

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 20, 2020

Commissioners Present: Chairperson Bell, Vice-chair Stewart, Leigh Fitts, Kaitlyn Jones, Elizabeth Mayhall, Ben Mosley, David Price, Brian Tibbs

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

Applicants: Brittney Blanton, Gus Duffy and John Duke, Rich McCoy, Shelly Carder, Eric Peters, Cheyenne Smith, Kaitlyn Smous, Jason Feller, David Bragg, Susan Hager, William Hastings, Mario Avila, Mark Bixler, Kelly Noser, Emma Irwin, Meghan Storey

Councilmembers: Benedict

Public: None

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, fax 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.

Chairperson Bell confirmed the commissioners in attendance. Commissioner Mosley arrived at 2:10 p.m.

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 16.

Motion:

Commissioner Stewart 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 Jones seconded and the motion passed unanimously.

Chairperson Bell recognized the service of Commissioner Boyd who resigned.

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

I. ADOPTION OF AGENDA

Ms. Zeigler, historic zoning administrator, asked that the design guideline consolidation project be deferred until the Commission can meet again in-person. She recommended that the following be moved to the consent agenda: 3060 Lebanon Pike a recommendation for a Neighborhood Landmark and 316 S 11th Street, a violation where the applicant has agreed to conditions.

Motion:

Commissioner Tibbs moved to revise the agenda by deferring the design guideline consolidation project and moving 316 S 11th Street and 3060 Lebanon Pike to consent. Commissioner Stewart seconded and the motion passed unanimously.

Councilmember Benedict called in to speak in favor of the project at 0 Plymouth. Ms. Zeigler noted that Councilmember Withers, via email, sent comment for multiple projects which will be read when the specific project is heard.

II. CONSENT AGENDA

Chairperson Bell said that Commissioner Fitts is recusing herself from voting and discussing the consent agenda. Staff member, Melissa Sajid, read the items on consent.

a. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR TWO MONTHS

b. 1415 A RUSSELL ST

Application: New Construction - Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.baldock@nashville.gov
PermitID#: T2020028537

c. 2410 9TH AVE S

Application: New Construction - Addition and Detached Accessory Dwelling Unit (DADU)
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.baldock@nashville.gov
PermitID#: T2020028543 and T2020028550

d. 107 S 13TH ST

Application: New Construction - Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.baldock@nashville.gov
PermitID#: T2020028552

e. 225 POLK AVE

Application: Signage
Council District: 19
Overlay: Landmark
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2020028874

f. 2808 BELMONT BLVD

Application: New Construction - Addition; Setback Determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2020028880

g. 2220 GRANTLAND AVE

Application: New Construction - Addition and Outbuilding
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead: Sean Alexander sean.alexander@nashville.gov
PermitID#: T2020028908

There were no requests to remove items from the consent agenda.

Motion:

Commissioner Price moved to approve all items on consent including 3060 Lebanon Pk and 316 S 11th, all with their applicable conditions. Commissioner Jones seconded and the motion passed unanimously with Commissioner Fitts recusing herself.

III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS

h. CONSOLIDATION OF NEIGHBORHOOD CONSERVATION ZONING OVERLAY

Request to defer until the MHZC is again able to meet in person.

i. 3060 LEBANON PK

Application: Recommendation for Neighborhood Landmark

Council District: 14

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

[Approved on consent.]

IV. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

j. 316 S 11TH ST

Application: New Construction - Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: 2020018608

[Approved on consent.]

V. MHZC ACTIONS

k. 203 N 18TH ST

Application: New Construction - Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020028914

Staff member, Jenny Warren, presented the case for new construction of an attached duplex. As outlined in your report, the site is very unusual for Lockeland Springs – it is a steep, irregularly shaped vacant lot, with no immediate historic context.

The project is designed to step down the hill, taking the grade into account, while reining in the overall height. At more than sixty feet (60') wide, the width significantly exceeds the closest historic context. Staff finds that, while this design would be inappropriate nearly anywhere else in Lockeland Springs, due to the very unusual site constraints and the location on a cul-de-sac with no immediate historic context, the proposed design could be appropriate on this specific site in terms of height, form and massing.

Staff recommends that the foundation line of Unit B, on the right, be lowered to approximately the finished floor line. The roof form is appropriate, the dormers should be inset two feet (2') from the wall below. Unit A does not have a porch. Staff recommends that a hood be added in this location, which is common on historic secondary entrances.

Staff recommends approval of the proposed setbacks. The project uses one curb cut for a shared driveway, which is appropriate. However, the driveway terminates in front of Unit A, creating front-yard parking, which the guidelines do not allow. Staff recommends that the driveway extend to the north side of the duplex so that parking occurs on the side/rear, rather than in the front.

Staff recommends approval of the application, with the following conditions

1. Staff approve the final materials, including doors, windows, roofing color, brick, and walkway material;
2. The brick on Unit B shall be pulled down to approximately the finished floor height;
3. The dormers shall be inset two feet (2') from the wall below;
4. A hood shall be added to the front entrance of Unit A;
5. The driveway shall be extended to the north side of the house to eliminate front-yard parking; and
6. The HVAC be located behind the house or on either side, beyond the mid-point of the house;

The applicant has agreed to these conditions and does not wish to make a presentation. Ms. Warren said that Brittney Blanton was present to answer any questions.

Chairperson Bell asked if any public comment had been received and Ms. Zeigler read comments from Councilmember Withers:

I wanted to share that I support the staff recommendation for the 203 N 18th Street proposal. This is an unusual lot, both in terms of topography and dimensions but also being situated along the only cul-de-sac in the Lockeland Springs neighborhood. This duplex design is not what we would typically see, but it does step down the hillside in order to minimize the height that would otherwise be necessary if a more traditional twin-porch kind of design were requested that would necessitate a very tall exposed basement along the northern frontage. I support the staff recommendation to extend the driveway past the left unit so that parking is beside and not in front of the housing units. Not only would this extended driveway be less visually intrusive to the streetscape, it would likely encourage residents of both units to park offstreet rather than competing for limited onstreet parking space.

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

Commissioner Mosley asked questions regarding the masonry color.

Motion:

Commissioner Price moved to approve infill with the following conditions:

1. **Staff approve the final materials, including doors, windows, roofing color, brick, and walkway material;**
2. **The brick on Unit B shall be pulled down to approximately the finished floor height;**
3. **The dormers shall be inset two feet (2') from the wall below;**
4. **A hood shall be added to the front entrance of Unit A;**
5. **The driveway shall be extended to the north side of the house to eliminate front-yard parking; and**
6. **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 meets Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Commissioner Mayhall seconded and the motion passed unanimously.

I. 0 PLYMOUTH AVE

Application: New Construction - Infill

Council District: 07

Overlay: Eastdale Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020028916

Staff member, Jenny Warren, noted that this is the case Councilmember Benedict spoke about. She presented the application for new construction of a single-family house in the Eastdale Neighborhood Conservation Zoning Overlay. This is the first infill in this area since the overlay was created. This lot is located at the back of 1233 Riverwood. The property line between the two lots was recently moved to make the vacant lot a buildable lot.

The applicant proposes a front setback of about thirty-eight feet, six inches (38'6"), this splits the difference of the setbacks on either side and is appropriate. The site plan indicates a single curb cut with a driveway leading to the side of the house. The curb cut should be no more than twelve feet (12') wide.

As outlined in the report, staff is generally supportive of the proposal in terms of materials, setbacks, openings, roof form, width, and overall height. The appropriate form here is a maximum of 1.5 stories. The front elevation meets this requirement.

Staff does have concerns with the eave heights along the side/rear elevations, though. These tall eaves give the house a full two-story massing on the rear, which will be visible along the side elevations. With these eaves pulled down to be consistent with a one and a half story house, staff finds the massing to be appropriate.

Staff recommends approval of the application, with the following conditions:

1. The side elevation eave heights are lowered to be consistent with a one and one-half story house;
2. 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;
3. Staff shall approve the final foundation material, brick color, roofing color, trim material, porch post material, porch floor and step material, doors and the driveway material;
4. The curb cut shall be no more than twelve feet (12') wide; and,
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;

Gus Duffy, applicant, acknowledged the efforts of staff and he stated that they agreed to all conditions.

There were no requests from the public to speak.

Motion:

Commissioner Stewart moved to approve the project with the following conditions:

1. **The side elevation eave heights are lowered to be consistent with a one and one-half story house;**
2. **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;**
3. **Staff shall approve the final foundation material, brick color, roofing color, trim material, porch post material, porch floor and step material, doors and the driveway material;**
4. **The curb cut shall be no more than twelve feet (12') wide; 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 III of the Eastdale Place Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines. Commissioner Jones seconded and the motion passed unanimously.

m. 307 S 11TH ST

Application: New Construction - