

JOHN COOPER  
MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park

## METRO HISTORIC ZONING COMMISSION (MHZC)

### MINUTES December 16, 2020

**Commissioners Present:** Chairperson Bell, Vice-chair Stewart, Leigh Fitts, Mina Johnson, Kaitlyn Jones, Elizabeth Mayhall, David Price, Dr. Lee Williams

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

**Applicants:** Will Jenner, Michael Durham, Gonzalo Oliete, Jennifer Bagwell, Jamie Pfeffer, Ursula Moore, David Brawner, Martin Wieck, Antonin Robert, Brandon Mason, Waleed Seder, Phil Hyde

**Councilmembers:** Tom Cash

**Public:**

Chairperson Bell called the meeting to order at 2:00 p.m. She explained that out of an abundance of caution, and pursuant to recommendations from federal, state and local health agencies regarding avoiding group gatherings due to the COVID-19 Coronavirus this meeting is a teleconference meeting. Advance public comments have been possible through email, mail, and voicemail and will be read or played at the time of their relevant case. We will also take comments via phone. The number is 629-255-1911. Please do not call until the project you wish to speak about is announced.

Chair Bell took a roll call to confirm attendance.

Chairperson Bell explained that the Commission must vote on the record that the COVID-19 pandemic requires us to hold a telephonic meeting as permitted under the Governor's Executive Order number 65.

**Motion:**

**Commissioner Mayhall moved that the meeting agenda constitutes essential business of this body and meeting electronically is necessary to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak. Commissioner Williams seconded and the motion passed unanimously.**

Chairperson Bell read information regarding appeals and the process for the public hearings.

Chairperson Bell asked if there were any proposed changes to the agenda. Staff requested to defer the consolidation project and move the SP for Edgehill to the consent agenda. This is the second step in their SP for approval of the materials and details. Staff request to remove 2517 Fairfax Ave and 313 Broadway as the owners have agreed to correct the violations. Chairman Bell requested to remove 107 Church Street from consent so it could be discussed.

**Motion:**

**Commissioner Stewart moved to revise the agenda by deferring the design guideline consolidation project, moving the SP for Edgehill to the consent agenda, moving 107 Church St from consent, and removing from the agenda 2517 Fairfax Ave and 313 Broadway. Commissioner Jones seconded and the motion passed unanimously.**

## I. ADOPTION OF MINUTES

### a. November 18, 2020

**MOTION:**

**Vice-chair Stewart moved to ratify the minutes for November 18, 2020. Commissioner Jones seconded and the motion passed unanimously.**

**II. CONSENT AGENDA**

Staff member Melissa Sajid read the consent agenda.

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

**c. 2416 W LINDEN AVE**

Application: New Construction—Addition and Outbuilding  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2020074250 and T2020074268

**d. 1710 LINDEN AVE**

Application: New Construction—Addition; Setback Determination  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#: T2020074352

**e. 206 CARDEN AVE**

Application: New Construction—Addition  
Council District: 24  
Overlay: Whitland Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)  
PermitID#: T2020074468

**f. 911 LAWRENCE AVE**

Application: New Construction—Addition  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander  
PermitID#: T2020074572

**g. 2803 BLAIR BLVD**

Application: New Construction—Addition  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)  
PermitID#: T2020074575

**h. 2711 OAKLAND AVE**

Application: New Construction—Addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander  
PermitID#: T2020074577

**i. 822 FATHERLAND**

Application: New Construction – Addition  
Council District: 06  
Overlay: Edgefield Historic Preservation Zoning Overlay  
Project Lead: Jenny Warren [jenny.warren@nashville.gov](mailto:jenny.warren@nashville.gov)  
PermitID#: T2020074586

**j. 2700 OAKLAND AVE**

Application: New Construction – Addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [jenny.warren@nashville.gov](mailto:jenny.warren@nashville.gov)  
PermitID#: T2020074585

**k. 107 CHURCH ST**

Application: Signage  
Council District: 19  
Overlay: Second Avenue Historic Preservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2020074172

**o. 1514-1518 EDGEHILL AVE**

Application: Final SP  
Council District: 19  
Overlay: Edgehill Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2020074813

**Motion:**

**Vice-chair Stewart moved to approve the items on consent, with the exception of 107 Church St, with their applicable conditions. Commissioner Price seconded and the motion passed unanimously.**

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

**I. CONSOLIDATION OF NEIGHBORHOOD CONSERVATION ZONING OVERLAY**

[Deferred]

