square feet to almost 12,000 square feet. The footprint of this home has almost quadrupled since it was initially constructed. What was there in 39 is frankly not there today when you look at the average age of the home, based on the date of the renovation, the date of the original structure, and the square footage added. We went out and advertised that and did the math and it come up to an average square footage age of around 1977 as compared to 1939. In speaking to the architect on this project and his prior presentation to this Commission, one of the issues that I asked was can that 1939 home be extracted from its numerous renovations? Both our structural engineer and our architect all concluded that it can't be because the original structure of this home no longer exists in any identifiable or discernible manner. The kitchen has been completely pulled out of the original structure. What was the hallmark of the family room that is all gone now. What is there now is a blown out family room where the original mill work has been completely stripped away and redone from our estimate back in 2007. The historic elements that one would hope to see in a 1939 home simply no longer exist. It gets worse upstairs where the layout of the home is no longer in any configuration that would have been found in 1939. Mr. Torode found that the actual front façade of the home because of these renovations, has been altered. The way you would have perceived this home back in 1939, has been changed as well.

When your looking at the first element, it is either a home built before 39 or after 39, what we would submit is that what you are looking at today has no semblance to its original design of 1939. Nor does the average age of the square footage of the structure to late back to 1939. In fact, it has more than likely an average age of 1977. When you are considering that factor alone, we don't believe the first criteria has been satisfied.

When you look at the next area, in the actual guideline, that is discussed, it references the National Historic registry and draws upon several elements of the historic registry and references the Code of Federal Regulations which enumerates the categories that should be considered when placing a home on the national registry. The question is, can this home be on the National Registry? Or is it already on the National Registry? We had Mr. Higgins who has a degree in historic preservation come through and look at this house, along with the actual factors that are considered by the registry? The answer to all those questions are no, this home is again, a home that has been substantially modified from its original construction. What you would hope and what the registry looks for original design elements such as original lighting, original molding, original millwork, all of that has been pulled out. What you are seeing instead is millwork and molding and design elements that occurred from the 1960's and in the 2007 renovation and additions. It is important to note that these renovation additions, amplified what was otherwise a very modest 1939 home. The 60's renovation added wings to the house on both its left and right flank. The 2007 addition added more square footage on top of those wings and created a huge second floor. As Mr. Higgins and Mr. Torode commented in their own papers to this Commission. The primary design of these renovations was more focused on square footage, as compared to being architecturally and historically sensitive to the original construction designs of the home. If you look at Mr. Torode papers this home

is almost architecturally confused. It has elements of Greek Revival, American colonialism and per Mr. Higgins even Georgian styles. When you have a home that is drawing upon three different types of architectural design elements, one thing is consistent that each renovation that was done was not done out of homage to the prior architecture history. It was done to amplify the home. If this Commission would have existed in the 60's and 2007 I think we would be having a debate whether these renovations would have even occurred. The only thing that has been consistent about this home is that each owner since the original owner has sought to amplify and change it. In the 1960 there was 3000 square feet added to this home. When a new owner took over in the 2000's there was 5000 square feet added to this home. This home does not have the original historic characters that one would have expected from a 1939 construction because frankly it is no longer a 1939 construction. When you look at the elements of the historic registry, the answer to all of them are no.

The next question the historic registry asked, was there a master architect or master builder associated with this property? We have gone through and we have tried to trace back who constructed this home and the answer has only been found silence. We can't find an architect of record of any problems, nor a builder of record of any problems. What we are looking at here is just a house that was constructed by good tradesmen at their time, but they have not risen to levels of historic significance. So that price of the registry is not satisfied.

The next question the registry would ask, did something historic happen at this home or did a historical person live at this home? The answer to both those questions are no. Using the criteria that the Registry uses to define a historic event, and to use the criteria to define historic person, those criteria are not satisfied by any of the owners that have occupied this home. On our review on the events that have occurred at this home we have not found a historically grounded back, that would promote this home to be eligible to be found on the National Registry. When we go through the Registry, and we look at the architectural history, the elements, the people that have lived at the home, the people that may have designed the home, we have not found evidence that this home would be eligible to be listed on the National Register of Historic Places. We asked Mr. Higgins the same question and as an individual that has worked on historic homes and has worked with the Registry, he also answered that it would not be eligible to be placed on Historic Registry.

The final elements are a set of factors of whether this home has information important to its free history, or history, or other characteristics that this Board finds to be important. The guidelines on page four and five, that fifth carrot, several facts that again mirror those factors that the Registry would consider, such as does it have broad cultural, political, economic, or social association with the historic development of Belle Meade, the State or the Nation. This home is one of the older homes in Belle Meade and we acknowledge that, but that older home is no longer in the configuration that it was done in 1939. We asked our engineer this question because if you go to page 17 of the Guidelines, it refers to can that original structure be relocated? The answer to that question was no. That 1939 structure can no longer be found, and the structure that is there today is 2020. The historic value of this home while it is an older home in Belle Meade, we respectfully say that it does not satisfy the criteria to be a property of significance worth preserving in its current form. Moreover, although this is not the Commission that would approve the new home construction, we added the renderings of what the architect would propose and work with the City of Belle Meade, only to show the hopes and design for the new home for this structure would pay homage to the actual homes in Belle Meade and be more

consistent with the construction of those homes in an architectural style and be time appropriate and historically appropriate even though it was a modern home constructed this century.

I would be happy to entertain any questions the Commissioners would have at this time.

