

CITY OF BELLE MEADE

Historic Resource Survey Results



Prepared by

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Tennessee Historical Commission

The following information is based on a historic resources survey that was conducted by the Tennessee Historical Commission (THC) Staff in July - August 2019.

Please note this report is *not* a determination of eligibility for the National Register of Historic Places by the Tennessee State Historic Preservation Office for any property in the city of Belle Meade.

Prepared by:



Prepared for:



Front cover image: 4426 Warner Place, Belle Meade, Taken by Officer Keith Samol, Belle Meade Police

INTRODUCTION

The following information is based on a historic resources survey that was conducted by the Tennessee Historical Commission Staff in July - August 2019. Staff conducted a windshield survey which consisted of driving each street in the city of Belle Meade and evaluating the historic character and age of each property. More information about this process can be found on the National Park Service's website or the Tennessee Historical Commission's website (see "Sources" at the end of the report). Please note this report is *not* a determination of eligibility for the National Register of Historic Places by the Tennessee State Historic Preservation Office for any property in the city of Belle Meade.

This survey data was correlated with information from the Nashville Planning Department's Parcel Viewer, Metropolitan Nashville and Davidson County Property Assessor's Office, and data from files at the Tennessee Historical Commission including the Tennessee Historical Commission Viewer.

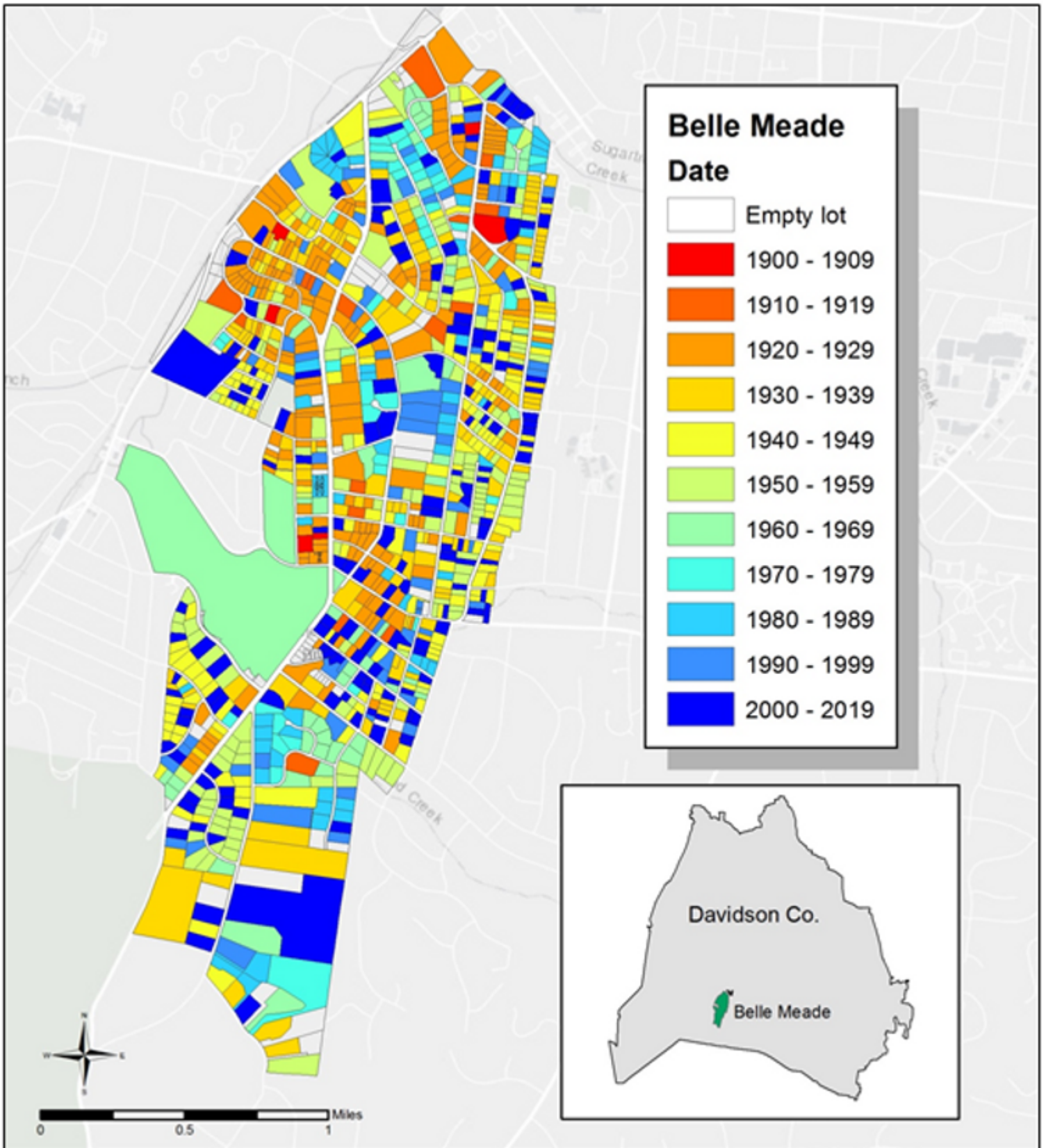
All of the collected information was then used to create four potential local historic or conservation districts for the city of Belle Meade. The local district determinations on the following pages are purely suggestions and do not have any legal ramifications. They are not meant to accurately portray any historic districts or overlays imposed by the city of Belle Meade currently or in the future.

Future questions can be directed to Lyle Patterson, Director of Building and Zoning, City of Belle Meade.








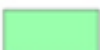




SURVEY RESULTS

The following pages display maps based on the information collected. The maps visually display the building age of the current properties within the city of Belle Meade. The maps displayed are:

- The city of Belle Meade with each parcel colored based on the decade in which it was built;
- Parcels marked with a development date of 1900-1909;
- Parcels marked with a development date of 1910-1919;
- Parcels marked with a development date of 1920-1929;
- Parcels marked with a development date of 1930-1939;
- Parcels marked with a development date of 1940-1949;
- Parcels marked with a development date of 1950-1959;
- Parcels marked with a development date of 1960-1969;
- Parcels marked with a development date of 1970-1979;
- Parcels marked with a development date of 1980-1989;
- Parcels marked with a development date of 1990-1999;
- Parcels marked with a development date of 2000-2019;
- Current empty lots are marked.



Belle Meade
Date

	Empty lot
	1900 - 1909
	1910 - 1919
	1920 - 1929
	1930 - 1939
	1940 - 1949
	1950 - 1959
	1960 - 1969
	1970 - 1979
	1980 - 1989
	1990 - 1999
	2000 - 2019



City of Belle Meade

Parcel Development by Decade

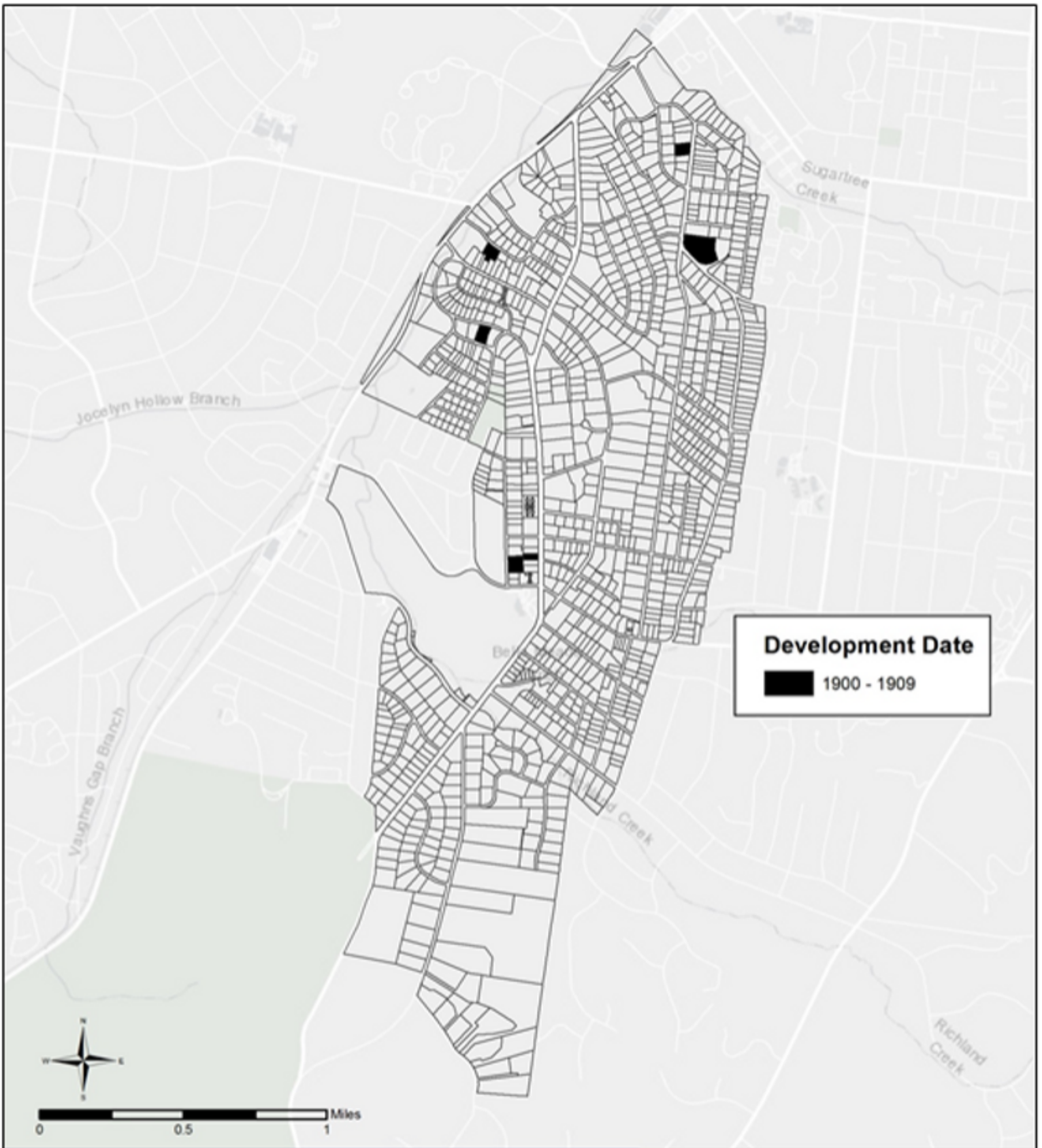
Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, August 2019

