

**Minutes
Historic Zoning Commission
September 8, 2020**

Call to Order

The meeting was called to order by Chairman, Mal Wall at 3:00pm

Commission members present

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

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 August 11, 2020, deferred

Old Business:

1. The application for a certificate of appropriateness for Greg and Holly Gaughan, (20081) 429 Royal Oaks Drive, to construct a new single-family home.

Presentation: Preston Shea, with P. Shea Design, when we met with the Board before there was some concern on the general consistency and massing of the design. I have taken everything that was on the front of the house, including the wings, and converted it to brick in an effort for consistency and less siding. The space between the secondary windows is now brick with banding and decorative inset vents. They have been edited to be universally more consistent. On the left side elevation there was some discussion to add a closed shutter or window. We have added a window. We raised the primary cornice to stand a little taller than the secondary forms and, in the back, lowered the siding component. We made it broader so that the rear porch now has a nice place to land.

What siding we did keep is to the rear and increased the exposure to 7inches. We simplified some of the trim arrangement at the rear elevation particularly around the kitchen windows to make it less busy.

I think we have addressed all the issues and welcome any feedback.

Board Questions and Comments:

Duke, what is the height of the columns on the front porch?

Shea, 10.2 feet, doors across the front are 9.

Duke, you decided against the shutters.

Shea, in the neighborhood context imagery (show on screen) the home just above ours have the same shutters.

Duke, did you consider some lanterns or sconces on that front elevation?

Shea, we could certainly add those.

Farris, I would be in favor of the shutters or lanterns for some additional texturing or detailing. Broadly I am excited about the revisions. I like the back and agree with the window instead of the shutter.

Duke, I would suggest bringing the water table band around to the side elevation.

Shea, yes you are correct.

Whitson, I think the design is much more balanced and the detail has been simplified. I like the idea of lanterns in the front.

Farris, I like the texturing and layering that a shutter and the lanterns can add.

Duke, I would go ahead and remove the iron railing off the front. I think they distract from what you are trying to do.

Farris, I agree that it is best to not include the railings. A nice detail that you have added is the belt course water table. If the brick below that could be stepped out subtly from the brick above it that would make the water table so much more effective and appropriate. It will make the water table look authentic.

Board Discussions:

Motion to approve with a few minor modifications of the water table and addition of lanterns and/or shutters for the front detail: Duke

Second: Whitson Vote: All aye

Wall, City of Belle Meade Building Official Lyle Patterson to work with applicant on the Motion presented and the wall heights for possible application submittal to the Board of Building and Zoning Appeals (BZA).

2. The application for a certificate of appropriateness for Chad and Dayla Calendine, (20072) 4416 Chickering Lane, for the partial demolition of existing home (Property of Significance) and construct a new addition of more than 35%. **DEFERRED**

New 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 newer addition) and construct a new single-family home.

Presentation: Jonathan Torode, the existing home was built in 1939. We found no historical events or people that have resided there. There is no historical significance to the property itself. The original house has been bookended on each side with a 2007 addition. The existing state of the house is that it has been in disrepair for some time. The only architectural moment on the house is the two story porch and the wood columns that are rotting and slipping off their base.

Architecturally and aesthetically the center portico is the only element of design value of the original house. In 2007 there was the porch, bedroom, basement, garage and guest suite addition. The existing house is in the middle with the additions on either side.

At the rear elevation what salvageable elements we can take from the house we will incorporate in the new structure. There are several brick faces that have popped. We would like to relocate the existing drive on the property and maintain the guest parking in the front and the family parking to the side. The set back is 870 feet off Chickering. We have two existing oak trees in the front that we want to maintain. We have a rear setback of 100 feet, then 120ft to our 25ft and 40ft allowable heights. Our building footprint will stay in the same configuration as the existing house.

The main level of the new structure will have an open terrace with a two story porch. There will be an iron balcony structure set inside leading to the entry with a monumental stair on either side.

The front elevation is a two story porch with an inset iron railing and a 4 structure and post. Dining room and living room with a balcony above. Our material palette consists of a stone base up to the first floor finish to

brick above that to a water table, stone cap, painted wood shingles on the second story band and a wood shake roof with brick chimney's. At the front porch the brick carries up all the way to the roof.

The rear elevation is a two story assembly of doors and windows that bring light all the way through the entry hall.

The architectural style is Dutch Colonial. The guest suite will be a smooth horizontal siding, a Dutch clap siding, that has a heavier texture to it that differentiates it from the smooth painted shingles from above (examples of Dutch Colonial homes in the neighborhood were displayed on the screen).

Board Questions/Comments:

-Whitson, this is a two part process, the first part is that this is a house of significance having been built in 1939. Before we can look at a proposed house to be built, we need to decide if this house can be torn down. Do you have interior photos? You made the statement that the house is uninhabitable.

-Jonathan, we do not have interior photos.

-Whitson, the house was lived in until these owners purchased it in 2013. Can you expand more on why it is not habitable?

-Jonathan, on the main level the rooms have a ceiling less than 9 ft and the rooms are smaller than a property you would expect of this value. The second floor ceilings are 8 ft. and the rooms are small and tight. In our opinion the property does not fit the program of the new owner nor does it represent the value that exists on Chickering Road.

-Whitson, those are not reasons for it not being habitable. There are other homes in Belle Meade with these ceiling heights that are very livable and charming beautiful houses. I understand this might not fit with your client, but I am not convinced this house is not habitable. The brick spalling and some columns that have shifted are maintenance issues.

-Wall, I agree one hundred percent. I went by the house and there is not material degradation in the exterior envelope of the house. I would expect the interior of the house, with the exception of 8ft ceilings, is intact.

- Whitson, has there been any discussion with your client to preserve the historic nature of the house and perhaps build around that to have the additions and the space they would like to live in? We encourage that and have allowed demolition of newer additions that were not of the historic structure. It seems like there is a lot of room for that to be a possibility.

- Jonathan, we have had brief discussions with our client about that and it kept leading back to design scenarios that led to a tear down.

- Farris, I have to go back to the guidelines we established when this board was formed. The applicant needs to be making a presentation based on whether it is or is not a property of significance based on that criteria. I am familiar with the residence and the property and can respect the submission. I would encourage the Board to not make an argument for or against the applicant of the guidelines. I think that is their job.

- Johnathan, the property does not have any association with Belle Meade or the State of Tennessee. We did not find anything related to the property. There is no historic person associated with the property.

Regarding distinguishing characteristics, what we have proposed is head and shoulders above what exists there now. The existing style of the house is not of any design significance. It is not contributing to the fabric or historic characteristics of Belle Meade. The design that we are proposing references more historical properties of significance throughout Belle Meade. It is not associated with any notable builder, designer or architect. Aside from the fact that it was built in 1939 there is seemingly no argument for maintaining this house versus a new structure that would be more in character with Belle Meade.

- Wall, did you get a copy of the letter submitted to the HZC from George Bullard, the neighbor of the property?
- Johnathan, I did not.
- Wall, read the letter submitted from George Bullard opposing the application.
- Johnathan, with out a copy of the letter it is hard to reply to it but if this is an example of authenticity of Belle Meade in 1939, I think authenticity does not necessarily imply historical significance or great character.
- Reed Bogle, 1221 Chickering Road, I live across the Street. I do not have a concern with them taking the house down I am concerned with the number of trees they are taking down on the property. They are not maintaining the trees. About half of the trees they are showing in the photo displayed have been removed.
- Johnathan, to my knowledge the owner has not started construction or a drive. He did some tree clearing earlier but this photo was taken after those trees were cleared.

Board Discussions:

Wall, I am not convinced the house needs to be torn down.
 Whitson, this is a beautiful house, the addition to the left and the right have not significantly altered the historic building such that it's lost its significance. I do think it possess a lot of historic style. This Federal Style was part of what is around Belle Meade. I did look at the houses that were referenced in Belle Meade and those were mainly bungalows. I would need to be convinced that this home has no architectural value and has been so altered as to diminish its original architectural value. I certainly do not think it is not habitable. We have always maintained that you can not create uninhabitable nature. You cannot purchase a house and then let it deteriorate. I believe this house was lived in and had a 2015 addition done to it. Then sold in 2016. It would be good to get some photographs of the house and the inside to see alterations.

Farris, as a Board we have a challenge before us to identify potentially what would be significant in this situation. I don't find the additions or numerous improvements through out the life of this home as contributing much benefit to the house. I can isolate the center portion as a product of significance but outside of that I don't find these supporting wings or additions supportive of something of significance.

Blackburn and Wall, agreed.

Motion to defer for sixty days: Farris **Second:** Whitson
Vote: All aye

2. The application for a certificate of appropriateness for Shelby Brown (20092), 815 Westview Avenue for the partial demolition of existing home (Property of Conservation) and exterior renovations of more than 35%.

Presentation: Ron Farris with Farris Concepts Architecture, this application was deferred by the Board under another designer for three primary reasons. The design lacked an identifiable style. It suffered from poor massing and proportion. The windows lacked composition and character reflective of a particular style. The site plan was not included in the earlier submission and the case for conservation was not clearly made.

I don't believe this house is a candidate of conservation. The original residence was constructed in 1947. Additions were made we are guessing in the 1970's or maybe 80's. The frame remodel was a concrete block foundation with a simple stick framing with no trim work or architectural character. The

applicant removed the frame remodel and the concrete carport in their initial attempt to do a simple remodel of the house and then decided to back up and do a total re-design.

Neither the original structure nor the addition represent an example of a particular style. If pressed it could be a one story Cape Cod or Colonial. The front composition is not symmetrical. The roof line was pulled low and tight making the house look squatty from the street. There is no exterior millwork or detail of particular significance and it's supporting mechanical, plumbing and electrical systems are antiquated. It does not possess integrity of any particular design which is a part of the HZC Conservation requirements. Knowing this the applicant is requesting the HZC consider a proposal for a complete renovation. The proposed style is a Tudor cottage. This style would not only compliment the particular site, but the architecture found along Westview and the immediate streets. Tudor's are characterized typically on narrower lot dimensions, which this lot has, steeply pitched single gable presented to the front, embellishment of a front door and/or porch, and the use of mixed materials. We are proposing the use of a Tennessee limestone and a simple Board and Batten painted siding. The design is symmetrical in composition with a single identifying steep pitched gable balanced by a center placed front porch and embellished front door. The window groupings are one of two simple styles. One is single punched openings along the first floor or triple groupings of windows that are along the second story. All being matched with similar composition and proportion identifying the Tudor style.

The lot is 100 x 246 feet. It is just over a half an acre. Fifty percent of the site is located in the flood way. We are not changing or modifying the existing footprint. All of the proposed footprint except for the new garage and new front porch is over the top of the existing footprint. We are removing the carport and repositioned a one car garage with the setbacks. All of the proposed improvements are within the setbacks, meet bulk standard ratios and meet stormwater impact standards.

We are eliminating a significant amount of the driveway where the carport was and creating a more secluded storage of a vehicle with parking to the left side of the side entry. A simple walk and landscaping will occur in front of the garage and around to the front porch. No topography changes are anticipated as to not disturb any of the current grading and drainage.

Board Questions/Comments:

Whitson, the roof massing on the original structure is incorrect. It is hanging too low.

Farris, I am raising the roof. We are going to raise the rafter to plate line above the first floor. The original gable roof will be removed and replaced.

Whitson, you are not asking for a demolition of this house you are asking for over 35% approval of changes?

Farris, that is correct.

Whitson, what parts of the original house will remain?

Farris, it is mainly footprint and foundation.

Blackburn, this is going to fit in beautifully to the neighborhood.

Farris, the footprint now has a big benefit on the flood way and impact study when we go to FEMA.

Whitson, the material selection is great.

Farris, the roof will be a composite shingle roof.

Duke, the upper windows, the muttons seem a lot narrower than the windows below.

Farris, is it the mutton size or the pane size?

Duke, on the dormer seems there may be one too many vertical bars.

Farris, I think it is pane proportion.