#### **Board Questions and Comments:**

Duke, do you have a photo of the existing home?

King, yes, it should be in Mr. Torode original application (image displayed). This is the original home. You see the wing addition and then you can see in the background the additions upon additions being cobbled together. The original portion of the home would have been the center portion of the home where the columns are, but this has even changed again, to more of a horizontal effect as compared to a vertical effect because of the addition of width to the structure.

Duke, do you have one showing the back (image displayed)?

King, yes, this is the back of the home and you can almost tell by the roofline and the way it pitches and drops down where the original structure is, and where the 60s additions went. And then how the 2007 additions against spliced on to the 1960s addition. Being in this house, it's frankly maze like to a certain extent, because there is no central corridor of the home. Mr. Torode discusses this fact in his submission. This is very much a wing oriented house. If that 2007 edition on the left hand side would have come out further it would have very much the resemblance of a U as compared as an original Colonial or Georgian house which would have been primarily centered and have almost a heart in the middle of the house where the living spaces would expand outwards. That is why again, when we are talking about what is there today, as compared to what was there in 1939, there is no comparison anymore. We are proposing a large Dutch Colonial home that would be consistent with the other Dutch Colonial homes found within Belle Meade. We are very respectful of the tradition of Belle Meade and what has been built in Belle Meade. A design has been put together, again, to be consistent with that instruction.

Farris, is the home that is being submitted being submitted for approval as well or is this just an application for removal of this home?

King, it is an application for removal of this home. If I understand the process correctly, we have to get this application granted and then move into the process of getting approval of the designs. We don't want to presume that this Commission has granted us the application to demolish. We are being respectful of this application process, but we do have renderings, elevations that have been presented and put together by our architect. And again, we are cognizant of the fact that we would continue to work with the City of Belle Meade to ensure that design would be approved by the City as well.

Farris, so these renderings we are not considering for approval.

King, I think that is correct. Your not looking at them to approve the renderings but we wanted to submit them for was to give you assurance as best we can and our own timeline and process that what is being contemplated here would be respectful of the architecture that has been historically preserved within Belle Meade.

Duke, Lyle how do we view that? The one on Elledale is getting ready to go up possibly. If this comes down is this just a blank lot to be sold?

Patterson, I was not aware we were looking at this just to demo it. If the lot is sold it will come back before this Commission for approval.

King, I would say gentlemen, the goal is, and that's why we have included the renderings is to build a new single family home. I know that design has to be approved by the City. Our current clients live on Westview. They have

outgrown their existing home and this plot was always purchased with the intent to move into a much larger space in the Belle Meade area.

Blackburn, when was this house purchased?

King, five years ago.

Duke, in full disclosure, I have worked on some of the site work of it, and I have been around the house and the main body of it is really cut up. As you can see in the back portion of it there is not a lot of character or architectural elements in this. I have worked on the site but was not responsible for any of the tree work just basically citing a new house.

Anne Russell, 1218 Chickering Road, I am the next door neighbor and the closest neighbor to 1220. Our driveways face each other. My husband Joe and I have about the same lot size, 9 acres. We bought in 1995 and have lived in our house about twenty five years. I have three brief points. One is we bought because we were attracted to the land and the beautiful setting. We became knowledgeable about this particular house at 1220 as a prospective buyer, before we bought our house. We found it to be in very poor condition and had not been updated. This would have been in the early 90's. There was nothing attracting us to the house past the front door. We were also a prospective buyer with our daughter and son in law. Unfortunately, when we looked at it there was just a patch work of rooms sort of thrown together and disconnected. We concluded there was no value to the house, that the value was really in the beautiful land. The backyard was so bad there was just no appeal. When you walked around the house in the backyard, you were sinking up to your ankles in water. And the front yard, there were so many dead trees that it was hard to see the road. And this was confirmed by an almost one hundred page inspection report. We all unanimously agreed the house was uninhabitable. There was really no way to fix it up and live in it, it was just uninhabitable. My second point is that the property has already been improved by Paul Gravette. He has cleaned up the nine acres, the debris, the dead or diseased trees, the invasive growth, and the privet. He has taken things out that have needed to be taken out for decades and decades. He has done a great job of getting some very fine landscapers there who have cleaned out the diseased trees and made that property better and healthy. He has brought in loads and loads of organic soil and planted a lot of new trees. He has implemented a very high end landscaping plan that I think is beautiful and exciting and it's going to be even better as he starts to implement this building plan for his house and tearing down the existing house that does need to be torn down. He has added value to the property. As the next door neighbor who see this property every day, he has added beauty and value not only to his property but ours as we have done things jointly to make the properties seamless in their flow. Joe joins me in believing that the added value in this piece of property is going in the right direction, and that the house itself is negative and has no value whatsoever in the Estate. What Paul believes he can do with the property and has already shown what he can do with the property really adds to the Estate value of Chickering Road and the Estate value of my house and his house. It is becoming a property it has not been in a long time. We are very pleased with the result. My third point and last point is that Joe and I have reviewed the renderings and architectural design that is proposed, and I understand we are not looking at that or approving that today. But a lovely estate home is exactly what needs to be there and would be complimentary to the grandeur of these nine acres on the lot and our nine acres. We have gotten to know Mr. Gravette personally. He has very nicely asked us and kept us informed on everything before he starts to do anything. He has been good to work with and has great intentions to turn this into a grand estate that is appropriate to Chickering Road and all of Belle Meade.

Wall, thank you Mrs. Russell that was great input.

Chris Barkley, landscape architect with HDLA Landscape Architects, and I am accompanied today by Kem Hinton, who is a local architect and one of the founding partners of Tuck-Hinton Architecture and Design. Today we are presenting for George and Pat Bullard, 1224 Chickering Road, who are neighbors to 1220. We have put together a presentation today that we hope will layout the facts of 1220 Chickering Road and the significance of the architects who designed and renovated this property over the years and how this property actually adds to the fabric that makes Belle Meade such a unique and special place. On the Property of Significance Application that was submitted it was noted that the property was built in 1939. We hope to show you in this presentation that there are still elements and character of the home from the original 1939 construction. On the application it was noted that there is no notable work of a master builder or design architect. And the previous presenter, actually said that there was no evidence of a significant architect who had worked on this property. However, we truly believe that this is not the case. In fact, we will show you evidence today of the original architect of the home Welby Pugin, as well as the 1962 addition that was done by Edwin Keeble. In the attorney letter that was submitted one of the quotes was, what little remains of the original structure among the hodgepodge of additions and renovations is a dilapidated framework with no historical significance to support an argument in favor of saving. We respectfully disagree with this statement. And again, hope to prove to you today that there is significance both in the designers who worked on this property as well as how this adds to the character of Belle Meade. It notes also that the essence of the current structure does not contribute to the distinguished nature of the community and its architectural style. Instead, the mere existence of the remnants of the original structure yields an inconsequential if not detrimental contribution to the prestige of Belle Meade historic homes. Again, we respectfully disagree with this statement. We feel this home is an integral part of what makes both the fabric of Belle Meade and its sense of place and just Belle Meade the unique and special place that it is today. And as was noted this is one of the last oldest homes remaining on Chickering. This also notes that other have found no records that indicates that this home was constructed by a master builder, designer or architect. Again, we hope to show you that there is significance to the architects and designers who have worked on this property over time. In the letter of support of demolition from the structural engineer the last lines says the original structure no longer bears any resemblance to its original construction. That may be true on the interior. However, we feel that the exterior of the home and the presence from Chickering still has a lot of the 1939 character that it once originally had. It also points out if they were asked to relocate the 1939 original home for preservation that they could not likely fulfill that request. That was part of the Historic Register requirements, but I don't know that anyone has requested that the structure be relocated, merely more preserved in place.

I would like to go through the brief history of 1220 Chickering Road, the home has only had two previous owners to the current owner. In 1939 the home was built for Mr. and Mrs. Stevens by Welby Pugin. In 1962 the Stevens commissioned Edwin Keeble to do an addition to the home. In 1993 it was sold to Mr. and Mrs. Briggs, in which time they did an addition in 2007. It was then sold in 2016 to Residential Tech, then listed for sell again in 2019. Ridley Wills book *Chickering Road and Its People* (two images displayed of the home in the book) gives a brief overview into the Stephens and this home. We believe this is a well respected catalog of homes thus speaking to the significance of 1220 Chickering Road. This is an excerpt from the *Interesting*

*Homes of Middle Tennessee* book (slides displayed). We think clearly the authors of this book felt this home was significant enough to catalog. We would like to discuss the original architect that designed and built the 1939 original structure. It was designed by Welby Pugin, also known as Byron Welby Northmore Pugin. He was a distinguished architect, born in Durham, North Carolina, but also has many distinguished works in Nashville and the region. He began his practice with Pugin and Wallace in 1926. They designed this home in 1939. What you see on the image is a rough outline. Again, this is over an aerial image, so it is slightly off but approximately denotes the original structure of the home and we do have those plans. The next slide show the blueprints of the original plans from 1939. This shows the first floor plan of the structure and the original elevation in 1939. As you can see there are many significant elements that are still visible from 1939 and from Chickering Road especially after many of the trees have been cleared. Most notably the columns and some of the lower windows. It still has the stately architecture from Chickering. The next slide is side elevations of the home. We did want to outline some of the notable works by Welby Pugin one of which is the Saunders Paine House in Aberdeen Mississippi which is on the National Historic Register. I wanted to point out that the portion of this home that Mr. Pugin worked on was in fact an addition, not to dissimilar from some of the notable additions like the 1962 addition that was done on this home, which Edwin Keeble worked on, but Mr. Pugin is recognized and highly publicized in all of the historic materials distributed by the Saunders Paine home. The National Registry goes on to say Pugin's more notable early residences include EB Stevens Jr, 1220 Chickering Road property. So please note that this was in the Historic Registry noted as a very notable residence as well as the Newman Cheek home also called Sherwood Forest. In Nashville's Home Book on architecture it is noted that this property which was done by Mr. Pugin was a fine specimen of Nashville residential architecture, which was pictured in the Southern Architecture Illustrated book. It is the only Nashville home pictured in this collection of 100 of the most outstanding creations of leading Southern Architects. It goes further to say Welby Pugin, Nashville Architect and designer of the house is of the eight successive generation of English Architects. His Father, Byron Pugin, having been a native of England, where he was trained and did much of his work before coming to Atlanta to practice and then build several homes in Nashville. Another notable work by Mr. Pugin was Inglehame, which is listed on the Tennessee Historical Commission and Williamson County's Historic Property Survey. Built in 1858 Mr. Pugin worked on the restoration of this home. After it burned Mr. Pugin designed the home within the existing outside walls of the Sharps home, which they moved into in early 1940. The addition was done by Edwin Keeble, which needs no introduction to the Belle Meade Community. He has many notable works in and around Belle Meade. I will not go into his distinguished career, which again, many of you know, but he did complete the addition in 1962. These are the plans (displayed) and the elevations of the additions from 1962 many of which are still visible today. Most notable, one of the keys identifying a Keeble is the octagonal window, which was kind of a signature in his architecture. I wanted to point out some of the notable non-residential works that Edwin Keeble is responsible for, in and around the area. I will not go into all of these but Vanderbilt University a lot of the churches in and around town and the landmark building of his career the L&C Tower. This outlines (displayed) some of the residential projects in and around Belle Meade that Edwin Keeble is most noted for. This is by no means an exhaustive list because the list is quite extensive, but I did want to highlight a few, 1431 Shelton Avenue, the Dr. Cleo Miller house, which is on the National Historic Register, as well as 5335 Stanford Drive, the Dr. Cobb Pilcher house, which is also listed on the

Historic Register. The Nashville Post had an article about it and it was titled, It's a Keeble, which is known as a very kind of prestigious piece of architecture to own in the community and the value a Keeble brings to the homes in and around the community.

The next images (displayed) are images of the existing home taken from the listing from Fridrich and Clark. All of these are accessible online, but you can see the glowing description of the property when this house was listed. Also, some images of the interior of the home from the listing. It was mentioned that the home was uninhabitable, but you can see it is a quite stunning home.

I will turn over my presentation to Kem Hinton for a brief statement. I am not an attorney and I appreciate the thoroughness and know the Adams and Reese Firm and they have done a lot of excellent work in our City. We respectfully disagree with many of things that were listed as reasons for demolition. A lot of things are subjective, but we've shown you we believe very important information that may or may not have been known by the consultants and the architects and others. It was erected in 1939, it is a notable work, Welby Pugin was an accomplished architect and Edwin Keeble, of course, was also an accomplished architect perhaps the greatest one in this area during the 20<sup>th</sup> century other than maybe Russell Hart. The 2007 Edition, we understand it is underwhelming, but it is only partially visible from Chickering Road. The original Pugin front and the Keeble edition are visible from Chickering Road especially we will see that as the leaves start to drop. There was a lot said about the house being in terrible condition and about to fall down but when it was offered for sale a year ago the comments are glowing, and the photographs are pretty impressive. We respectfully disagree with the architect wrote statement that whatever sense of the original structure or site possess this loss many years ago. The attorneys seven page diatribe we consider kind of cruel disrespect for the house, its' previous owners, its architects and its history. We respectfully disagree with the interior designer's evaluation, it doesn't mention the capable architects of the past. We strongly disagree with the structural engineers that it would be nearly impossible to salvage the 1939 original home. I think this is simply not true. I have worked on additions and projects like this in the past. I actually worked on a Keeble house that was listed called Deepwood on Stanford Drive. We did a substantial addition to the back of the house while we maintained the integrity of the original. We are confident that a capable architect if requested, could maintain the historic presence of the house and address the owner's domestic needs. It's a challenge, it will be a challenge of any architect. Most importantly, I think is the quote from Ridley Wills, that he prefers that the house not be torn down. Back to you Chris.

Chris Barkley, I would like to read this statement in closing, it has been shown in this presentation 1220 Chickering Road is not only one of Belle Meade's oldest homes and the second oldest on Chickering Road but it was also designed by Welby Pugin, a celebrated architect of significant architectural lineage who has other homes on the National Register of Historic Places. There has been no mention by the current owner that 1220 Chickering Road is in any way structurally unsound. Edwin Keeble was a well-known engineer who graduated from Vanderbilt University with the highest award offered by the engineering school. Mr. Stevens served as a contractor on the build of this home in 1939. So, there is no surprise that this is in very good structural condition as well it should be considered the 1962 edition is historically significant, simply because of the prestigious reputation of Edwin Keeble. The photos presented show the condition of the interiors at the time. The current owner purchase it in 2016. And again, the same photos were used when the current owner put the home on the market in 2019. The lovely large lot with the generous building envelope should leave room for the preservation of



the historic home as well as allow enough room for any additions desired. Our pleas is that the Historic Zoning Commission members honor the historic significance of 1220 Chickering Road by ruling the original Welby Pugin home, as well as the 1962 Keeble addition, remain. We appreciate your time and consideration.

Wall, thank you Chris very much. You have gone to a great deal of trouble to present a pretty compelling case.

Blackburn, I have a question. I am a bit astounded that we were told by the first presenter that there were not significant architects involved in this. Why were we told this?

King, because I have never seen the drawings nor do I possess the drawings, nor do our architects possess the drawings.

Blackburn, why did you not research it? You made a statement. You made an inaccurate statement to us and I am offended by that. You are asking us to make a decision with information that you failed to research. I'm very offended by that.

King, Mrs. Blackburn it is not my intent, nor my desire.

Blackburn, you came to speak for them, and you stated a fact. You state to us that there were no significant architects involved with this home, did you not?

King, no Mrs. Balckburn.

Blackburn, you did not say that?

King, Mrs. Blackburn, if you would allow me to finish ma'am. I'd appreciate the courtesy. I said that from our research and from our evaluation we could not find a notable architect of record. I have not seen nor was given the opportunity by Mr. Barkley to review his submission before today. Frankly, I had not seen it until it came on the screen. If I had seen it and I had conferred and found information that prove my other submission needed to be amplified, I would have done so. That is what we do so in court proceedings all the time as litigators. It is never my desire to say incorrect information to anybody, or any commission, especially one of this nature. So, with that said, I stand true to my original statement. I still have not seen these renderings or drawings. And we have worked, as was just noted, notable architects in this area, and have researched with our consultants on this. So, this is not an issue of trying to mislead the commission in any way.

Wall, let me interrupt, Chris and Kem, obviously found this information and it obviously was not easy to find. They have been digging. I am a bit resentful that you did in fact say, there is no significant architecture here, and that you had done the research on it. So, you have not done any research on it otherwise, you would have found the same thing they did.

King, that is actually inconsistent with what you just said. You said they dug and dug, and they found. We have dug and dug, and we did not find. These rendering and drawings I can't even zoom in on them based on the lithographs they appear to be. And again, I come to this saying this is what we have found. I would have happily collaborated with the Bullard's. They are the next door neighbors. If they had come to us and said this is what we in fact,

found. We have been looking for evidence of who the architect was but what can't be lost in all of this and you just heard it as well, is that the most recent renovations that add tremendous square footage, cannibalize all the work that has been out lined in the original structure. For those that have been in this structure, the Realtors who listed this structure, call it a tear down. Called it a tear down, the Realtors did. That is what our client will testify to in Chancery. So, we are balancing the desires of preserving the historic elements of a time period which frankly no longer had been consumed by a subsequent renovation that almost doubled the size of this home.

Roger Higgins, I just wanted to say I'm sure at one time this home was a lovely house I have no doubt. I have lived in an Edwin Keeble house and completely 100% respect his ability and his history in this area. I think it's a little bit of a stretch to hang on to the house because of the addition he did rather than the whole house. I completely agree with the gentleman who just said, whatever additions have been done, most recently have pretty much cannibalized the house where the architectural merit of it is kind of beat down.

Anne Russell, 1218 Chickering Road, my house next door was also a 1939 house. I don't think anyone in Belle Meade would have wanted us to leave our house the way it was. It was an old federal style. We came out and away. We kept a few things, a staircase, the front doors but everything else was redone. I think all of Belle Meade loves our house and our setting and what we have done to improve it. I would hate to think everybody including us as owners would have been stuck with what was there from 1939, or any additions, therefore.

#### **Board Discussions:**

Berry, I want to remind the Commission that if you are inclined to turn down the application, I think it's important that you make specific findings from the guidelines both as to whether it is a property of significance, and I think Mr. King is correct, the first five criteria are conjunctive. I think you have to say that all of those are present. The second list ABCDEF are disjunctive so it can be any one of those.

Farris, Mal Wall what do you think about us taking an initial vote? Should we pool the Board?

Duke, I have a question first, for demolition if it's 1962 does that come before demolition or is it just 1939 and back?

Wall, I think we could probably stipulate that.

Berry, one thing to remember none of these guidelines are written as hard fast prohibition so you can conclude that even a property of significance could be demolished. It says the demolition of significant properties are discouraged so it gives the Commission a lot of discretion either way. This one is clearly old enough to be considered a property of significance, so we don't really have a 1962 situation.

Farris, I am prepared to discuss it. I think that both sides have made very good cases. I struggle with a couple matters with the application. As I understand it, we were also reviewing a new home and apparently, we are not. Wall, I was going to bring that up. Your exactly correct.

Farris, as I have said in the past, I do make a strong evaluation of what's being considered when we are looking at what is being demolished. What I see in value in this home is the original structure. I don't place a strong amount of weight on what the Keeble side. I am respectful of that, but it was

an addition, a very small addition. The main body of the house and the architect is what I am putting my interest in. I think the applicant in terms of what was presented, I have a strong view as did Bunny Blackburn and Mal Wall, I am a little disappointed in what was given to us as fact. I guess we could argue that whether it was or not, but the opposing viewpoint was well prepared. I am prepared to make a motion to deny the tear down. I think the applicant could work with the existing structure. As big of a home as they are planning based on what they presented. I think if they included the original structure the Board would be looking at a transformed historic home. I have been in the structure, it is habitable. I have been in it recently when it was on the market listed as a tear down when this Board did not exist.

Wall, my opinion is that there is clearly a lot of evidence that this house has some historical significance. I think it is this Board's obligation to make the present owners do exactly what Anne Russell had done with the same kind of structure next door. Take what is there and make it better. Blackburn, I agree with Mal and when we look at the reason that this Board was created, I think it is for this very purpose. When we lose these homes, they are gone forever, and I am impressed by the architect. I think as a community we should do everything that we can even with the Edwin Keeble additions to respect that and to value it as a community. Both of these architects have been presented as significant to me and important and they bring value to this structure. I would be thrilled to see a renovation and a restoration and consider additions to this structure. I'm happy to know Mrs. Russell said that the owner has cared for the land already, has worked on the trees, has clearly already improved the home. I think that is great for the street and the community. I think the loss of this house would be a loss for the community.

Duke, I concur with Ron Farris on the main body of the house. Edwin Keeble is a great architect, and I have worked on a lot of his houses and we have restored them many you know in Belle Meade. But I don't see those wings as congruent with the original 1939 structure. I would feel that the owner is not penalized to have that as a burden, if they could come up with a reasonable solution to use the main body of the existing historic structure. Wall, I disagree a little bit about that. Granted the house as originally designed by Pugin is most of what's value there, but an architect of Keeble stature even if he was just doing a two small addition, he would not screw up the original architecture.

Duke, I would think that is true. We had to tear a pool house down because it was just not congruent with the house and was still saved. The existing house on Truxton and it got into the Historic National Awards for that.

Farris, in the weight of what's before us in fairness to the applicant. We are taking what the opposing viewpoint presented as fact. I am probably interested, and I may want to take a look at all of that. I am not disputing what they are saying, it was well presented, but knowing that what we would be voting on we would be stating we know as fact. I don't know that.

Blackburn, could we ask them where they got that information?

Farris, I think they should submit it to us to take a look at it.

Barkley, the information is available, we will be glad to share it in any fashion. It was the combined effort of many people doing research.

#### **Public Portion Re-Opened**

Blackburn, I saw a comment from Ridley Wills that he is recommending the house not be torn down and I think we can all recognize that he is the Belle Meade historian. Where did that comment come from?

Kem Hinton, I reached out to Ridley, our firm worked on a couple of projects on Chickering Road. When he was preparing the book on Chickering Road we had

some conversations about it. When George and Pat Bullard approached me on research on the house, I contacted Ridley because he included the house in his book. I sent him the power point presentation that you saw and asked for his comments. He said having reviewed it that it would be sad to see the house torn down.

Blackburn, the house was included in Ridley's book as historically significant.

Kem Hinton, I don't know that. Let me clarify that he included I think every resident on Chickering Road. He wrote a page or so about each house.

Blackburn, he gave you that quote, and permission to use that quote?

Kem Hinton, yes, he did.

**Motion to defer for thirty days but I'm open to an extended period: Farris**

**Second: Blackburn      Vote: All aye**

Rocky King, a little bit of a point of order from my question, because I am true to my sentiment. I do not like incorrect misstatements of fact to be in our submissions. Thus, I'd like to review it and correct any misstatement of fact, I take that as my priority as a lawyer. When can I submit a supplemental filing? Based on this deferral period? Because we are out of sync, I think. We have never seen any actual time period of the next hearing. I have not seen any of these drawings yet either. They were not sent to us, even thou we were of record on the file.

Wall, we don't have possession of them so I can not promise them to you. If we get them, I will be more than glad to see that you get copies of them.

Rocky King, that is all I am asking because I do not want Mrs. Blackburn being mad at me. That I have made any intentional misstatement of fact, that is not what is happening here. I have never seen those renderings.

Blackburn, what kind of research did you do on architects?

Rocky King, we have gone through with our architectural firm and our consultants trying to find this information. In fact, we bought or checked out Ridley's books. I have not been able to discern and find who the architect of records were for this. And again, that's not saying that's incorrect information. There was an exhaustive amount of work gone into this on our end to figure out who these architects were. And that's what we have done. So, like I said, I'd like to reserve the right to do a supplemental filing to correct any misstatements, if in fact, those are the architects will acknowledge those.

Berry, those records are now part of the record of this hearing and are public records and are available to you as soon as you can physically use them.

#### **New Business:**

1. The application for certificate of appropriateness for Seth Yazdian (20111) 4406 Honeywood Drive, for the demolition of existing home (Property of Conservation) and construct a new single family home.

**Presentation:** David Baker with Tipit Sease Baker Architecture representing Seth and Tal Yazdian for a new project on the property of 4406 Honeywood Drive, which is on the corner of Ellendale and Honeywood. The existing structure is a post war 1948 structure that has been neglected. It is close to 2900 square foot with three bedrooms including basement and attic space. It is our understanding to meet the current needs of a homeowner that will be transitioned to this property. If the house was considered to be renovated. To accomplish current needs, the house would be unidentifiable with any additions. The house is also currently on the far north east of the property omitting most areas to renovate or extend the house. So, what we have

presented and submitted to the board is a proposal for a new structure within the building envelope, keeping the scale low. In doing that we have created an H form type of plan and create a parapets on the rear property and on the front property with three gables, a center ridge that would allow us to keep this ridge in keeping and lower than most of the structure here on Honeywood Drive.

We have also submitted to Lyle Patterson and the Board the proposed property, elevations and floor plans. We understand the importance of this property and how it is viewed both on Ellendale and Honeywood. In our approach all elevations just not Honeywood but also Ellendale and the rear and the side North West, all have equal materials and emphasis put on those elevations that they might be approachable, scalable, and humble in nature. We are also introducing those materials that might be found throughout any home in Belle Meade that being stone veneers, slate or clay tile, clad type windows, all those regular materials that we would hope for in any house found in Belle Meade. What your seeing is the front elevation as it would appear on Honeywood and the rear. The lower elevation is that which faces west to the one neighbor with the garage doors facing the same orientation of the existing house. There will be no different exposure of garage that is currently available. The elevation is smaller in scale on Ellendale with a smaller roof structure, flat terrace facing the rear property and then a lower base structure that would be off of the kitchen. Trying to borrow light and matching scale and appropriateness here with our windows and proportions that you would find most of any traditional older home in Belle Meade. The rear property, again with all attempts that we have to break down the scale with everything facing rear, at the lowest possible elevation of one story parapet with dormers that are breaking the second story.

Duke, are we just hearing the demolition today Lyle Patterson or are we going to review the package of drawings as well?

Patterson, I have written it as demo and new single family home.

