

JOHN COOPER  
MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park

## METRO HISTORIC ZONING COMMISSION (MHZC)

MINUTES  
May 19, 2021

**Commissioners Present:** Chair Bell, Leigh Fitts, Mina Johnson, Elizabeth Mayhall, Cyril Stewart, David Price, Dr. Lea Williams

**Zoning Staff:** Sean Alexander, Melissa Baldock, Paul Hoffman, Melissa Sajid, Jenny Warren, Robin Zeigler (historic zoning administrator), Alex Dickerson (legal counsel)

**Applicants:** Cary Stringer, Craig Kennedy, Martin Wieck, Alan Friedman, James Kennon, Van Pond, David Wilson, Jim Daniels, David Hawkins

**Councilmembers:** Tom Cash

**Public:**

Chair Bell confirmed quorum and called the meeting to order at 2:20 p.m.

Chair Bell read information regarding appeals and the process for the public hearing.

Councilmember Cash thanked the applicant for deferring 2804 Oakland and the Commission for consideration of adding Elmington to the consolidated design guidelines.

### I. ADOPTION OF MINUTES

#### a. April 21, 2020

**Motion:**

**Chair Stewart moved to approve the minutes as presented. Commissioner Price seconded and the motion passed unanimously.**

### II. REQUEST TO REHEAR

#### b. 1807 WOODLAND ST

Application: New Construction-Addition (violation)

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

PermitID#: T2021021238

Robin Zeigler presented the request for a rehearing of 1807 Woodland Street originally heard the following month. The applicant was not present, due to an employee illness, and now asks for consideration of rehearing the case. The rule is not to rehear a case unless there is information that could not have been available at the time of the

previous hearing. The applicant submitted information on Monday that was forwarded to you, but it does not appear that it could not have been available last month. You also have the option of suspending your rules. If there is a vote to rehear, staff recommended placing the item at the end of the agenda and including the case in the approval of the revised agenda.

Commissioner Price said there was nothing in the presented materials that would change his vote. Commissioner Johnson said that the engineer's letter was reason enough to rehear the case.

**Motion:**

**Commissioner Johnson moved to rehear the case. Commissioner Williams seconded and the motion passed with Commissioners Price, Mayhall and Fitts in opposition and with the Chair voting in favor.**

**III. ADOPTION OF AGENDA**

Chair Bell asked if there were any proposed changes to the agenda. Ms. Zeigler said that the applicants for 322 Harvard, 2804 Oakland, 2415 Oakland and 312 Broadway have asked to defer and 722 McFerrin is not the agenda due to lack of a complete application.

**Motion: Vice-chair Stewart moved to revise the agenda by deferring 322 Harvard, 2804 Oakland, 2415 Oakland and 312 Broadway and removing 722 McFerrin. Commissioner Mayhall seconded and the motion passed unanimously.**

**IV. CONSENT AGENDA**

Chair Bell read information regarding the consent agenda and staff member Melissa Sajid read the consent agenda.

**c. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH**

**d. 1101 HALCYON AVE**

Application: New Construction—Addition and Outbuilding; Setback determination  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead:Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#: T2021000175 and T2021027437

**e. 2510 FAIRFAX AVE**

Application: New Construction—Addition; Setback Determination; Partial Demolition  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead:Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2021027431

**f. 2406 OAKLAND AVE**

Application: New Construction—Addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead:Melissa Baldock Melissa.Baldock@nashville.gov

PermitID#: T2021027483

**g. 2804 OAKLAND AVE**

Application: New Construction—Addition and Outbuilding (DADU); Setback Determination

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead:Melissa Sajid Melissa.Sajid@nashville.gov

PermitID#: T2021027573 and T2021027579

[Deferred]

**h. 2012 BENJAMIN ST**

Application: New Construction—Addition

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead:Sean Alexander Sean.Alexander@nashville.gov

PermitID#: T2021027856

**Motion:**

**Vice-chair Stewart moved to approve the projects on the consent agenda with their applicable conditions, with the exception of 2804 Oakland. Commissioner Fitts seconded and the motion passed unanimously.**

**V. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS**

**i. DESIGN GUIDELINE CONSOLIDATION PROJECT**

To add the Elmington Place Neighborhood Conservation Zoning Overlay

Staff member, Robin Zeigler, presented the case for the Elmington Neighborhood. She explained that last month the Commission voted to approve the Consolidated design guidelines that apply to most of the neighborhood conservation zoning overlays. Staff was initially told that the Elmington neighborhood wished to keep their original guidelines but then heard differently in April. But staff received the request too late to send the required notice to the neighborhood in time to include them in last month's review and decision. Since then a notice has been sent and no additional comments have been received so staff recommends adding the Elmington neighborhood to the consolidated design guidelines.

In summary, Staff recommends approval of the existing consolidated design guidelines for the Elmington NCZO finding that the project meets Section 17.40.410 of the Code and the Historic Preservation Act of 1966 and with an effective date of June 17, 2021, the day after the June public hearing.

There were no requests from the public to speak.

**Motion:**

**Vice-chair Stewart moved to approve the existing consolidated design guidelines for the Elmington NCZO finding that the project meets Section 17.40.410 of the Code and the Historic Preservation Act of 1966 and with an effective date of June 17, 2021, the day after the June public hearing. Commissioner Price seconded and the motion passed unanimously.**

## VI. PRELIMINARY & FINAL SP REVIEW

### j. 945 S DOUGLAS AVE #5

Application: New Construction - Infill

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Jenny Warren Jenny.Warren@nashville.gov

PermitID#: T2021027419

Staff member Jenny Warren presented the case. In 2018 the Commission approved an SP for the site at 945 S Douglas. Nineteen (19) houses are planned for the development. The Commission approved specific ridge and eave heights and widths for each unit, and recommended approval to the Planning Commission. The SP was approved. The applicant is returning to this Commission for final design approval of each unit. You have already approved units 1-4. Today, we will look at unit #5.

This unit was approved at one-and-a-half stories with a maximum ridge height of thirty-five feet (35') and an eave height of twelve feet (12'). The width here was approved at thirty-four feet (34'). As designed, the ridge height is about thirty-four feet (34') at the highest point, the eaves measure about ten feet (10') from foundation and the width matches the thirty-four foot (34') limit.

The proposed height meets all of the parameters. Staff finds that the proposal is appropriate in terms of height, massing, materials and roof form. It is consistent with the site plan approved for the SP, and there are no design issues.

In conclusion, staff recommends approval of the proposed house with standard conditions as seen here.

Applicant Martin Wieck said he was present for questions. There were no requests from the public to speak.

#### **Commissioner Price moved to approve the project with the following conditions:**

- 1. Staff shall review and approve the stone, the roofing colors, doors, garage doors and walkway material, prior to purchase and installation; and,**
- 2. The HVAC shall be located on the rear façade, or on a side façade beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner or on the rear or rear-side within five feet (5') of the rear corner,**

**finding that the proposed infill meets the conditions of the part I SP approval for massing and Section III of the Waverly-Belmont Neighborhood Conservation Zoning Overlay Design Guidelines. Vice-chair Stewart seconded and the motion passed unanimously.**

## VII. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

### k. 313 BROADWAY

Application: New Construction—Violation

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: Paul Hoffman Paul.Hoffman@nashville.gov

PermitID#: T2021020665

Staff member, Paul Hoffman, presented the case. In November 2020, MHZC staff observed an ATM installed in the concrete block structure attached to the neighboring building. On December 16, 2020, prior to the December MHZC meeting, the applicant informed staff that they would remove the ATM but instead it was relocated to another side of the same structure. The small shed-like building does not meet the design guidelines; therefore, alterations that take it further out of compliance with the guidelines is not appropriate. The existing location does not meet the Commission's criteria of being inside the structure, nor in an alcove on a non-street facing façade. Installation of the ATM is not consistent with historic street-level facades and therefore does not meet section II for rehabilitation and III for New Construction. Staff recommends disapproval of the ATM, finding that it does not meet Section II of the design guidelines for Rehabilitation, Section III of the design guidelines for New Construction or the intent of the Commission's 2004 interpretation of ATMs. Staff recommends that the unpermitted ATM be removed from the site within 60 days from the Commission's decision.

The applicant was not present and there were no requests from the public to speak.

**Motion:**

**Commissioner Mayhall moved to disapprove the ATM, finding that it does not meet Section II of the design guidelines for Rehabilitation, Section III of the design guidelines for New Construction or the intent of the Commission's 2004 interpretation of ATMs and required that the ATM be removed from the site within 60 days from the Commission's decision. Vice Chair Stewart seconded and the motion passed unanimously.**

**1. 312 BROADWAY**

Application: New Construction, Rehabilitation, Signage (violation and new request)

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

PermitID#: T2020040975

Deferred at the request of the applicant.