Fullerton

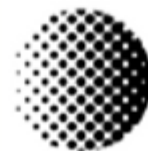
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City of Belle Meade

Parcels Developed 1900 - 1909

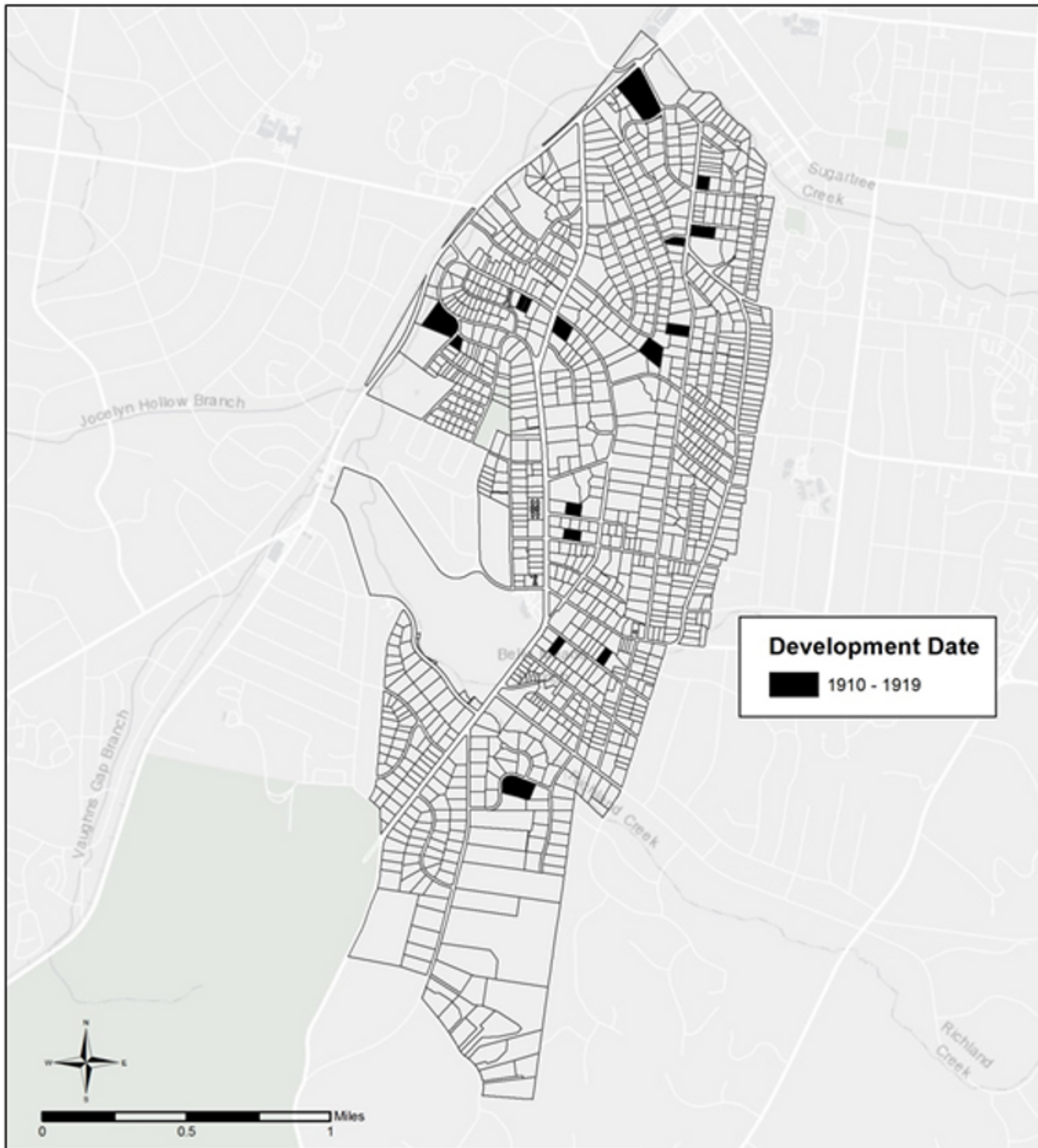
Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, August 2019

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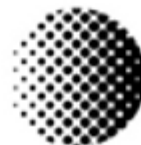
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City of Belle Meade

Parcels Developed 1910 - 1919

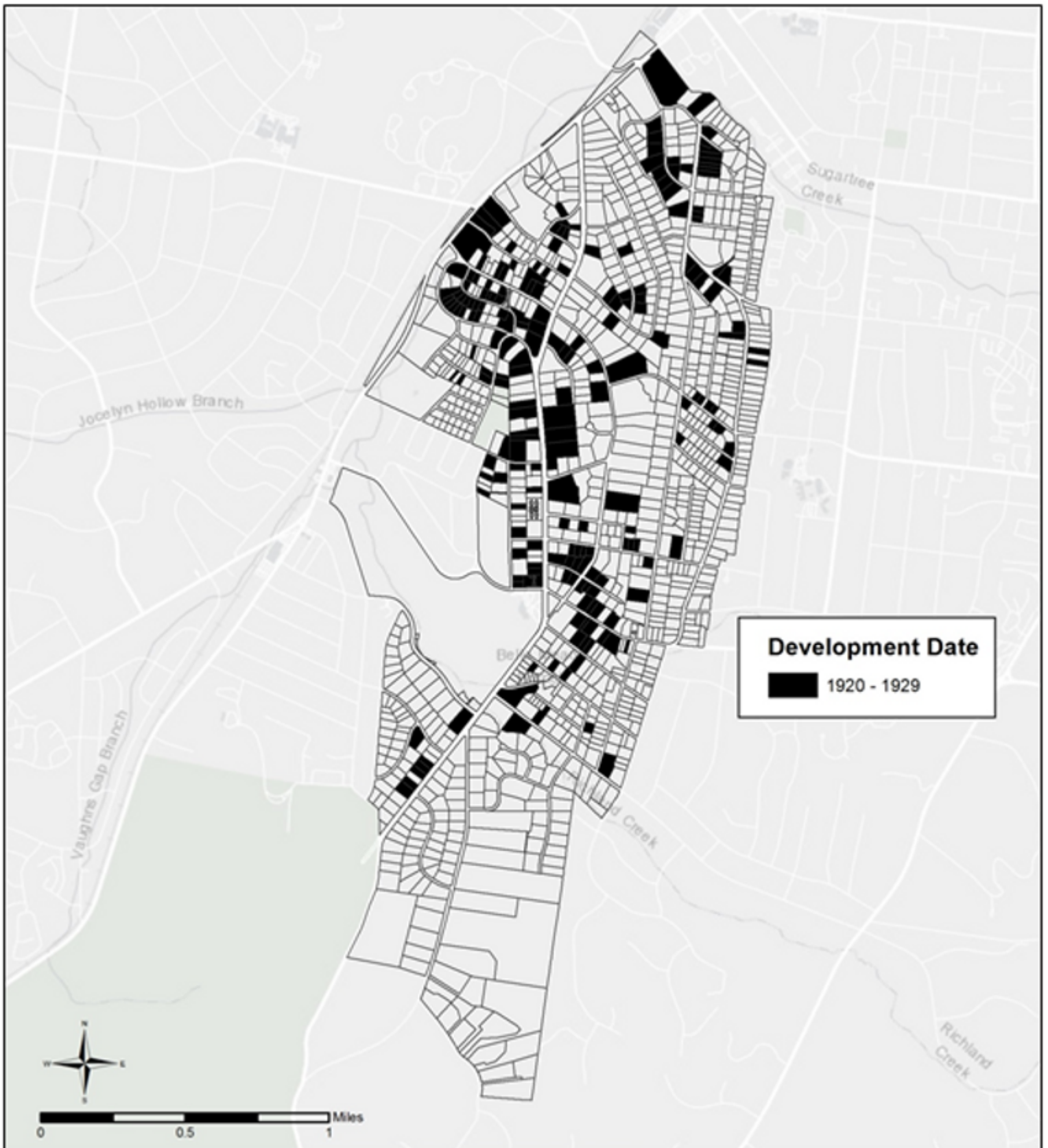
Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, August 2019

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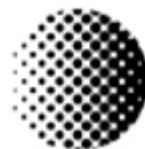
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City of Belle Meade