**m. 209-213 7<sup>th</sup> AVE N**

Application: Historic Landmark Designation  
Council District: 19  
Project Lead: Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov)

Staff member, Jenny Warren, presented the project to Landmark the YWCA Building. The Councilmember is requesting a Historic Landmark for this building listed in the National Register of Historic Places in 1982. The Young Women's Christian Association Building is significant because of the contributions made there to the physical, social, intellectual and spiritual needs of the women of Nashville. The YWCA Building is the last remaining of a group of Christian athletic buildings built in the early 1900's in Nashville. It was the first real home of the YWCA in Nashville. Contributing to the significance are the people associated with the construction of the YWCA building and the building is an outstanding local example of the skillful use of the Georgian Revival style in an institutional building. The building meets criterion 5 of section 17.36.120 of the ordinance as it is listed in the National Register of Historic Places. There have been no changes since listing in 1982 that would jeopardize its historic status.

Staff recommends adoption of the design guidelines finding that they are consistent with the Secretary of Interior's Standards.

Antonin Robert, representing the owners, said this is one of the few examples of this style left in Nashville. They have also protected the building with an easement but are happy to support the city's efforts with Landmarking.

Commissioner Jones said the history was well done. Vice-chair Stewart thanked the owners for making the commitment to protect this building.

**Motion:**

**Commissioner Jones moved to approve 209-213 7th Ave N as a Historic Landmark, finding the building to meet criterion 5 of section 17.36.120 and to adopt the Landmark design guidelines finding that they are consistent with the Secretary of Interior's Standards. Commissioner Mayhall seconded and the motion passed unanimously.**

**n. HISTORIC LANDMARK DESIGN GUIDELINES**

Application: Design Guideline Revision

Council District: 1, 2, 4, 5, 6, 7, 8, 9, 11, 14, 15, 16, 17, 18, 19, 21, 24, 26, 28, 34, 35

Project Lead: Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov)

Staff member Melissa Baldock presented. Staff is recommending a revision of the Historic Landmark design guidelines. Currently, there are 61 Historic Landmarks. Sixty-nine percent of those properties are owned by Metro. The draft guidelines have been online for approximately ten months.

There are 4 main areas of changes. The Secretary of Interior' Standards have been updated since the establishment of the current guidelines; therefore, the revised language has been added. Guidance on partial-demolition and demolition of non-contributing structures of a Landmark site have been added. Guidance for alterations have been added. And finally, guidance on signage has been added.

Historic Landmarks vary greatly from landscapes to buildings, from rural properties to urban properties, from commercial buildings to residential buildings and from a collection of structures to a single structure. For that reason, the draft guidelines remain simple enough that they can be applied to any historic property. Staff conducted an informal review of permits that have already been issued over the years and finds that all the previously approved projects would still be allowed under these draft design guidelines. Staff finds that the current draft will not change regulations, but instead, provide more guidance and is consistent with the National Historic Preservation Act of 1966, as amended.

**Motion:**

**Vice-chair Stewart moved to approve the draft design guidelines to apply to all existing and future Landmarks, finding that the guidelines are consistent with the Historic Preservation Act of 1966. Commissioner Price seconded and the motion passed unanimously.**

**IV. PRELIMINARY & FINAL SP REVIEW**

**o. 1514-1518 EDGEHILL AVE**

Application: Final SP

Council District: 19

Overlay: Edgehill Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020074813

[Approved on consent.]

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

### p. 2517 FAIRFAX AVENUE

Application: Violation; Partial Demolition  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Paul Hoffman [paul.hoffman@nashville.gov](mailto:paul.hoffman@nashville.gov)  
PermitID#: 2020067273

[Removed from the agenda as the applicant agreed to correct the violation.]

### q. 313 BROADWAY

Application: Violation; New Construction  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Paul Hoffman [paul.hoffman@nashville.gov](mailto:paul.hoffman@nashville.gov)  
PermitID#: 2020069124

[Removed from agenda.]

## VI. MHZC ACTIONS

### r. 1501 LINDEN AVE

Application: New Construction—Addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [sean.alexander@nashville.gov](mailto:sean.alexander@nashville.gov)  
PermitID#: T2020074481 and T2020074493

Staff member, Sean Alexander, presented the proposal to enlarge an historic house with an addition that is wider to the right side. The connection is primarily to the right side and altering the roof on a rear addition that was first approved in 2009.

The 2009 addition appears to be two-stories tall, because a drop in grade allows a basement level, but the roof is differentiated with a low-sloped hyphen attaching to the rear of the historic house. The depth of the addition (front to back) and the footprint on this façade do not change, but the proposal alters the roof and window proportions.

Portions of the wall are being removed to create recessed porches on the main level and basement level – staff finds this appropriate because these are not historic portions of the house. However, a wrap-around deck or balcony is being added on the left.

Staff finds this deck to not be appropriate as it is wider than the historic house. The addition will also be going wider to the right.

The proposal also includes raising the eave to match the original eave height and adds a half story tying into the original roof. The primary roof on the addition is a hip with gabled dormers, which is compatible with the original roof.

The new connector ridge between the hips will have a shed-roofed dormer. The historic house's roof consists of a hip with hip and gable projections – Staff recommends that the dormer form is hipped or gabled to be compatible with the historic house.

The connector roof will tie into the original roof flush without stepping in or down from the primary roof slope. Additions to hip-roofed houses have previously been required to step in from the side slopes in order to differentiate the new construction from the historic, and to leave the historic form intact.

This is a view of the rear-left corner of the original roof.

The addition should be stepped in from the roof slope to differentiate it and preserve the original form.

The addition goes fifteen feet, nine inches (15'9") wider to the right. Staff finds the additional width appropriate because the lot is one hundred feet (100') wide, and because the wider component is set back well behind the historic house. The hipped roof will have a gabled dormer on the right side, and a hipped dormer on the front slope of the rear addition's roof.

Staff recommends that this dormer be eliminated, as it makes the scale of the addition read as one and one-half story whereas the historic house reads as only single story. In the past, when additions have been approved to be wider than an historic house, the additions have kept to the number of stories as the house being enlarged in order to keep the scale subordinate. Another option would be to decrease the width of the dormer so that it does not extend further than the front-right chimney.

The materials and window proportions, setbacks, are appropriate.

Staff recommends approval with the conditions listed in the staff recommendation.

Martin Wieck, architect for the project, said they agreed with all the conditions with the exception of removing the street-facing dormer. He explained that the distance of the dormer from the street will lessen the scale of proposal. The historic building will remain intact so the proposed dormer allows for an additional bedroom without adding a dormer or side addition to the historic roof form.

Councilmember Cash asked for the rationale behind side-additions, which Mr. Alexander answered. Mr. Wieck did not have a rebuttal to public comment.

Commissioner Jones said that all the conditions are necessary and the proposal, specifically the east elevation, overwhelms the house and it seems a little large. Commissioners Mayhall and Johnson agreed.

**Motion:**

**Commissioner Mayhall moved to approve the proposed addition with the conditions that:**

- 1. The projecting balcony from the left side is removed;**
  - 2. The window and door selections are approved;**
  - 3. The balcony deck and railing and stair materials are approved;**
  - 4. The gabled connector between the two hipped roofs is stepped down from the primary roof on the left side;**
  - 5. The form of the dormer on the connector is compatible with the form of the original roof or is removed;**
  - 6. The street-facing dormer is removed or its width reduced so it does not extend beyond the point of the front-right chimney;**
  - 7. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house;**
- finding that with those conditions, the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*. Commissioner Williams seconded and the motion passed unanimously.**

**s. 1712 BLAIR BLVD**

Application: Partial Demolition; New Construction—Addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid  
PermitID#: T2020074684

Staff member, Melissa Sajid, presented the project for an addition at 1712 Blair Boulevard constructed c. 1915. The two-story foursquare contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. This application is to construct a rear addition. The project also includes demolition of an existing two-story enclosed porch on the rear, alteration of existing window and door openings on the historic house, and relocation of an existing exterior stair.

As proposed, the addition is located at the rear of the historic house and meets all setbacks. Parking for the units is via surface parking accessed from the alley as well as two proposed dedicated parallel parking spaces along Blair Boulevard. If Public Works does not approve the proposed on-street parking and additional on-site parking is needed, staff recommends that there be no parking pads located in the front yard.

The request is for a two-story rear addition to a two and one-half story historic house. Due to the change in grade, the addition picks up a full basement level. As proposed, the addition is no taller than the historic house and does not more than double the existing footprint. The primary massing of the addition is no wider than the historic house, but the project includes two projecting bays on the main level that extend two feet (2') wider than the primary side walls of the historic house. Staff finds that the proposed projections can be appropriate for this project as there were historically two such projections on the existing house, one on each side façade, and the proposed projections extend no wider than the remaining bay window on the upper-level of the right elevation.

The project includes the demolition of a two-story enclosed porch at the rear of the house. The 1914 Sanborn map shows a two-story covered porch in the same location. While the porch may be original to the house, staff finds that its demolition can meet the design guidelines for appropriate demolition. Given the porch's location at the rear of the house along with its separate roof form and change in materials, staff finds that this element is not a character defining feature of the historic house.

The project also includes alterations of existing window and door openings on both sides of the historic house and relocation of an exterior staircase. On the right-side façade, there is an existing exterior staircase that is to be removed, and the door in the bay window is to be converted back to a window similar to the other windows in that bay. The 1914 Sanborn map indicates that the dwelling was a single-family home at that time, and subsequently the house was converted to include additional dwelling units. Staff finds these alterations to be appropriate since they will likely restore an historic condition.

A new exterior stair is to be added to the left-side and a window converted to a door to access a dwelling unit. The proposed alterations are at the location of a bay window that was present as early as 1914 but has been altered so that only the roof of the bay window remains.

Converting a window to a door or even adding a door beyond the midpoint on a side façade might be appropriate if the door is located at the ground level. However, the location of the proposed door necessitates the addition of new exterior stairs. The existing exterior stairs on the right-side pre-date the overlay, so they could remain or be removed as proposed. Staff finds that introducing a new exterior staircase on a side elevation where it did not exist historically is inappropriate given the visibility of the addition. Some alternatives that would meet the design guidelines would be to introduce a door opening at the basement-level or to add an exterior stair to the rear of the addition.

In conclusion, staff recommends approval with the conditions listed in your staff recommendation.

Will Jenner, applicant, said that they agreed with all the conditions except for the stair condition. The existing stair is ugly and they want to remove it but still need an exterior stair. The proposed location on the opposite side will be

pushed back further, will have a stone base, and the stairs will exit from the street, making it minimally visible from Blair.

Councilmember Cash asked for clarification of the front parking. David Morgan, applicant explained their process with Codes and Public Works to get the parking approved.

Commissioner Price noted that the addition is approximately three hundred (300) square feet larger than the historic house and he asked for clarification. Ms. Sajid said that if the current addition, to be removed, was included the addition does not more than double the footprint. Commissioner Price expressed concern that the addition overwhelms the historic house. Commissioner Jones agreed that the addition is too large. Vice-chair recommended an additional condition that the square footage should not more than double the house.

**Motion:**

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

1. **Staff approve the final details, dimensions and materials of windows, doors, roof color, and trim prior to purchase and installation;**
2. **Siding shall have a smooth finish;**
3. **Staff approve the masonry color, dimensions, and texture prior to purchase and installation;**
4. **The window on the left-side façade shall not be converted to a door with an associated exterior stair;**
5. **A revised site plan that includes the projecting bays shall be submitted prior to issuance of the preservation permit;**
6. **No parking pads shall be located in the front yard;**
7. **The HVAC and utility meter shall be located behind the house or on either side, beyond the midpoint of the house. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s); and,**
8. **The footprint square footage of the addition should not be larger than the established footprint square footage of the historic portion of the building,**

**finding that with these conditions, the project meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*. Vice-chair Stewart seconded and the motion passed unanimously.**

**t. 1101 MCKENNIE AVE**

Application: New Construction—Addition; Setback Determination

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020074771

The case was presented by staff member, Jenny Warren. The existing structure at 1101 McKennie is a non-contributing car wash that sits at the corner of McKennie and Gallatin Rd.

This project will convert the carwash into commercial kitchens. A setback determination is required for small additions on the rear elevation.

Staff recommends approval with the typical conditions regarding material approvals and the siting of the HVAC. The only other condition involves access to Gallatin Road. Staff initially recommended that a stair be cut into the existing retaining wall to provide a pedestrian connection to the sidewalk along Gallatin Road. After finalizing this recommendation, staff learned from the applicant that this idea had been explored early on in project development. It was determined that providing a stair to the sidewalk would not be compliant with ADA and would trigger a very long switchback ramp that the change in grade and site cannot support. Given this information, staff recommends deletion of condition #1.

In conclusion, Staff recommends approval of the application with conditions 2 and 3, seen in your report and on this slide.



Jamie Pfeffer, applicant, said he agreed with all conditions.

Staff member, Robin Zeigler, read comments from Councilmember Withers. Commissioners agreed it is a great project that will fit into the neighborhood well.