**m. 1408 B BOSCOBEL ST**

Application: New Construction—Violation/Setback Determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Paul Hoffman Paul.Hoffman@nashville.gov

PermitID#: T2021020667

A rear deck/carport which encroaches into the twenty foot (20') rear setback has been constructed without a permit. The deck itself (materials and design) does not require MHZC review as it is a rear addition that cannot be seen from the street and is located within the triangular area, shown in the design guidelines, as not requiring a permit. A permit from the Codes Department is required. As constructed, the deck intrudes into the twenty foot (20') rear setback by ten feet (10'). The Codes Department has confirmed that when a deck exceeds the height of the first floor, a twenty foot (20') rear setback is required. In an historic overlay it is the MHZC that makes setback determinations.

The Commission's ability to reduce setbacks is so that it can easily address historic conditions. This property has no existing historic conditions. A similar request at 1406 Boscobel Street was denied in August 2020. Staff does not see a compelling reason for the deck to be allowed within the setback and finds that the proposal does not meet Section II.B.3. of the design guidelines.

Staff recommends disapproval of the setback determination, finding that the deck does not meet Section II.B.3 of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*. Staff recommends that the unpermitted structure be removed within sixty days (60 days) of the Commission’s decision. Comments received so far are a part of your report.

James Dunn, property owner, explained the project, the reasons for the deck, and compared it to other projects. There were no requests from the public to speak.

Commissioner Johnson said the photograph was helpful as she had not initially realized that the deck was at a second level and her research of the code showed that there was a required twenty foot (20’) rear setback. She stated that she was not compelled to allow for an exception. The house is characteristically out of proportion and is already taking up too much space on the lot. Commissioners Fitts and Price agreed.

**Motion**

**Commissioner Price moved to disapprove the setback determination, finding that the deck does not meet Section II.B.3 of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines* and that it be removed within sixty days (60 days) of the Commission’s decision. Commissioner Johnson seconded and the motion passed unanimously.**

**n. 722-726 MCFERRIN**

Application: New Construction – Infill Revision  
Council District: 05  
Overlay: Maxwell Heights Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren, [jenny.warren@nashville.gov](mailto:jenny.warren@nashville.gov)  
PermitID#: 2020040967

[Incomplete application]

**VIII. MHZC ACTIONS**

**o. 215 BROADWAY**

Application: New Construction—Addition  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2021027544

Staff member, Melissa Sajid, presented the case for an addition at 215 Broadway.

The building at 215 Broadway is a 4-story brick commercial structure that contributes to the historic character of the Broadway HPZO. The building includes a rooftop addition that was permitted prior to the building being included in the overlay. The original storefront was replaced at some point prior to the overlay. In 2014, MHZC approved changes to this storefront in conjunction with permits for the Moxy Hotel. The storefront was altered as a part of the Moxy rehabilitation. In July 2020, the Commission disapproved alterations to the Broadway storefront and an ATM that were installed without a preservation permit. The Commission disapproved the request to retain both the

storefront alterations and ATM. The ATM has since been removed, but the storefront alterations have not been corrected. In March 2021, staff extended the deadline to complete the storefront corrections to July 16, 2021.

The current application is to install a wall and clock on an existing rooftop addition. The side walls of the building at 217 Broadway sit eight feet (8') taller than the historic building at 215 Broadway, and the purpose of the proposed wall is to discourage patrons from jumping from the rooftop at 217 Broadway to the rooftop of the subject property.

The applicant proposes to install a nine foot, six inch (9'-6") tall perforated wall and clock between the existing railing and the non-contributing building next door, which would extend to the front wall of the building. The existing roof patio has a depth of thirty-three feet, nine inches (33'-9"), and the existing railing extends nearly to the front wall which does not meet the eight foot (8') setback for railings as it was permitted prior to the expansion of the overlay. Here are renderings of the proposed wall and clock.

Given the height of the wall, staff evaluated the new construction as an addition rather than a railing.

The design guidelines require that additions be set back thirty feet (30') from the main wall of the building, so the proposed wall does not meet the design guidelines. If the new construction were to be assessed as a railing, it would not meet the required eight foot (8') setback from the main wall, and the proposed clock would meet the design guidelines since railings are not supposed to support additional elements. As proposed, the new construction does not meet Section III.I of the design guidelines for additions to existing buildings.