Parcels Developed 1920 - 1929

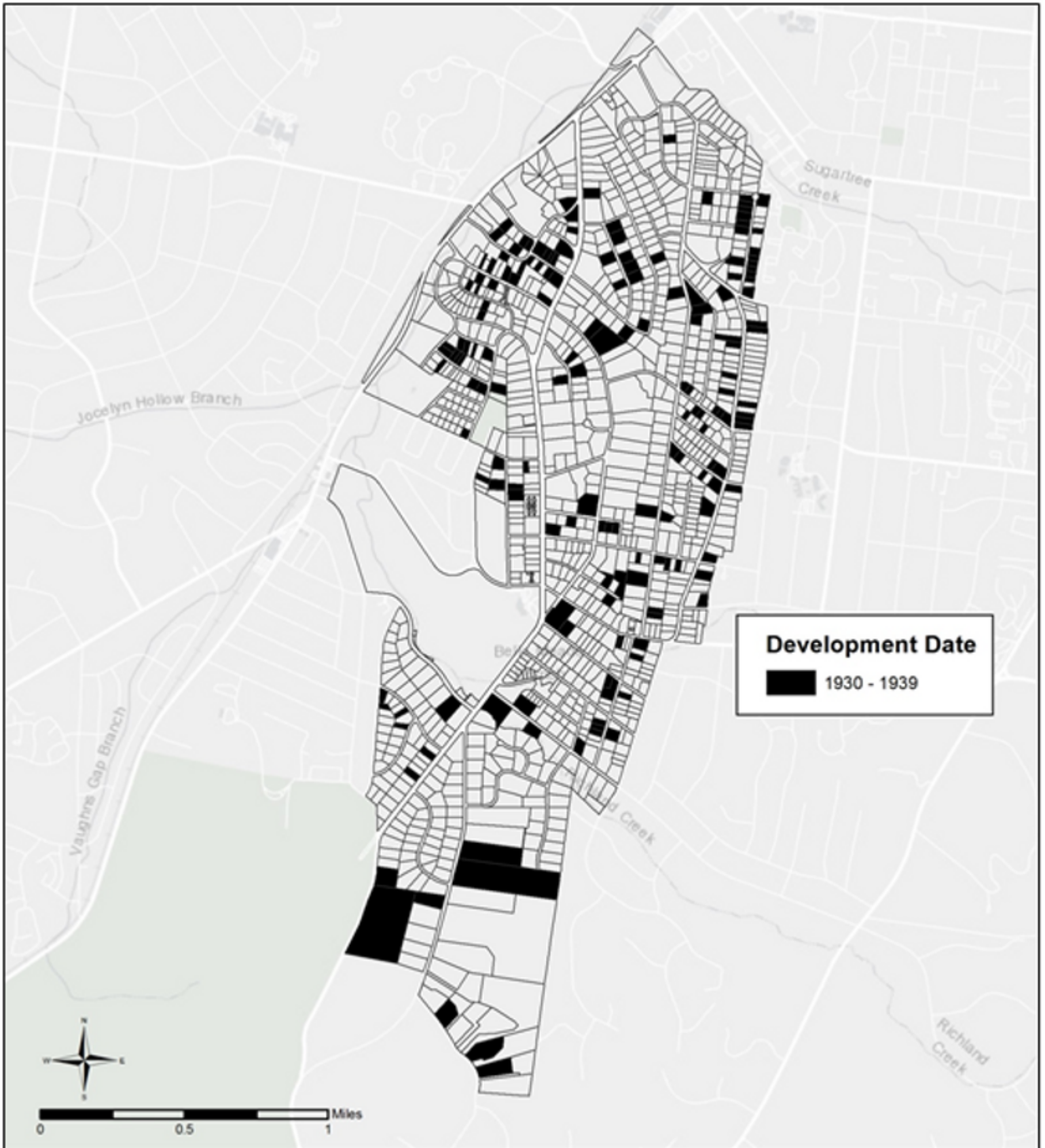
Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, August 2019

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City of Belle Meade

Parcels Developed 1930 - 1939

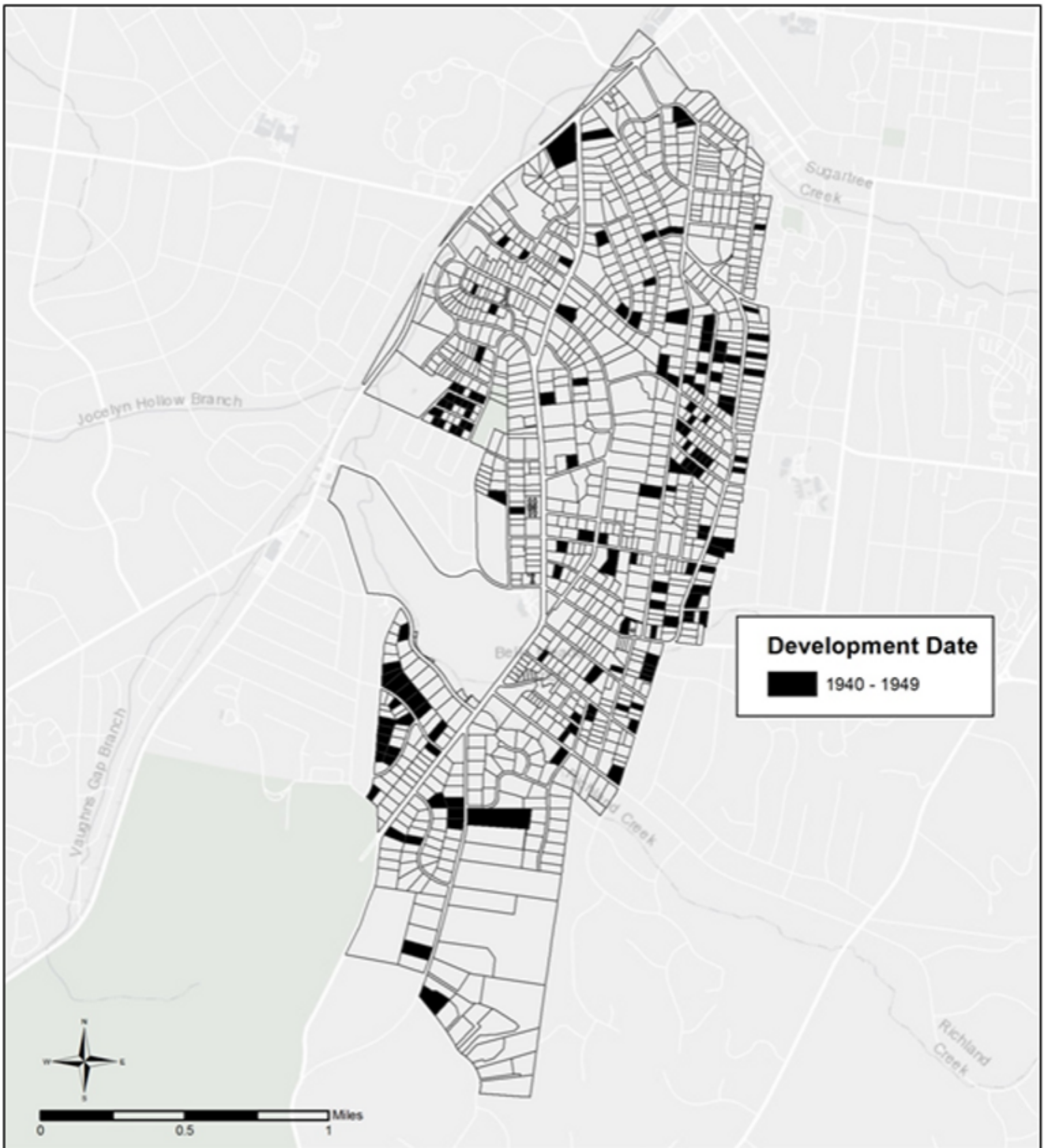
Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, August 2019

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City of Belle Meade

Parcels Developed 1940 - 1949

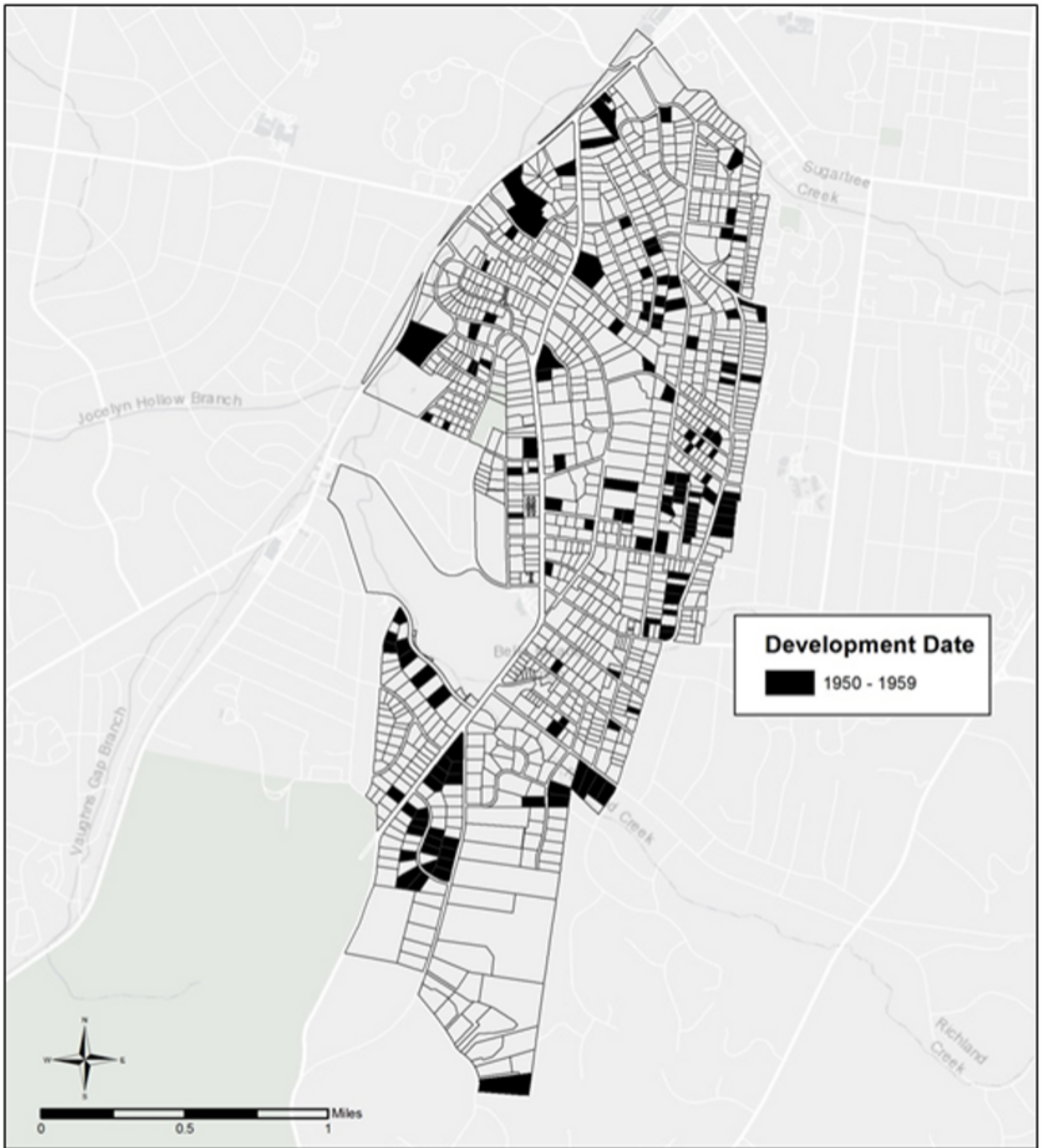
Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, August 2019

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Parcels Developed 1950 - 1959