Whitson, that does not bother me as long as they are all vertical.
Farris, the old dining room window is existing, but I may consider bringing that into center to the dormer above at the garage.
Duke, did you consider any lanterns at the garage door?
Farris, it could certainly use one.

Board Discussions:

Duke, it is a great improvement.
Whitson, this is authentically a style that exists in and around this neighborhood. The window placement and materials are all very thoughtful. I think this will be a good example for members of the Community to look at for what is appropriate for a renovation or new house.
Blackburn, I like that it has a one car garage and this size is nice to see. It is beautifully done.

Motion to approve with the stipulation of adding lanterns as decorative elements: Duke Second: Whitson Vote: All aye

3. The application for a certificate of appropriateness for Matt Cowan (20093), 4417 Harding Place, for partial demolition of existing home (Property of Significance) and addition of more than 35%.

Presentation: Justin Lowe with Centric Architecture, this is a very narrow lot, 61 feet, compared to most of the lots on this block. The house was built in 1920, an addition was done at the rear of the house around the 80's or 90's. The addition is not contributing to the historic qualities of the house. We are taking off that portion and doing an addition to the back of the house. It is a two story craftsman bungalow style house. The screened porch on the front of the house was a later addition. One of the first ideas with the renovation was to open the front porch but there seems to be a lot of love in the community for the screened porch across the front of this house with the portico-cere and the whole composition. The front of the house will remain the same with the exception of moving some of the columns to make a little more sense of the organization and line up of the front door. Currently the only parking on the site is in the front yard. There is no garage. We would like to add a garage and a larger family room on the back of the house. The house is currently painted brick. We will keep it brick. The roof pitch will be the same 6 and 12. Windows will be matching the current wood windows. Currently the roof is asphalt shingle. We are considering a shake roof. From the front Street it will be just a cleaned up version of what it is today. All of the addition stays within the width of the existing house. The addition expands out the rear of the lot.

Board Questions/Comments:

Blackburn, did you consider not screening in the front porch and going with something that was more original to the house?
Lowe, the owners heard several comments from the neighbors and members of the Community about the screened porch and their fondness of it. The porch has a uniqueness to the house, and it was decided to keep it.
Blackburn, this house is in disrepair and I am so happy you all are taking this on. I think this Street will be delighted to see this beautiful old home restored.
Lowe, currently none of the porch openings are equal, the spacings are all different. The front door is off center. In the historic photo the front door is centered on the house however it is directly behind a column. The existing columns are six inches that we will make eight or ten inches. It will be a simple box column.

Farris, I think the column detail in the historical photos is supportive of the whole style.

Whitson, I do like the columns bigger with more stature going back to the way that they were built. The front screened porch is charming.

Farris, I think you walk in centered on the main house massing between the triple windows above. I am very fond of the historical photograph and its columns and the gravitas that those elements give to the total house.

Duke, I like what you have done on the back. I believe the side view needs a little embellishment.

Farris, by going straight back are you going to be able to get a car back there? You can not have a driveway closer than five feet to the property line. I like everything you have done architecturally.

Patterson, we have discussed this, and this is one of the items that is on the Agenda for the BZA. The footprint of the house will be over, the side setback as well as encroaching closer to the neighbor due to the shape of the lot being somewhat trapezoid in relation to the house facing Harding as well as continuing that driveway back you are encroaching on the five foot greenspace. We want to make sure we have a minimum of 25x25 turn around. That is the City ordinance minimum. That is something the BZA will address.

Blackburn, this is a difficult house and I would like to applaud the architect and the owners for figuring this out. You have done a great job in a very difficult lot.

Matt Cowan, owners of the property at 4407 Harding Place, we are hoping to work out the details.

Board Discussions:

Farris, I'm leaning to the original picture as a study of the columns and compliment the applicant for taking on the project. It is very well done.

Wall, I agree, the original columns are a much better solution than the one that got proposed.

Duke, I agree.

Blackburn, I agree.

Whitson, agree.

Motion to approve with the understanding that the front porch columns will go towards the detail of the historical picture: Blackburn Second: Duke

Vote: All aye

Meeting adjourned at 5:10pm

Chairman Mal Wall

City Recorder Edie Glaser