A disparity in building height is not uncommon in the Broadway HPZO. There is currently a violation case for 312 Broadway where a wall was constructed without a preservation permit. The goal for that wall was to discourage patrons of 312 Broadway from relocating to the adjacent rooftop at 316 Broadway, similar to this request. In this case, staff has suggested the use of landscaping features to address the situation, specifically dense and spikey plants in a horizontally oriented planter or as green wall that would discourage unwanted activity. Ways to address sleeping, sitting, and wall climbing in urban areas may include features such as slanted tops or pointy features which might be useful here as well. This could be something like a low sculptural component that could deter jumpers. In addition, staff thinks it possible that the clock feature will be used for climbing down onto the rooftop from the taller one next door.

In conclusion, Staff recommends disapproval, finding that the project does not meet Section III.I (additions to existing buildings) of the *Broadway Historic Preservation Zoning District: Handbook and Design Guidelines*. If approved, staff recommends that the violation of the storefront be corrected prior to any new permits being issued and that guidance for future requests for walls between building rooftops be considered.

David Hawkins, architect for the project, explained that the Moxy is a hotel rather than a bar and the rooftop serves the hotel restaurant. The building next door is elevated and people are throwing debris from above and even people jumping down onto the deck when the doors into the building are locked. It's a liability issue and there are strict Marriott safety regulations that need to be followed. They cannot add to the building next door because they do not open and there is an expansion joint between the buildings with nothing beneath it. The design is the best option they could think of and would be an identifiable focal point. The options provided by staff are not possible.

Jim Daniels, owner, stressed the safety concern and the option they are proposing would meet Marriott's requirements. The building next door was allowed to be taller than what it was supposed to be and that has created the issue.

Chair Bell asked about the storefront violation and Mr. Daniels said that they are working on it. They are looking for ways to enhance the front of the building and meet fire code.

There were no requests from the public to speak.

Commissioner Price asked if there had been discussions with management of the building next door of if they had explored legal options. Mr. Daniels explained that there were discussions but they had no way to compel the other owners to address it.

Commissioner Johnson said that the concern is likely an issue for other businesses to and suggested there be some broader discussions with the Downtown Partnership regarding an overall design approach for safety conditions. Commissioner Mayhall explained that this is beyond the purview of the Downtown Partnership. However, the District is an organization that might be more concerned. She stated she was not convinced by the clock as an art installation.

Commissioner Fitts expressed a concern that people would still try to jump over the proposed wall. Commissioners Fitts and Price stated that they understand the issue but are concerned with allowing walls in all cases, as it's been an issue elsewhere. Commissioner Price said since it is a nuisance issue there may be a legal remedy rather than a design remedy.

**Motion:**

**Commissioner Johnson moved to disapprove the new construction and encouraged the applicant to continue to work with staff on a possible solution. Dr. Williams seconded and the motion passed with Commissioner Mayhall in opposition.**

**p. 322 HARVARD AVE**

Application: New Construction – Addition  
Council District: 24  
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren, jenny.warren@nashville.gov  
Permit ID#: T2021027495

[Deferred]

**q. 2217 LINDELL AVE**

Application: New Construction—Addition  
Council District: 17  
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
Permit ID#: T2021027608

Ms. Baldock presented the case for 2217 Lindell Avenue, a craftsman bungalow that contributes to the historic character of the Woodland-in-Waverly Historic Preservation Zoning Overlay

The lot is sixty-five feet (65') wide and the applicant proposed a side addition to the historic house. Side additions are typically allowed on lots wider than sixty-five feet (65').

The proposed side addition will be one-story in height and approximately five feet, six inches (5'6") lower in height than the historic house at its tallest point. The addition is designed with a lower, hyphen connector that is eight feet (8') deep along the side wall of the historic house, which minimizes the impact of the addition on the historic side



wall of the house. The hyphen will connect to the historic house in the back half of the house and will be set one foot (1') off the back corner of the house, which meets the design guidelines.

The hyphen will connect this historic house to the main form of the side addition. The main form of the side addition is fifteen feet, six inches (15'6") wide with a maximum height of approximately seventeen feet, six inches (17'6"). The addition's foundation and eave height at the front will match those of the historic house.

The width of the historic house is approximately thirty-one feet (31'). The width of the hyphen and the side addition, combined, is approximately twenty-four feet, six inches (24'6"). The design guidelines states that "*Side additions should be narrower than half of the historic building width.*" This addition is wider than one-half the width of the historic house, but the extra width is due to the hyphen, which allows for a more minimal connection to the historic house.

Staff finds that the side addition is designed to retain as much of the historic house's side wall as possible, and the resulting extra width is acceptable because of the overall design. In addition, although the addition is wider than what it typically allowed, its footprint is relatively modest and there is no rear addition planned.

The historic house has a footprint of one thousand, three hundred-ninety-six square feet (1,396 sq. ft.), and the proposed addition will add approximately five hundred and ten square feet (510 sq. ft.) to the footprint.

The hyphen part of the addition will be almost entirely glass in the form of windows and doors. Staff finds this to be appropriate. The main portion of the side addition will have a ribbon of clerestory windows at the top of the addition. Staff finds that this window pattern is not typical of the historic district and does not meet the historic context. The fenestration pattern results in a large wall space without a window or door opening, which is not appropriate on a street-facing façade. Staff recommends that the fenestration pattern on the front-facing wall better reflect the pattern of the historic windows on the front façade of the house. The floor plan shows that this area is a pantry area. Nevertheless, staff recommends that the front windows better match a typical window pattern for front facades.

The side addition also has a tall stone wall on the front façade. Staff finds that this solid masonry wall is not appropriate for a street-facing façade and recommends that the front façade of the side addition be a more appropriate material like lap siding or board and batten.

The stone wall can be seen on the bottom image. Here are the side facades. Staff finds that the shed roof forms meet the design guidelines because from the front, they will have the appearance of a gabled form.

There is an existing curb cut and front paving area to the left of the historic house. The paved area currently stops at the back corner of the historic house. The new side addition will truncate the driveway/paved area and make it even more like front yard parking than it is currently. Front yard parking is not an historic feature in the Woodland-in-Waverly neighborhood, and this lot has an alley for vehicular access to the site. Staff recommends that a condition of approval of the side addition be that the curb cut, driveway, and front parking area be removed and reclaimed as yard space.

Because 2217 Lindell is located within an historic preservation overlay, staff will need to approve all changes to the historic house (including window sash changes, and siding repair) and all appurtenances. Staff recommends approval of the project with the following conditions:

1. The front curb cut, driveway, and parking area be removed;
2. The addition's fenestration pattern on the front-facing wall better reflect the pattern of the historic windows on the house's front façade;
3. The front wall of the addition be lap siding or a board-and-batten-type material;

4. Staff approve the windows, doors, roof shingle color, masonry samples, and all other materials prior to purchase and installation;
5. Staff approve all alterations to the historic house, including alterations to siding, windows, porch materials, etc.;
6. Staff approve all appurtenances, including, but not limited to, fencing, lighting, walkways, etc.; and
7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the proposed addition meets Section III.B. of the design guidelines for the Woodland-in-Waverly Historic Preservation Zoning.

Brad Wood, owner of the house, and James Kennon, architect for the project, explained the project and the reason for the design. They agreed with all conditions except for 1, 2 and 3. They would like to wait and remove the driveway once construction is done and not to remove the curb cut, unless metro does it, as it is shared with the adjoining property owner. Rather than have full-size windows on the front wall, they would like to keep it as proposed. Rather than the proposed wall materials, they would like to match the rock under the porch.

There were no requests from the public to speak.

Commissioner Price said the windows match the dormer windows and are therefore compatible and the garden wall design for the front wall is a good approach as opposed to a more traditional design. He praised the applicant for an addition with a minimal attachment.

**Motion:**

**Vice-chair Stewart moved to approve the project with the following conditions:**

1. **The driveway and parking area are removed after the completion of the renovation;**
2. **Staff approve the windows, doors, roof shingle color, masonry samples, and all other materials prior to purchase and installation;**
3. **Staff approve all alterations to the historic house, including alterations to siding, windows, porch materials, etc.;**
4. **Staff approve all appurtenances, including, but not limited to, fencing, lighting, walkways, etc.; and**
5. **The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s);**

**finding that with these conditions, the proposed addition meets Section III.B. of the design guidelines for the Woodland-in-Waverly Historic Preservation Zoning. Commissioner Fitts seconded and the motion passed unanimously.**

*The Commission took a break at 3:52 pm and returned at 3:59 pm.*

**r. 1903 HOLLY ST**

Application: New Construction—Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander Sean.Alexander@nashville.gov

PermitID#: T2021027862

A proposal to construct a new house, replacing a structure that was demolished by the tornado on March 3, 2020. The new house will be one and one-half stories, approximately thirty feet tall and forty feet wide. These proportions are compatible with surviving historic houses on the block.

This house will be ninety-three feet deep from front-to-back. This is deeper than is typical of historic house, but it is broken up into three distinct components to minimize the perceived scale. The rear-most component includes a basement level garage. Basement level garages are not typical of the area historically, but staff finds it to be appropriate here because the grade drops significantly to the rear, the block is not served by an alley, and there is an easement at the rear of the lot that would preclude putting a detached garage at the rear of the lot.

The materials will be brick, stucco, and cement-fiber, with a split-faced block foundation and an asphalt shingle roof.

Staff recommends approval with conditions.

Craig Kennedy, applicant, said he was available for questions. There were no requests from the public to speak.

**Motion:**

**Vice-Chair Stewart moved to approve the proposed infill at 1903 Holly Street with conditions that:**

- 1. The foundation height is compatible with the historic houses on the block, to be verified with an inspection during construction;**
- 2. The front setback is halfway between that of the two adjacent houses, to be verified with a staking inspection at the start of construction;**
- 3. Staff shall approve the window and door selections as well as the roof color and brick selection; and**
- 4. The first story windows shall be at least as tall as those of the upperstory on the right side;**

**finding that with those conditions met, Staff finds that the project will meet the design guidelines for new construction in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay. Commissioner Fitts seconded and the motion passed unanimously.**

**s. 1805 LAKEHURST DR**

Application: New Construction—Addition; Setback determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov

PermitID#: T2021027598

1805 Lakehurst was constructed c. 1945 out of concrete block. The house was likely built by the Sexton family that developed much of the Little Hollywood area. The house is representative of the transition between the Minimal Traditional style popular in the 1940s and the Spanish Colonial Revival style found in Little Hollywood.

The house was built at the back of the lot, with a deep front yard setback. Part of the addition at the rear is currently located over the property line and into the unimproved alley right-of-way.

The applicant proposes side and rear additions that do not meet the base zoning rear setback of twenty feet (20'). The side and rear additions will have a zero setback (0') along the rear property line.

The historic house, not including the existing addition that is to be removed, is less than seven feet (7') from the rear property line. The rear and side additions will extend back to the rear property line. Beyond the rear property line is an unimproved alley right of way. Because of this, there is not the concern about how the addition will affect the ability for drivers to see down the alley. Also, the unimproved alley provides a buffer between the back of this house and the properties that front Ordway behind it. There is other construction in this right-of-way behind other houses, such as fencing and possibly outbuildings. Because of that, the chance that the alley will be improved is minimal. Staff finds that the zero foot (0') rear setback to be appropriate in this instance because of the house's location on the lot and because of the unimproved alley.

The addition includes side additions on both sides of the house, and these side additions wrap the corners of the historic house. Typically, the Commission has approved side additions on one side, not both, and have not allowed side additions to wrap the rear corners. However, this house and lot are atypical of the neighborhood. The house is located just a few feet from the rear property line, severely limiting the possibility for a rear addition, which is where additions are typically most appropriate. Moreover, the 1805 Lakehurst's lot is unusually wide. At the rear of the lot, where the house is situated, the lot is approximately two hundred feet (200') wide. Expanding the house to both sides is appropriate given the house's placement on the lot and the lot's width. In addition, because there is very little opportunity to have a rear addition, staff finds that in this instance wrapping the corner of the historic house is appropriate, particularly since the side additions are one story in scale and several feet shorter than the historic house.

Early photographs show that the ridge raise was not there in 1968, although the dormer was. The applicant proposes to restore the side porch post design and re-work the ridge raise. The applicant proposes to remove the existing ridge raise which is not adequately inset and replace it with a ridge raise that is inset two feet (2') from the side walls of the house and goes up two feet (2'). This new ridge raise meets the design guidelines.

Both side additions are one story in scale and are several feet shorter than the historic house. The applicant also proposes to screen in the existing side porch, and the commission has approved similar screening in the past.

The addition does include a front-facing, one-bay garage, at the basement level. Although typically, front-facing garages are not appropriate in Lockeland-Springs, staff finds that in the Little Hollywood section of the neighborhood, there are other front-facing garages at the basement level, including across the street at 1804 Lakehurst. In addition, on this lot where a garage behind the historic house is not feasible, a one-bay, front-facing garage is appropriate.

The side addition does not start until behind the midpoint of the historic house, which meets the design guidelines. The left side also does not start until behind the midpoint of the house.

Staff recommends approval of the addition with the condition that staff approve the windows, doors, roof shingle color, and the locations of the utilities if they are relocated. With this condition, staff finds that the proposed addition meets Sections II.B. and III.B. of the design guidelines.

Matt Schutz, designer of the project, said he was available for questions. There were no requests from the public to speak.

Vice-chair Stewart said the proposal was appropriate because of the unusual shape and size of the lot and the location of the house on the lot.

**Motion:**

**Vice-chair Stewart moved to approve the addition with the conditions that staff approve the windows, doors, roof shingle color, and the locations of the utilities if they are relocated; finding, that with these conditions the proposed addition meets Sections II.B. and III.B. of the design guidelines. Commissioner Johnson seconded and the motion passed unanimously.**

**t. 2415 OAKLAND AVE**

Application: New Construction—Infill; Setback determination

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)

PermitID#: T2021027466

[Deferred]

**u. 512 FAIRFAX AVE**

Application: New Construction—Infill and Outbuilding

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)

PermitID#: T2021027475 and T2021027544

Staff member, Melissa Sajid, presented the case to demolish a non-contributing structure and to construct infill and an outbuilding.

The application for 512 Fairfax is to demolish a non-contributing house and to construct infill and an outbuilding. The structure at 512 Fairfax Avenue is a one-story, brick house that was constructed c. 1953. The house is a legally non-conforming duplex. Given the later date of construction as well as the style, form, and detailing of the house, which are inconsistent with the predominant surrounding historic character, staff finds that the house does not contribute to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay and that its demolition meets the design guidelines.

The proposed infill is oriented to Fairfax Ave with a front setback that is consistent with the historic houses on either side. The proposed outbuilding is located in the rear yard and also meets all setbacks.

The infill is 1.5 stories with an overall height and width that can be appropriate for the historic context. The applicant provided a streetscape that shows the infill in relation to the existing houses on this blockface of Fairfax Ave. Staff finds the overall height and scale can be appropriate for the historic context. Also, the infill meets the design guidelines for materials and rhythm and proportion of openings. The front dormers, however, do not appear to be inset two feet (2') as required by the design guidelines. Staff recommends that the front dormers be inset two feet (2') from the wall below in order to meet the design guidelines.

The proposed outbuilding meets all applicable guidelines.

In conclusion, staff recommends approval with the conditions set forth in the staff recommendation including that the front dormers set in two feet (2') from the wall below.

Applicant, Van Pond, asked that the dormer be approved as designed. The design is based on historic context. There were no requests from the public to speak.

Commissioner Fitts stated the dormer could be appropriate, as designed, based on the immediate historic context. Commissioners Johnson and Price said the two feet (2') should be required because the house is larger than the historic context. Vice-chair Stewart said some of the contextual dormers shown were not apples-to-apples and he struggles with applicants requesting not to meet the 2' setback; however, he is concerned that it might look more out of place, with this particular design if they are setback.

**Motion:**

**Commissioner Price moved to approve with the following conditions:**

- 1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;**
- 2. The front setback shall be consistent with the buildings to either side, to be verified by MHZC staff in the field;**
- 3. The front dormers shall set in two feet (2') from the wall below;**
- 4. Staff approve the final details, dimensions and materials of the brick, roof color, windows, doors, driveway, and walkway prior to purchase and installation;**
- 5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner; and Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s);**

**finding that with these conditions, the project meets Section II.B of the *Hillsboro-West End Neighborhood Conservation District: Handbook and Design Guidelines*. Commissioner Williams seconded and the motion passed unanimously.**

**v. 3000 GRANNY WHITE PIKE (Sunnyside in Sevier Park)**

Application: New Construction – Addition and Alterations

Council District: 17

Overlay: Landmark

Project Lead: Jenny Warren, [jenny.warren@nashville.gov](mailto:jenny.warren@nashville.gov)

PermitID#: T2021028428

Staff member Jenny Warren presented the case. This is an application for a major renovation at Sunnyside, the 1852 Greek Revival house in Sevier Park that houses the Historical Commission offices. The work includes site changes, selective demolition, additions to the main house and carriage house, signage, lighting and substantial stabilization and rehabilitation work on the rear log house and the main house. The rear log structure and the main house will also be reconnected.