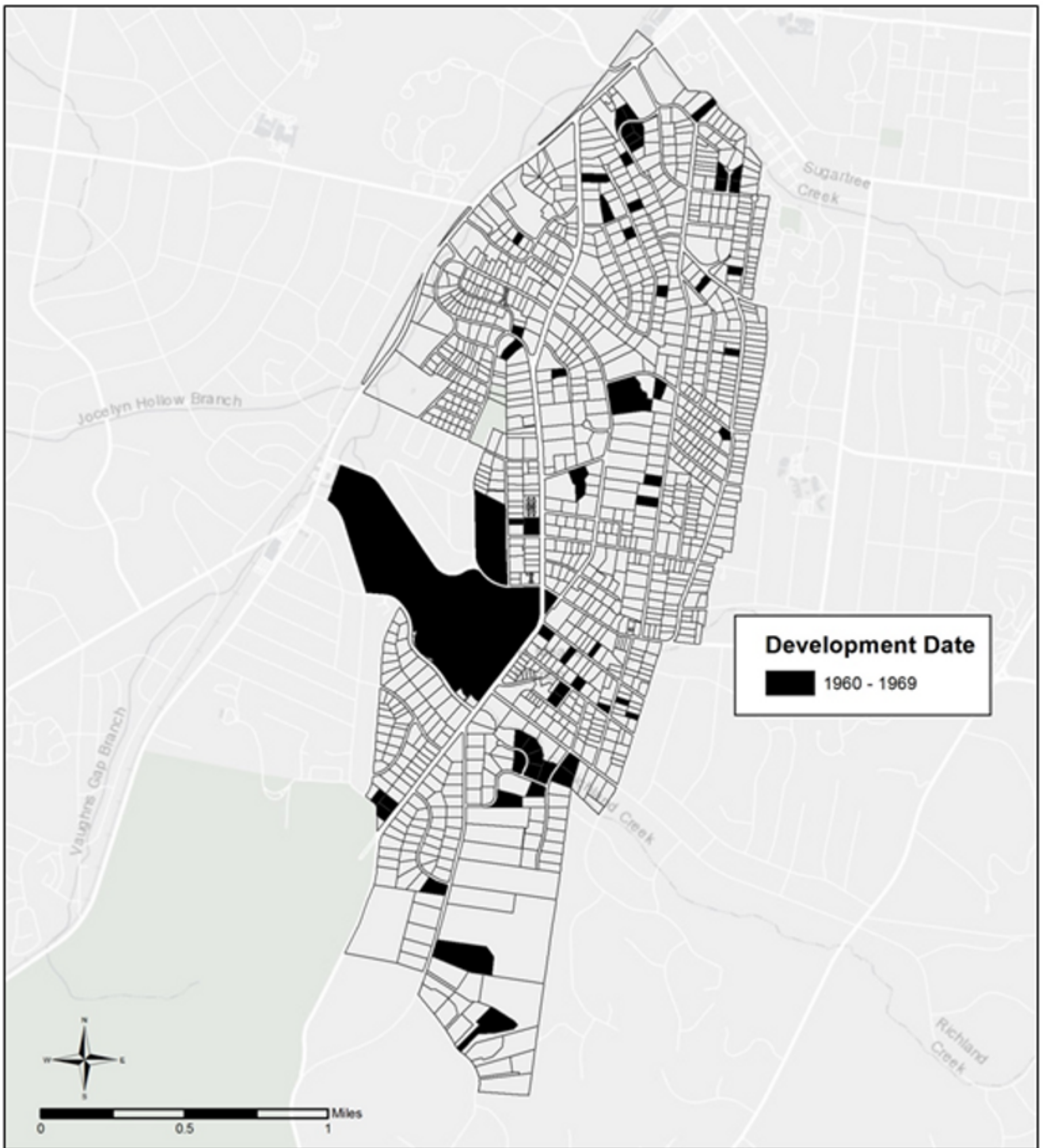
Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, August 2019

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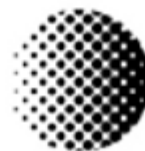
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City of Belle Meade

Parcels Developed 1960 - 1969

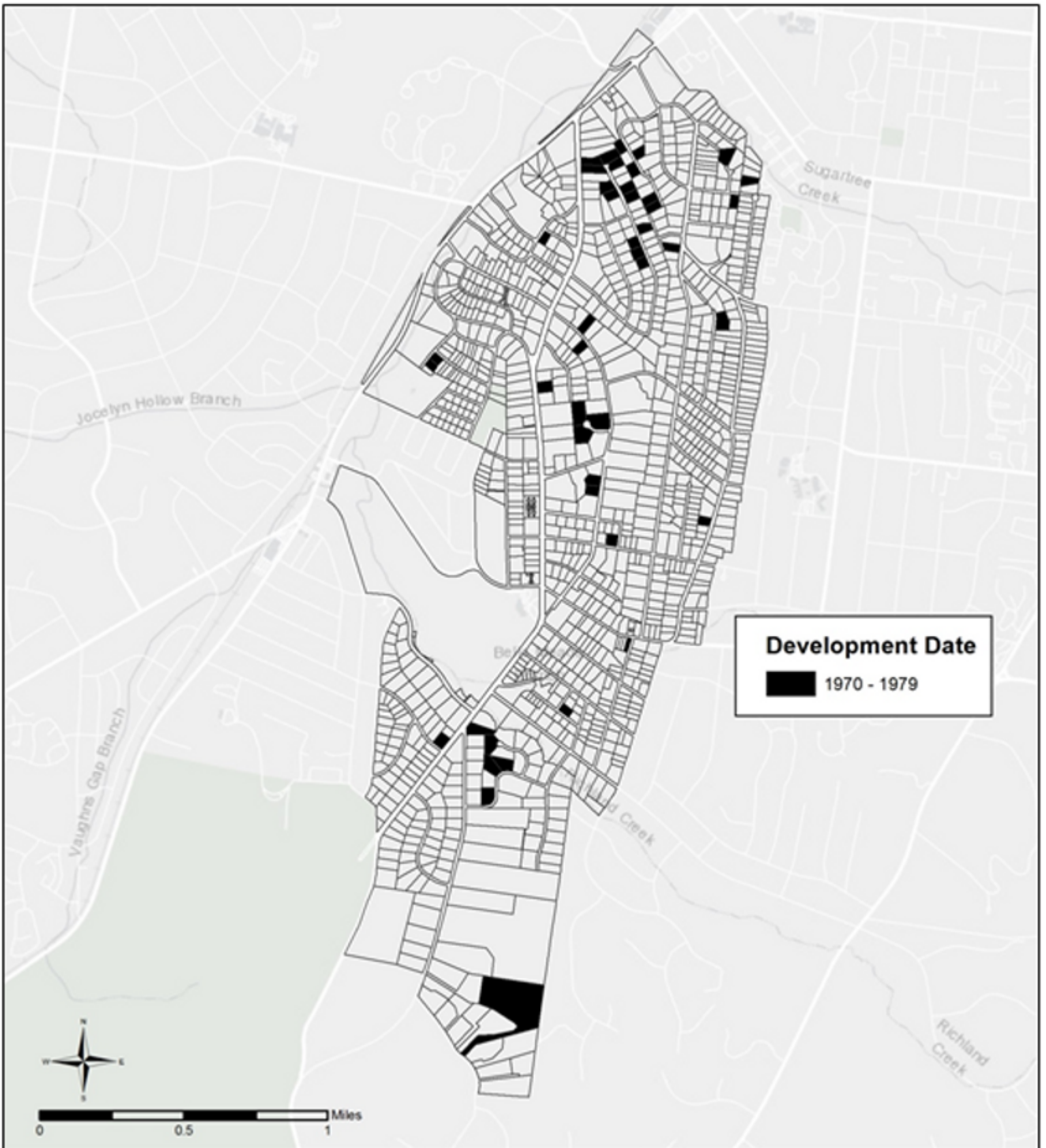
Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, August 2019

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City of Belle Meade

Parcels Developed 1970 - 1979

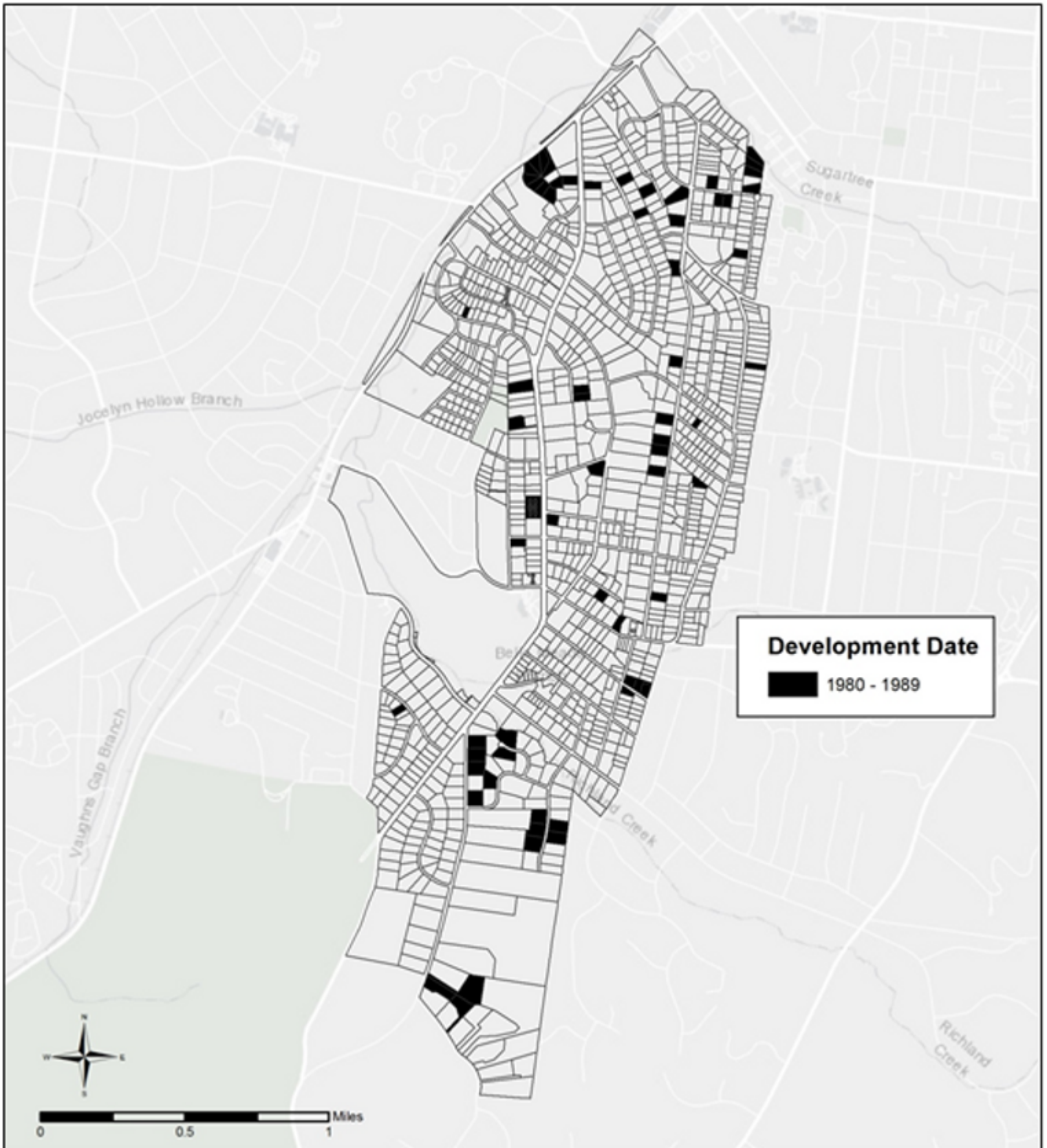
Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, August 2019

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City of Belle Meade

Parcels Developed 1980 - 1989

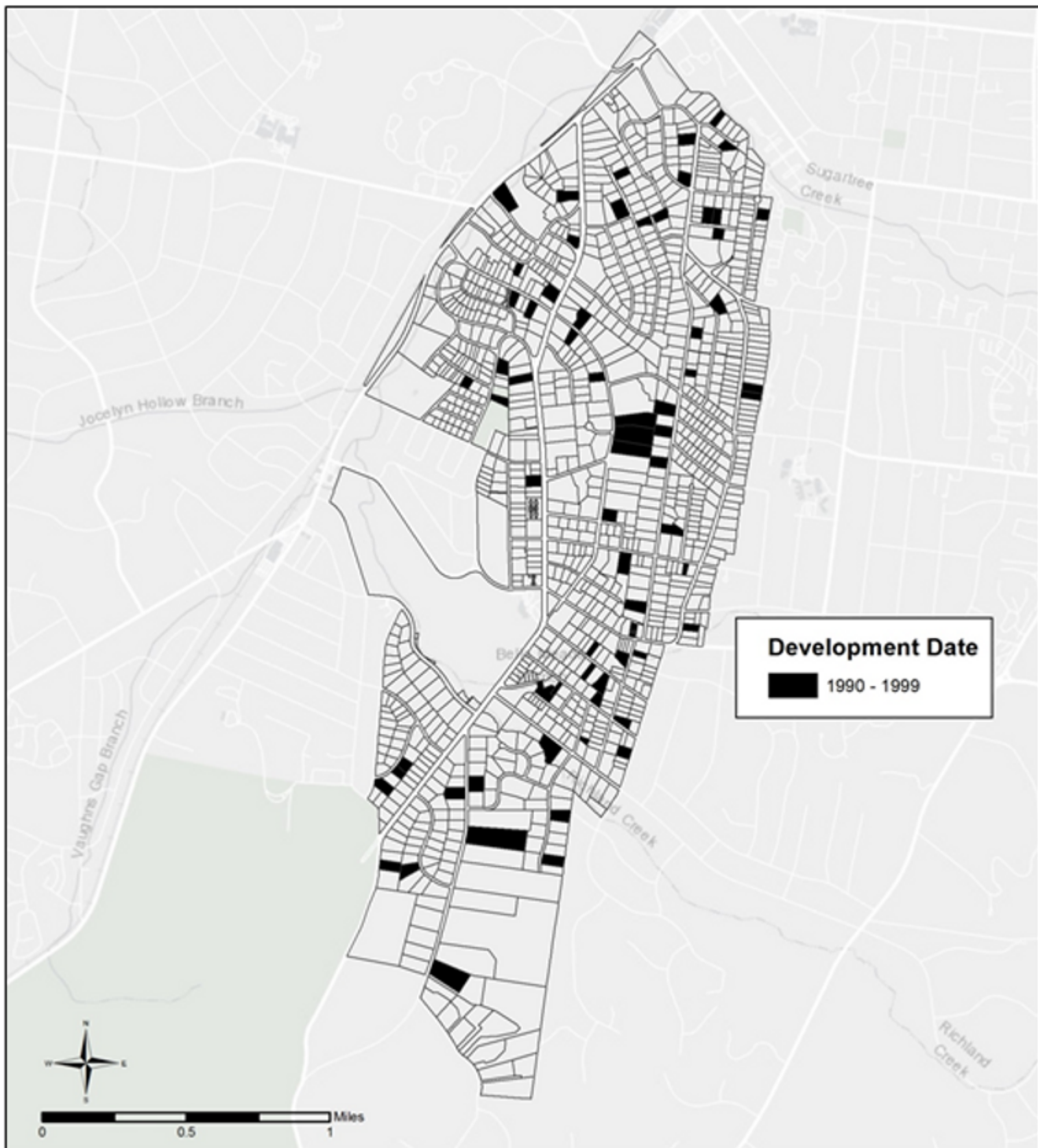
Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, August 2019

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City of Belle Meade

Parcels Developed 1990 - 1999

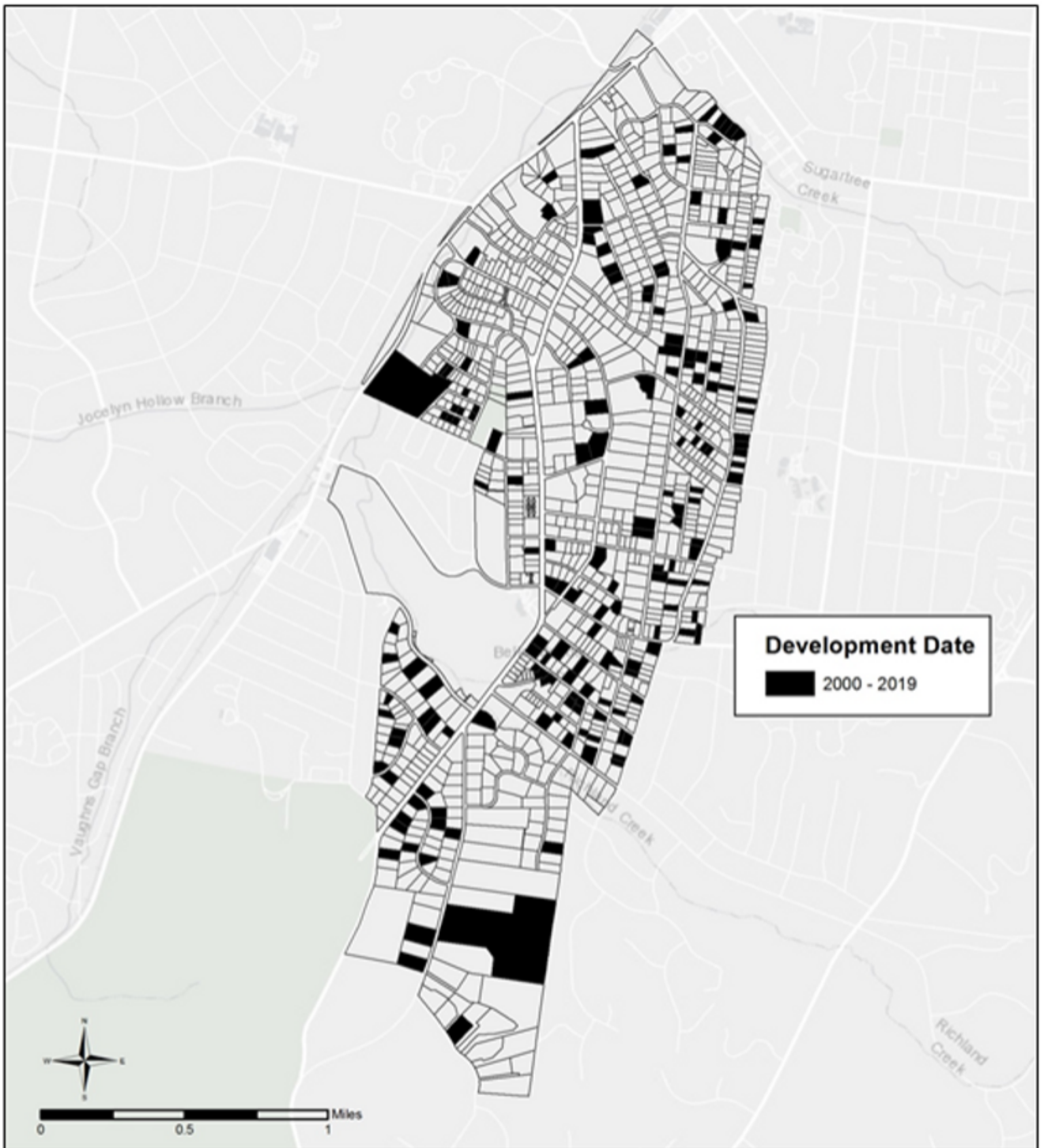
Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, August 2019

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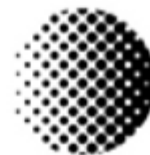
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City of Belle Meade

Parcels Developed 2000 - 2019

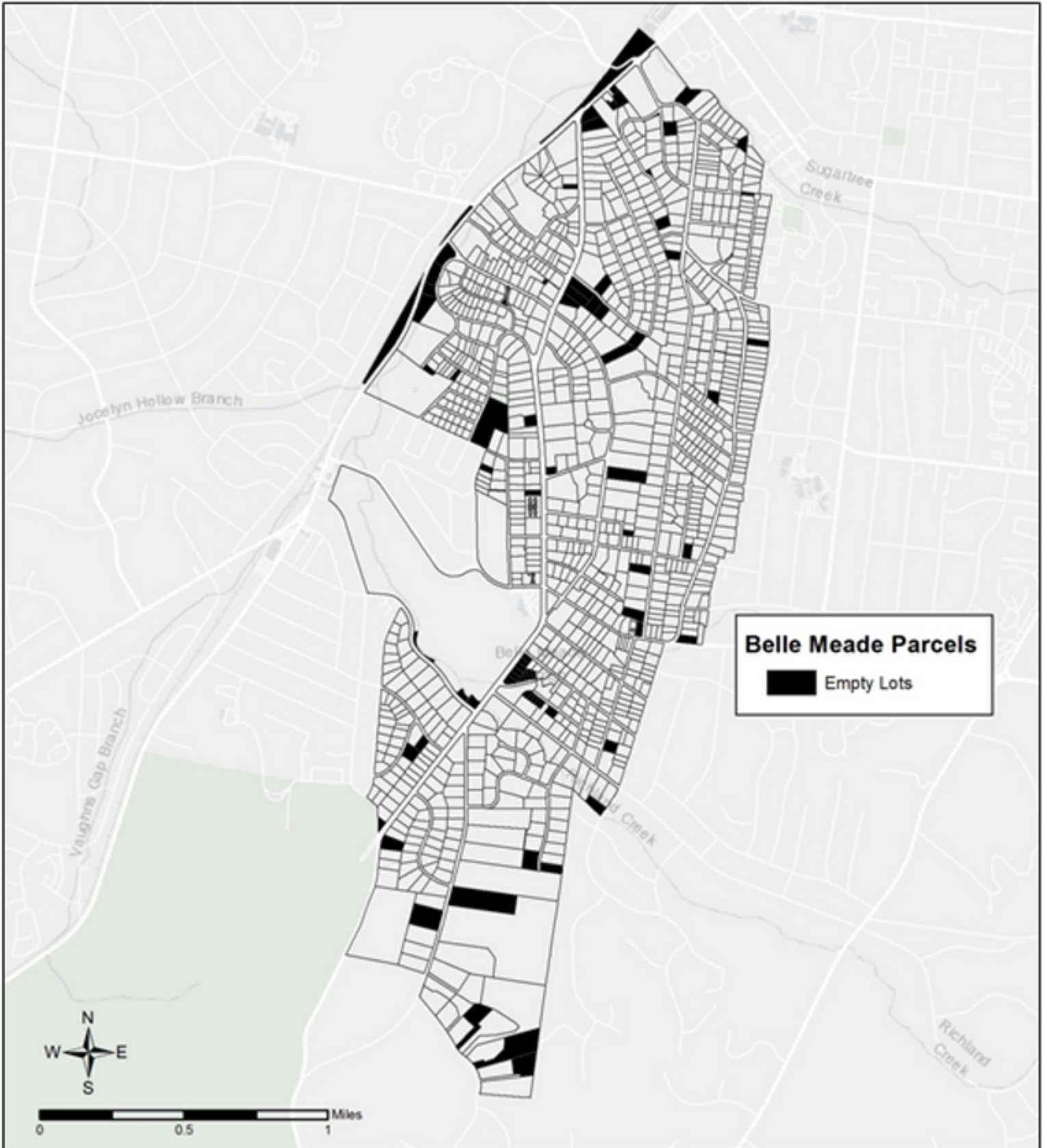
Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, August 2019

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City of Belle Meade

Empty Lots

Parcel Source: Nashville Planning Dept.



Map credits: Zada Law, August 2019

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SUGGESTIONS FOR POTENTIAL HISTORIC DISTRICTS



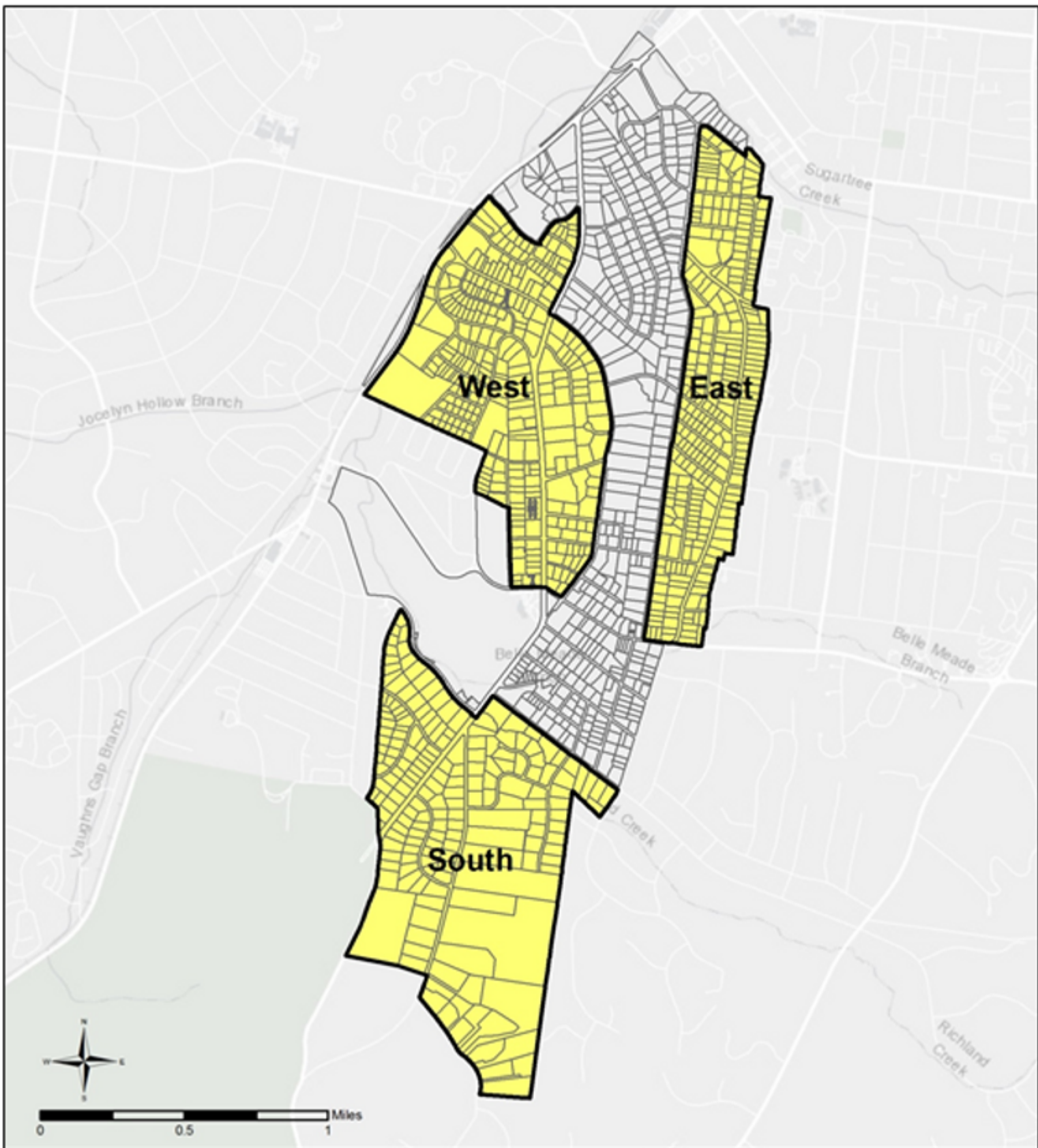
5 Carriage Hill, Belle Meade

POTENTIAL HISTORIC DISTRICTS

The information from the maps on the previous pages was used to determine potential local historic or local conservation districts for the city of Belle Meade. In the following pages, four potential options are discussed. This includes making three sections of the city into individual local historic or conservation districts or the potential to make the entire city limits one large local historic or conservation district. (These smaller districts have been named "East," "West," and "South" respectively based on their location within in the city limits, shown on the next page.)

Within each of the four districts, the number of historic properties (those fifty years or older, or a development date of 1969 or earlier) were determined, along with the percentage of the area that could be considered historic by this fifty-year guideline only. This information was used to ensure that each potential district had a high percentage of historic properties and decisions were now skewed based on the number or size of parcels within the proposed area.

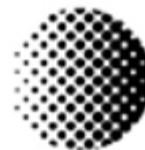
The verbal boundaries of each potential district are then listed, along with a sampling of typologies that are often seen in the district area. This information could be used for directing the development of future design guidelines based on the types and styles of the current building stock within each zone.



Proposed Historic Districts

City of Belle Meade

Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, Sept. 2019

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POTENTIAL EAST DISTRICT

Based on the collected data, the Historic Zoning Commission could create a local historic or conservation district which encapsulates a portion of the eastern side of the city.

Roughly this boundary would be: Harding Place between Westview Avenue and eastern boundary of the city of Belle Meade to the south; Westview Avenue between Harding Place and Millrace Lane to the west; south of Millrace Lane as the northern boundary; and to the east, the eastern boundary of the city of Belle Meade between Harding Place and Millrace Lane.