**Motion:**

**Vice-chair Stewart Staff recommended approval with the following conditions:**

- 1. Staff shall approve the windows and doors prior to purchase and installation; and,**
- 2. The HVAC shall be located on the rear façade, beyond the midpoint or on the interior side façade;**

**finding that the project meets Section II.B of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*. Commissioner Fitts seconded and the motion passed unanimously.**

**u. 3903 A KIMPALONG AVE**

Application: New Construction—Infill

Council District: 24

Overlay: Woodlawn West Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020074473

Staff member, Melissa Baldock, presented the case for infill at 3903 A Kimpalong. There is a non-contributing structure on the lot, constructed about 1986. MHZC staff issued a demolition permit for the house in November 2020. The applicant proposes to construct infill. The proposed infill meets all base zoning setbacks. It is shifted on the lot to retain the existing driveway. The front setback lines up with the front setbacks of the houses on either side of it.

The proposed infill will be one-and-a-half stories, which staff finds to meet the historic context. The infill will be twenty-eight feet, ten inches (28'10") tall at the front, which is in keeping with neighboring historic context. It will have a total width of fifty-four feet, eleven inches (54'11"), but the width of the one-and a half story portion is just forty-four feet, eleven inches (44'11"). The wider portions are just one-story in height. Staff finds that this is similar to several houses on the block where there is a main form of the house with one-story wings.

Staff finds that the proposed materials, fenestration pattern, roof forms, orientation, and overall design to meet the design guidelines. Staff recommends approval of the infill with our standard conditions listed in the staff recommendation.

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

**Motion:**

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

- 1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;**
- 2. Staff approve all masonry samples, windows and doors, the front porch steps material, roof shingle color, and the driveway and walkway materials;**
- 3. The HVAC be located behind the house or on either side, beyond the mid-point of the house;**

**finding that with these conditions, the proposed infill and DADU meet Section II.B. of the design guidelines and 17.16.030., the DADU ordinance. Commissioner Jones seconded and the motion passed unanimously.**

**v. 4709 ELKINS AVE**

Application: New Construction—Infill

Council District: 24

Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay

Project Lead:Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2020074729

Staff member, Melissa Sajid, presented the case for infill at 4709 Elkins Ave. The Commission approved the demolition of the previous structure located here in October 2019, finding that the house met the criteria for economic hardship. The application is to construct infill that, as proposed, meets the design guidelines for height and scale, roof form, setbacks, orientation, and materials.

The 4700 block of Elkins Avenue includes a mix of one, one and one-half story, and two-story historic homes that includes a broad range of building heights and widths. In this context the one and one and one-half story homes tend to be on the shorter end of heights but the wider end of building widths; whereas, the two-story historic homes are taller yet narrower than the other forms. As proposed, the infill is a one and one-half story home that is appropriately scaled for the historic context.

The infill is 1.5 stories with a massing similar to the historic home approved for demolition.

Most of the windows are twice as tall as they are wide; however, there are two windows on the right-side façade near the front that are smaller and not twice as tall as they are wide. In addition, there is an approximately fifteen-foot (15') expanse that does not include an opening; the design guidelines recommend that an opening be included every eight to thirteen feet (8' – 13'). Given the location of these windows on the side façade near the front of the infill, staff recommends that the proportions be revised so that they are twice as tall as they are wide and that an additional window be added.

In conclusion, staff recommends approval with conditions as outlined in the staff recommendation.

There were no requests from the public to speak and the applicant did not present.

**Motion:**

**Vice-chair Stewart 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 should be consistent with the buildings to either side, to be verified by MHZC staff in the field;**
3. **Staff approve the final details, dimensions and materials of the roof color; windows; doors; walkway; driveway; and porch floors, steps, posts, and pillars prior to purchase and installation;**
4. **Staff approve a masonry sample prior to purchase and installation;**
5. **A walkway connecting the front porch to the public street shall be added to the site plan;**
6. **All windows shall be twice as tall as they are wide;**
7. **An additional window shall be added to the right-side façade;**
8. **Staff shall review a masonry sample prior to purchase and installation; and,**
9. **The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; finding that with these conditions, the project meets II.B of the *Park & Elkins Neighborhood Conservation District: Handbook and Design Guidelines*. Commissioner Price seconded and the motion passed unanimously.**

**w. 1124 A & B SHARPE AVE**

Application: Demolition; New Construction—Infill  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead:Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2020074743

Staff member, Melissa Sajid presented the case to demolish an existing non-contributing house and to construct a duplex infill at 1124 Sharpe Ave. The Commission disapproved a plan for infill in September. Since then the owner continued to work with staff on a proposal that is appropriate for the historic context.

The house located here was constructed c. 1996 and does not contribute to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay. Staff finds demolition of the existing house to meet the design guidelines. Most of this block of Sharpe Avenue was included in the 2014 expansion of the overlay.

The 1100 block of Sharpe Avenue has a strong historic context of one-story and modest one and one-half story historic homes. The photo on the top shows contributing houses located to the left of the subject property, and the bottom photo shows houses to the right. The context to the right includes a mix of contributing and non-contributing houses including the taller duplex that was constructed prior to the expansion of the Eastwood overlay. Most of the houses located directly across the street are contributing houses.

The proposed infill meets all the design guidelines. The infill is 1.5 stories with a massing appropriate for the historic context on this block of Sharpe Ave.

Staff recommends approval with conditions as set forth in the staff recommendation.

Waleed Seder, applicant, said he was available for questions. Staff member, Robin Zeigler, read comments from Councilmember Withers.

Commissioner Johnson thanked the applicant for the revisions.

**Motion:**

**Commissioner Johnson moved to approve the proposed infill 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 should be consistent with the buildings to either side, to be verified by MHZC staff in the field;**
- 3. Staff shall approve all materials prior to purchase and installation;**
- 4. Siding shall be smooth face and have a maximum reveal of five inches (5”); and**
- 5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;**

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

**k. 107 CHURCH ST**

Application: Signage

Council District: 19

Overlay: Second Avenue Historic Preservation Zoning Overlay

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

PermitID#: T2020074172

Chairperson Bell explained that she wanted the 107 Church Street proposal removed from consent so that their discussion might benefit new commissioners.

Staff member, Melissa Sajid, presented the case for a sign at 107 Church Street. The building is a three-story commercial building that was constructed c. 1890 and contributes to the historic character of the Second Avenue Historic Preservation Zoning Overlay.

The request is to install a painted sign on the Church Street façade of the building. The proposed painted sign meets all guidelines except for allotment. The design guidelines permits painted signage to be a maximum of one hundred and twenty-five (125) square feet. The Commission has interpreted this as the maximum allotment of painted signage for the building. There is an existing painted sign on the Church Avenue façade that is two hundred twenty-five (225) square feet. This application proposes to add a second painted sign that is one hundred fifteen (115)

square feet. Signage allotment is determined based on the building and not the number of businesses. Although Beer Sellar has a Church Street address, it is the same building as 184 2<sup>nd</sup> Ave N.

The existing signage at Hooters pre-dates the overlay and was likely installed in 1994 when the projecting sign on Second Avenue was first approved. Although technically not yet considered historic, the existing painted sign is the only painted sign in the Second Avenue Overlay that is not historic. In the nearby Broadway Historic Preservation Zoning Overlay, additional allotment has been allowed when a historic sign has been kept, even if the signage exceeded the limits. Since the proposed signage is minimal; the existing sign is an established sign in the district being approximately twenty-five (25) years old and predating the overlay; and there are no other non-historic existing painted signs in the district to set a precedent; staff finds the proposed painted sign to be appropriate with the understanding that the building has met its allotment for painted signage.

In conclusion, staff recommends approval of the painted sign with the condition that it not include metallic, fluorescent and day-glow paints and with the understanding that the building has maxed out its painted signage allotment. With these conditions, Staff finds that the project meets Section IV. *Signage* of the design guidelines for the Second Avenue Historic Preservation Zoning Overlay.

Michael Durham, applicant, said that they chose a font from 1905 with muted colors so that it fits into the district. There were no requests from the public to speak.

Commissioner Mayhall said the sign fits into the neighborhood. Commissioner Jones explained that it did not technically meet the guidelines; however, the staff recommendation lays out all the reasons the sign is appropriate in this specific situation.

**Motion:**

**Commissioner Mayhall moved to approve the painted signage with the condition that it not include metallic, fluorescent and day-glow paints and with the understanding that the building has maxed out its painted signage allotment; finding that with these conditions, the project meets Section IV. *Signage* of the design guidelines for the Second Avenue Historic Preservation Zoning Overlay. Vice-chair Stewart seconded and the motion passed unanimously.**

**VII. OTHER BUSINESS**

Staff member, Robin Zeigler, provided an overview of the permit tracker map.

Meeting was adjourned at 3:39 p.m.

RATIFIED BY COMMISSION 1/20/2021