As outlined in your report, selective demolition of non-original additions is proposed for the main house and the log structure to the rear. Staff finds this work to be appropriate. An addition is planned on the rear of the main structure. It will replace the existing rear addition and will include a connector portion, which will reconnect the log structure to the main house. The addition is inset appropriately and is both shorter and narrower than the historic portions. A new entrance for the Historical Commission will be provided on the north elevation of the connector addition. The materials will need to be reviewed and approved by staff.

The carriage house sits to the south of the main house. As you see here, about 1/3 of it remains. The missing 2/3rds will be roughly reconstructed with the historic footprint and roof, inclusive of the cupola. These portions will be open-air and will house covered seating, with food service provided in the restored existing section.

A storage building on site will be renovated to house restrooms. The windows on this elevation will be converted to doors. Staff finds that the changes to the carriage house and storage building will not dramatically alter the character of the site and will allow these structures to be rehabilitated for a practical use, rather than continue to deteriorate. The existing driveway and parking will be relocated. Brick and concrete walkways will be created on the site. A garden area will be enclosed with a fence on the south side of the main house, around the well. These materials should be reviewed by staff.

Lighting will be installed and should be reviewed by staff prior to installation. A wall will be constructed along the new driveway and will contain signage. Staff finds the wall and signage to both be appropriate and meet the intent of the design guidelines.

In conclusion, staff recommends approval of the project, with the condition that staff review and approve materials.

The applicant was not present and there were no requests from the public to speak.

**Motion:**

**Vice-chair Stewart moved to approve with the condition that the following materials shall be reviewed and approved by staff, prior to purchase and installation including: any new windows and doors, foundation material, metal cladding, roofing colors, trim material, side porch step and landing material, final fencing, brick pavers, building and site illumination, carriage house stone veneer, carriage house brick sample, and cupola material; finding that with this condition, the project meets the design guidelines of the *Historic Landmark Zoning Overlays*. Commissioner Johnson seconded and the motion passed unanimously.**

**b. 1807 WOODLAND ST**

Application: New Construction-Addition (violation)

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Robin Zeigler, robin.zeigler @nashville.gov

PermitID#: T2021021238

Staff member, Paul Hoffman, presented the case for 1807 Woodland Street, which is a contributing home in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. The historic porch roof was altered as part of renovations that were undertaken in 2020-2021.

Historically the porch roof was the shed roof form seen here on the left. Staff finds that the original roof form was a character-defining feature of the house, and that its removal meets section III.B.a for inappropriate demolition. Additions are generally approved at the rear of buildings, so the new porch roof does not meet section II.B.10 for additions, as it is not compatible in scale with the historic porch roof.

Staff recommends disapproval of the new construction, finding that the project does not meet Sections II.10. a. and b. for additions and III.B.1 for Demolition in the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Staff recommends that the applicant submit to-scale drawings

indicating major measurements and materials to replicate the original porch configuration within sixty (60) days of the Commission's decision and to restore the original form within an additional thirty (30) days.

Tara Mears, applicant, provided an overview of the rehabilitation project. She explained that she was not told that a Preservation Permit was needed.

Alan Friedman, owner, likes the porch and is concerned about drainage issues if they have to return to the original porch roof design. The neighbors are happy with this work.

There were no requests from the public to speak.

Commissioner Johnson and Vice-chair Bell said that not every shed roof structure would cause damage or many historic buildings would have the same issue; therefore the issue was not a design flaw. Vice-chair Stewart said that it was more of a flashing and waterproofing issue and so he didn't see a reason to change the design.

**Motion:**

**Vice-chair Stewart moved to disapprove the new construction, finding that the project does not meet Sections II.10. a. and b. for additions and III.B.1 for Demolition in the design guidelines for the Lockeland Springs Neighborhood Conservation Zoning Overlay and to require the applicant submit to-scale drawings indicating major measurements and materials to replicate the original porch configuration within sixty (60) days of the Commission's decision and to restore the original form within an additional thirty (30) days. Commissioner Fitts seconded and the motion passed unanimously.**

**IX. OTHER BUSINESS**

The Center for Historic Preservation at MTSU is funding a summer intern for us. Meredith Funderburk will be conducting an architectural resource survey for the Cleveland Park neighborhood.

Paul Hoffman is leaving our department but will not be far away as he is taking a new opportunity here in Nashville.

*Meeting adjourned at 4:47p.m.*

RATIFIED BY COMMISSION ON JUNE 16, 2021