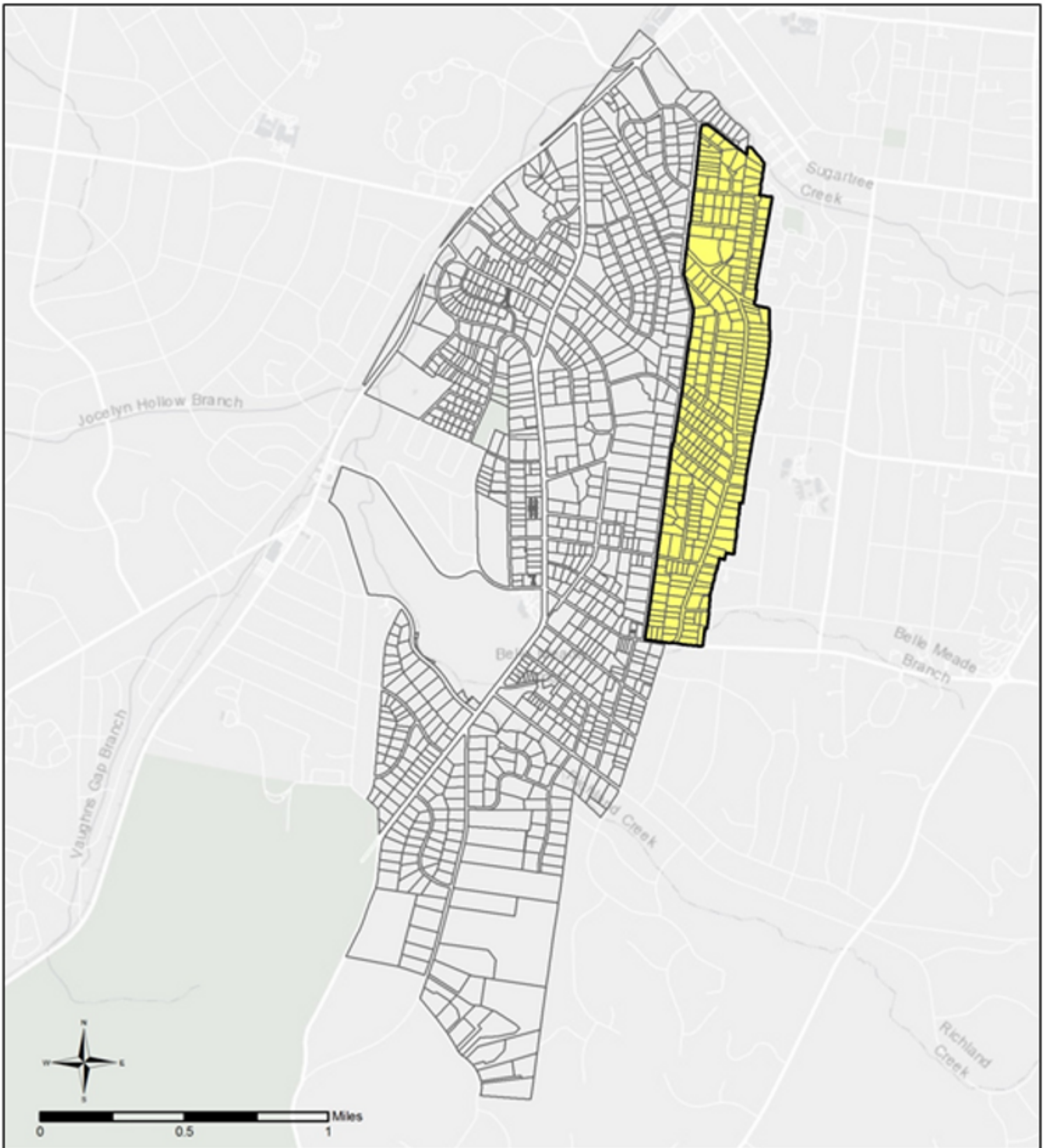
This portion of the city contains:

281 total parcels,

200 of which were built in 1969 and prior (71.2% of total),

75 were built in 1970 or after (26.7% of total),

and 6 are empty lots (2.1% of total).



Proposed East Historic District

City of Belle Meade

Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, Sept. 2019

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EAST DISTRICT TYPOLOGIES



4306 Harding Place
(photo by author)



4311 Sunnybrook Drive



308 Walnut Drive



318 Walnut Drive

POTENTIAL WEST DISTRICT

Based on the collected data, the Historic Zoning Commission could create a local historic or conservation district which encapsulates a portion of the western side of the city.

Roughly this boundary would be: Harding Pike between Evelyn Avenue and Leake Avenue to the west; Harding Pike to Evelyn Avenue to Clarendon Avenue to Belle Meade Boulevard to the north; Belle Meade Boulevard between Clarendon Avenue and Jackson Avenue to Jackson Boulevard between Belle Meade Boulevard and Harding Place to the east; and to the south, Harding Place between Jackson Boulevard and Westover Avenue and Westover Avenue between Harding Place and Leake Avenue and Leake Avenue between Westover Avenue and Harding Pike.

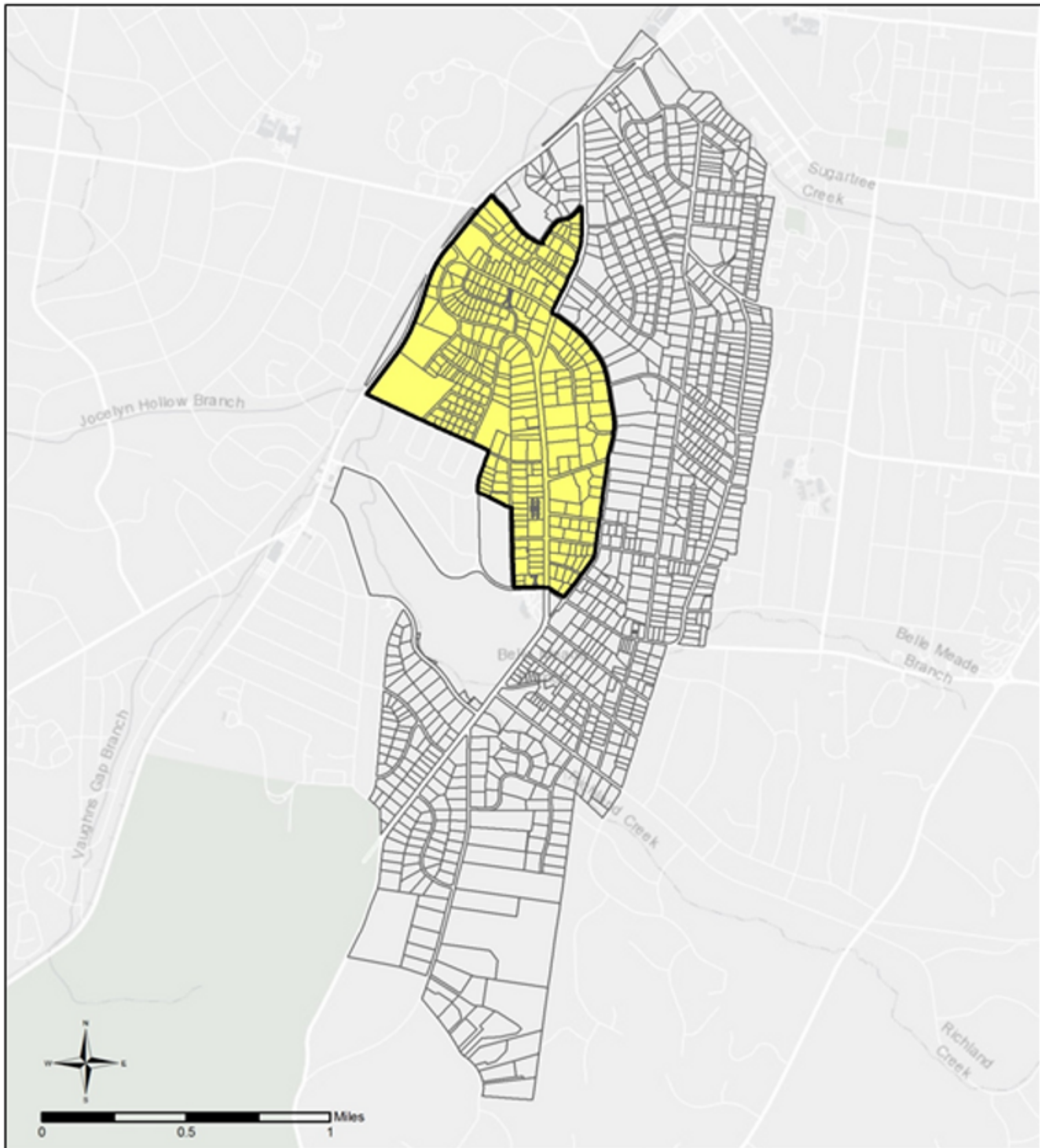
This portion of the city contains:

278 parcels,

223 of which were built in 1969 and prior (80.2% of total),

45 were built in 1970 or after (16.2% of total),

and 10 are empty lots (3.6% of total).



Proposed West Historic District

City of Belle Meade

Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, Sept. 2019

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WEST DISTRICT TYPOLOGIES



107 Bellevue Drive South



123 Clarendon Avenue



227 Deer Park Circle



577 Park Hill Drive

POTENTIAL SOUTH DISTRICT

Based on the collected data, the Historic Zoning Commission could create a local historic or conservation district which encapsulates a portion of the southern end of the city.

Roughly this boundary would be: To the north, West Tyne Drive from Nichol Lane to Belle Meade Boulevard, Belle Meade Boulevard from West Tyne Drive to Tyne Boulevard, Tyne Boulevard from Belle Meade Boulevard to Lynwood Boulevard; the western boundary of the city of Belle Meade from West Tyne Drive to Chickering Lane to the west; the southern boundary of the city of Belle Meade along Chickering Lane to the south; and the eastern boundary of the city of Belle Meade from Chickering Lane to Tyne Boulevard to the east.

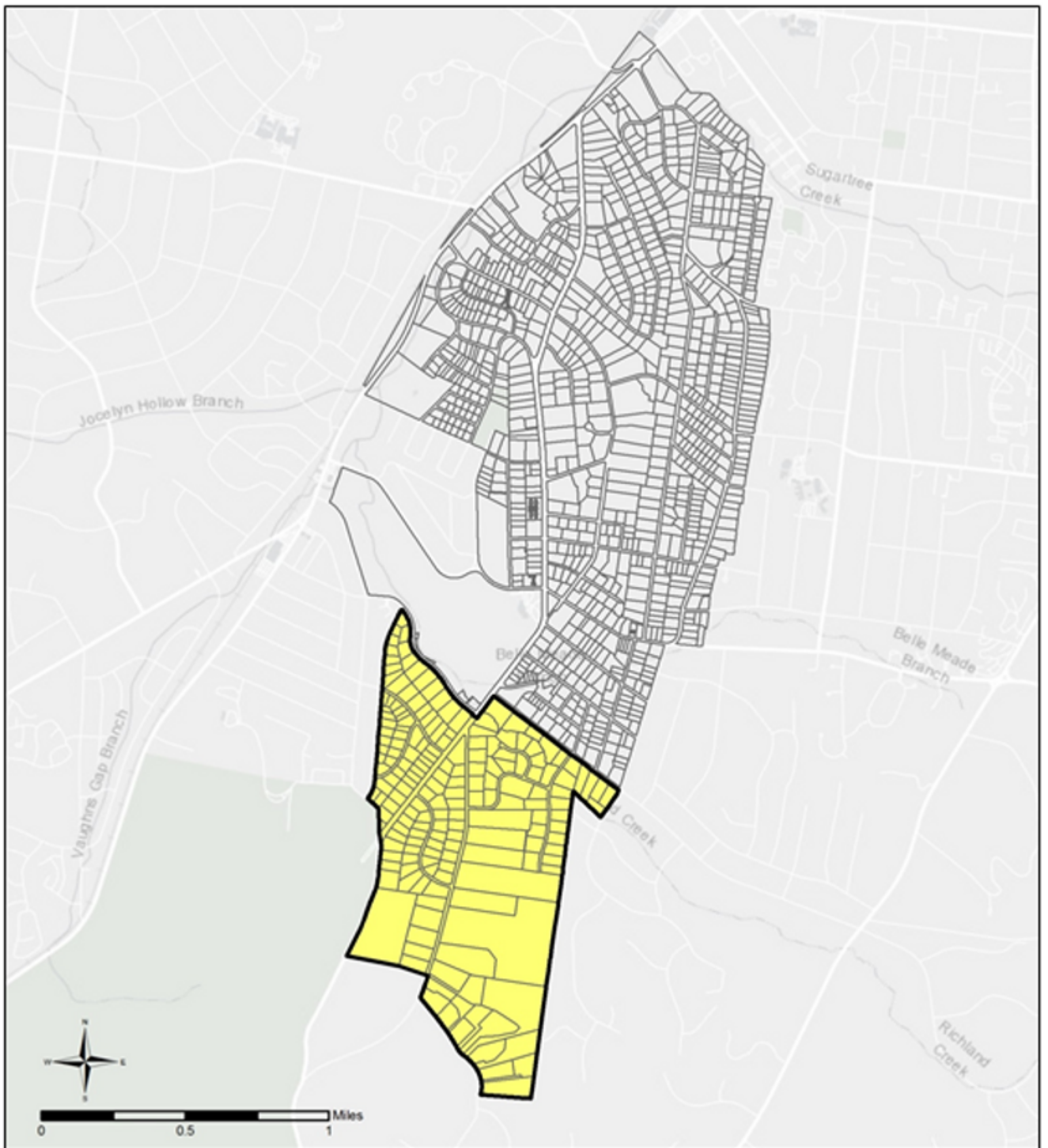
This portion of the city contains:

181 parcels,

113 of which were built in 1969 and prior (62.43% of total),

58 were built in 1970 or after (32.04% of total),

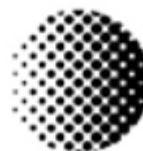
and 10 are empty lots (5.53% of total).



Proposed South Historic District

City of Belle Meade

Parcel Source: Nashville Planning Dept.



Map Credits: Zada Law, Sept. 2019

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SOUTH DISTRICT TYPOLOGIES



402 W. Brookfield Avenue



1205 Canterbury Drive



1308 Page Road



405 W. Tyne Drive

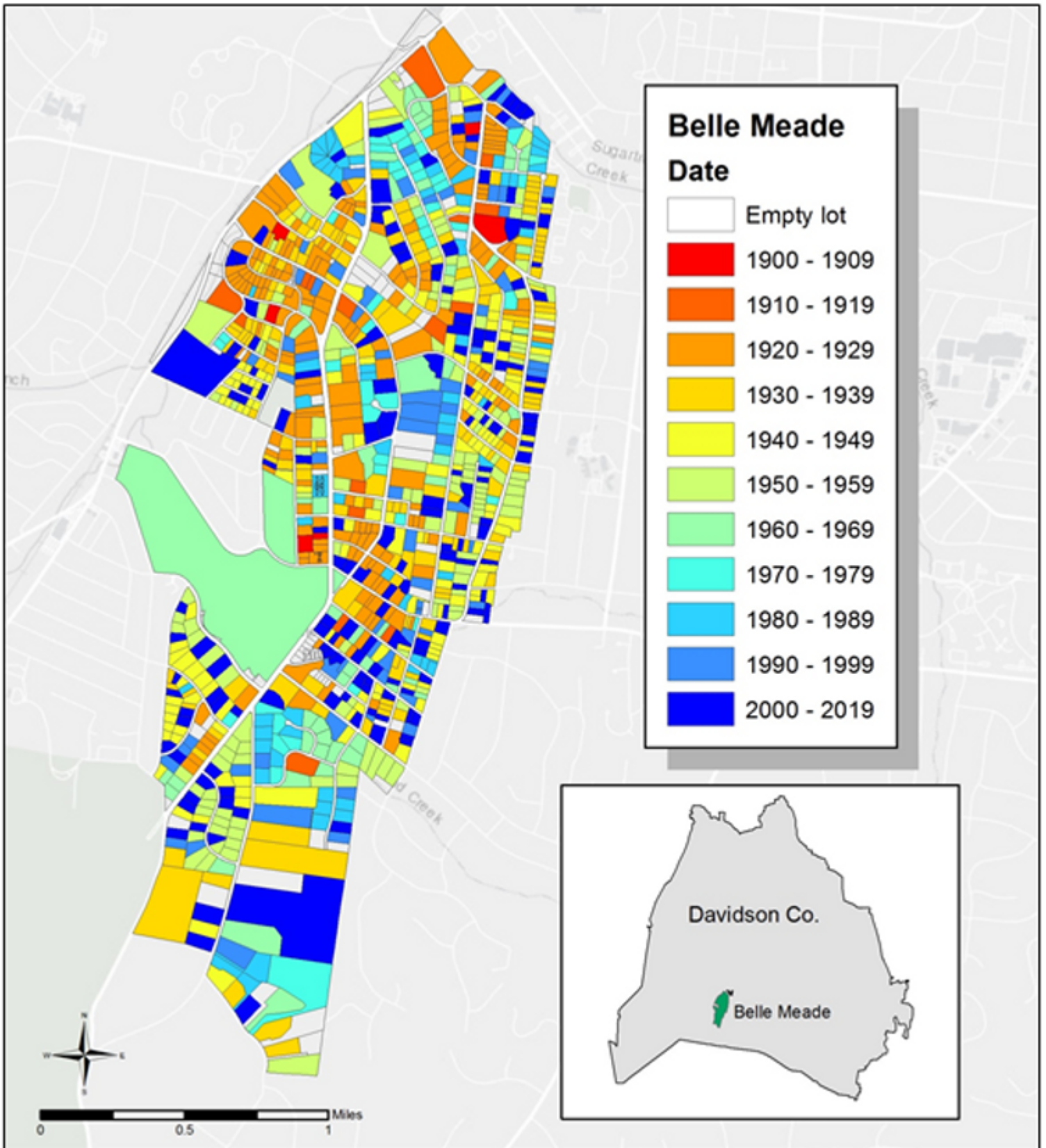
POTENTIAL TOTAL CITY

Based on the collected data, the Historic Zoning Commission could create a local historic or conservation district which encapsulates the entire city. The building date of property breaks down as:

- 6 buildings constructed between 1900-1909
- 16 buildings constructed between 1910-1919
- 207 buildings constructed between 1920-1929
- 170 buildings constructed between 1930-1939
- 145 buildings constructed between 1940-1949
- 139 buildings constructed between 1950-1959
- 60 buildings constructed between 1960-1969
- 44 buildings constructed between 1970-1979
- 68 buildings constructed between 1980-1989
- 68 buildings constructed between 1990-1999
- 172 buildings constructed between 2000-2019
- 90 empty lots

This can also be shown as:

- 743 or 62.7% of buildings were constructed in 1969 or prior, making them historic based on the 50-year rule only
- 352 or 29.7% of buildings were constructed in 1970 or after
- 90 empty lots or 7.6% of the total parcels in Belle Meade



City of Belle Meade

Parcel Development by Decade

Parcel Source: Nashville Planning Dept.

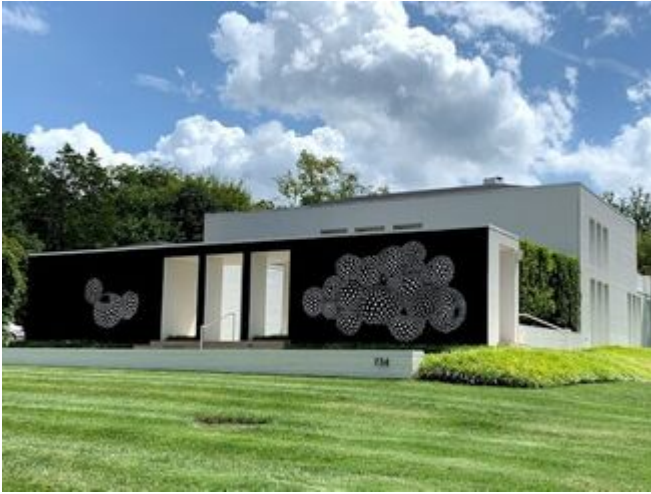


Map Credits: Zada Law, August 2019

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TOTAL CITY TYPOLOGIES



734 Jackson Boulevard
(photo by author)



4408 Shepard Place



4315 Sunnybrook Drive



606 Westover Drive

NEXT STEPS

Moving forward the next steps for the city of Belle Meade, would be the following. First, the City should consider hiring a consultant to do a reconnaissance or intensive survey for their city. While the information collected by the Staff at the Tennessee Historical Commission is sufficient for starting the process of creating a local historic or conservation district, the City may want more in-depth information for their own records based on their needs.

This project could be completed through a grant at the Tennessee Historic Commission. Our grant application process starts in November every year with applications due January 31st. The grant cycle would start October 1st and end September 30th the following year. This could help offset the cost of a hiring a consultant.

SOURCES

- Files + maps from the city of Belle Meade courtesy of Lyle Patterson
- All photos, unless noted, were taken by Officer Keith Samol, Belle Meade Police
- GIS maps provided by Zada Law, Middle Tennessee State University, Fullerton Laboratory for Spatial Technology
- Metropolitan Nashville + Davidson County Property Assessor's Office
- Nashville Planning Department's Parcel Viewer
- Files at Tennessee Historical Commission
- Tennessee Historical Commission Viewer
- *Belle Meade Park*, by Oscar Cromwell Tidwell, Jr., DDS

- National Register of Historic Places information
 - National Parks Service website:
<https://www.nps.gov/subjects/nationalregister/index.htm>

 - Tennessee Historical Commission website:
<https://www.tn.gov/environment/about-tdec/tennessee-historical-commission/redirect---tennessee-historical-commission/redirect---federal-programs-for-the-tennessee-historical-commission/national-register.html>