Baker, the existing house, it is my understanding from my client that we believe the end of 2019 the house may have been previously submitted and maybe approved for demolition. But I am not fully aware of that. I would assume we are resubmitting for that same submission of demolition of this 1948 post World War smaller home that has water seepage in the basement, neglect to the wood windows, decaying of shutters, there is not significant material that we could consider to be reused. This is one of the smaller homes on this street and Ellendale.

Duke, are you going to save the Boxwoods?

Baker, I will bring an expert in for that there. What your seeing here is the imagery, stone, material usage, scale, some past projects we have worked on and this imagery of our intent.

#### **Board Discussion:**

**Motion to approve the demolition of this property: Blackburn**

**Second: Duke      Vote: All aye**

David Baker, we are proposing a crane stone, clad windows, operable wood shutters, we do have a little bit of flush wood siding on our dormers. The dormers again trying to reduce the scale as much as possible. The second floor has a clip height of six foot three which is allowing us to bring down that ridge height as much as we can to make this approachable. In most of our approached to any home we try to celebrate light and the property. In this

house type every room is being able to celebrate its location with visibility at least with three views of light towards the property. We are showing copper celebrating the entry into this house. It is a way for us to kind of give coverage to the entry allowing also the homeowner to have some transparency and light. There will be a large oak like door that is about five feet by eight feet tall. (Materials list displayed)

Duke, your roofing material is a clay tile?

Baker, it is a clay tile or possibly slate. Will be some type of stone and depending on the availability of the stone whether we go with a neutral Belgium loaf. Naturally I think a clay tile flat would be appropriate. If we go to something a little grayer, then we would probably go to a slate tile to match that appropriate missing color.

Blackburn, this says stone veneer, this is a full bed, right?

Baker, it is a full four to six. That is what we consider. It is not a structural stone, so anything that is applied we consider to be a veneer. But, yes, it is a four to six inch thick stone.

Duke, the materials look good.

Blackburn, what is the style of the home?

Baker, I always struggle with those questions. We have all kind of evolved in time. It has reference to a European Belgium with a bit of countryside evolve in a farmhouse. I do not know necessarily if I throw style on to it. I mostly kind of concentrate on scale and appropriateness materials that it might be as timeless as possible.

Blackburn, one of our requirements is that it has a defined architectural style.

Baker, certainly and I think we noted something to be European type farmhouse.

### **Board Discussions**

Blackburn, I will say there are elements of this house that I think are very attractive. There is a lot going on that is a concern of mine particularly around the front door. I'm trying to wrap my head around that.

Duke, I think for me it does have balance and proportion. The scale seems nice. They have a great view across the Street to a vacant lot. It does seem like it is Belgian in style, Belgian farmhouse and there are other examples of this in the City.

Wall, it sits well on that lot with the other houses on the street.

Duke, what actually type stone is going to be on this house?

Baker, it is very similar to the stone we used on the last submittal on the example of houses. I would have to find that sample of where we got it from.

Farris, Bunny I understand what your saying about a clear and identifiable style, but I can appreciate the presentation. I think its representative of many stone houses you can see through out the City and modern interpretation of that. I appreciate the quality of materials. I find the balance and symmetry pleasing. I'm pleased to see it rendered in the materials that are consistent with other stone houses, some that are on Westview. It is a contributing residence to the street.

Duke, I think it reads timeless as well.

Blackburn, is there precedent for the arch at the front door and that much glass at the front door? I think it is going to be a huge improvement to the Street. I do like the symmetry of the wings.

Farris, I think the precedent that I would find is that is an interpretation. It has a European flair to it. I think you could find these examples. I am

not bothered by the arch. I find it sort of a gathering element of the whole elevation.

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

2. The application for a certificate of appropriateness for Bear Branch Revocable Trust, 4524 Millrace Lane, (20112) to construct a new single family home on vacant lot.

**Presentation:** Ron Farris with Farris Concepts in Architecture, brief history of Millrace Lane. Millrace consists of seven nearly new formed properties. Probably twenty or so years ago, John Holden Rogers created this out of a single piece. Seven lots of approximately just over 40,000 square feet to meet the minimum standards for lots. Lot seven has remained vacant and unbuilt on for the longest and for good reason. It is a very challenging piece of property. It suffers from and has many characteristics that have proved challenging by numerous previous owners. I have advised and consulted on probably at least three previous concepts of this never which ever gained traction due to the complexity of the property. Topographically it falls from the bottom of this page towards the top of this page, over 25 feet across its area to be built upon. Below the uppermost setback line everything below that point is in flood plain. All the properties along Millrace suffer from being in the flood plain. This one suffers the most. It has significant challenges on topography and just how to place a house. Because of the 474 contour the building envelope of this property gets quite small and concentrated to the middle to the right side of the property. A significant portion of this property will remain open grass area. In investigating the building envelope and its size we did seek and secure a reduction in the rear setback from 60 feet to 40 feet through the planning commission that would allow for a footprint that approaches the allowable footprint on these properties. All of the homes on Millrace have maximized their available footprint because of the relatively small size of the lots that were created. So, the bulk standards on this are meeting the maximums. But that is a common characteristic of the other six homes on Millrace. Stylistically we are asking the board to consider a prairie style home which if you look at the guidelines book that we reference in our guidelines is a clear and identifiable style as a modern prairie. Contemporary interpretation that is what we are submitting here today. Some of the characteristics of a prairie style are often symmetrical in massing, low pitched roofs, prominently hipped with wide overhangs. They are typically two stories, porches, eaves, and cornices and façade detailing to emphasize horizontal lines. Common to have offsetting masonry elements of rectangular shapes to support horizontal lines or porches and overhangs. Common characteristics to have contrasting textural materials of masonry siding or stucco. Windows often emphasize vertical geometry and help offsetting the broad overhangs and the horizontal emphasis on other exterior elements. We are using a painted brick with real stucco, horizontal band above a belt course line to emphasize the horizontal lines. We are using bracketed and supported horizontal members above the windows on the front porch. Broad overhangs of three feet with a strong horizontal line across that long expanses of glass in the center portion. The rear can not be seen from any public view in Belle Meade. There is a severe slope that we are presented with. The materials being used will be in a palette and a manner that emphasizes prairie style. At the front door we will be using a natural Tennessee limestone with a change in texture and pattern. We will be planting ivy to climb onto the lower left section of this as well as to the right side of it to help soften and meld into the topography. One could ask why we are not retaining the far left side and the common answer to

that is that 474 is a strong line on this site. And that is the line that no change can be made below that without severe penalties on the stormwater impact. And that's frankly why the site has never been built on is that no one could come up with a reasonable scheme that did not grow out and into the flood plain. By not breaking that 474 line and introducing massing amounts of topography change and impact to stormwater we are hearing from our civil and stormwater engineers is that they can easily meet the guidelines the city has for stormwater.

Duke, it looks like there is about a twenty feet of grade change from the garage down to the lower end of the house. Is that correct?

Farris, that is correct

Duke, do you have to go to BZA to get a height variance?

Farris, we are one foot over on the left side so yes, we will have to go before the BZA for that and the pool.

Duke, can we see inspirational photos of the prairie style?

Farris, so these four images give some insight to both effort for the windows illustrations of it as well as you will see the emphasis for the stone masonry coming up to a belt course line and then changing into a material. Our material will be a real stucco, not a dryvit or a fake component in a soft grey tone. The windows will be recessed in the brick with a limited frame.

Duke, the trellis over the front door material?

Farris, that will be a painted wood product.

Duke, is the door entering eight feet?

Farris, yes, it is.

Duke, what kind of brick are you looking at?

Farris, it will be a painted brick with a sand texture in it.

Blackburn, can we look at the houses on Millrace again?

Duke, what is the elevation again on the lower part of the house? You have a 10 or 12 foot retaining wall there. Does that come in play with BZA or no?

Farris, it does not retain. It is supporting the upper level pool. The top right corner of the terrace is supported by masonry piers. Not sure if it will need Board review.

Wade Rick, I know the grading is going to require Board review. The height of the terrace I believe will also.

Duke, the five steps at the basement level those get you out and down to that level somehow?

Rick, yes, the basement level.

Duke, the terrace is cantilevered above?

Farris, no it has two piers and underneath that terrace is all the mechanical equipment for the pool within the envelope.

Duke, that is a big elevation for that side for the neighbor. Is there going to be a screen planting?

Farris, that side elevation does not have a direct view from lot six on its left. We do have proposed planting to occur on that lower elevation.

Blackburn, I'm not real familiar with the prairie style at all. Is it typical to use this many different materials, brick, stone, stucco?

Farris, it is.

Duke, Well the most famous one is Frank Lloyd Wright. That is your go to like Falling Water or Taliesin West, all of that is prairie style architecture.

Farris, here is the challenge of this site and with any house is that the site begins to mandate a house that has tall and skinny components because of its narrow footprint.

Blackburn, is it a buildable lot?

Farris, yes, it is a buildable lot it just has its challenges. Prairie Style houses fall into two categories. There is the very low slung one story ones but when you look at the earlier phases of it, they were two stories.



Duke, what is the railing at the pool, is that a glass rail?

Farris, it is.

Duke, on the larger elevation there are two windows that have a panel. One that is raised and one that is lower than that.

Farris, the one on the right is a kitchen that is why it is raised up to meet the counter. The one on the left is the secondary living space so it is down sitting on the floor.

Duke, anything you can do there to make them more symmetric.

Farris, there is a horizontal line there and spandrel glass.

Blackburn, I am just looking at it looking to see how it fits in with the rest of the houses on the street and the wide mix of materials are my two concerns.

Farris, the effort is to be cleaner and simpler. The Board from the very beginning has been open to these contemporary interpretations and hopefully the quality of materials that we are proposing sperate it from contemporaries that don't have that and its scale and proportions on it.

Blackburn, I think it is good to include contemporary.

Wall, I drove out there today to look at it. What Ron has drawn sits well with what else is on that street and blends as much as you can get it blended in with that bloody hill.

Farris, respectfully it is a challenge.

Duke, is there any way that it could be balanced on that front elevation with some type of landscaping element? Maybe a magnolia or some kind of evergreen that could help you frame that because it does fall off. It drops off from 93 to 73.

Farris, yes and Bunny Blackburn regarding your material comment you had I want to make sure I address that maybe what you are seeing on the various materials is missing the intent. Our intent is that the brick and the stucco are the same tonal value. What we are after is texture change between those two materials, which is common to the style. We looked at making it all stucco or all brick, but it started to look too plain. I want some change in material. The tonal value is going to be consistent.

Blackburn, yes Ron I am satisfied. You have answered all my concerns that I have about it and have explained it adequately, and I am ready to make a motion to approve.

Motion to approve as submitted: Blackburn      Second: Duke  
Vote: All aye

Meeting adjourned: 5:19pm

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Chairman Mal Wall

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City Recorder Edie Glaser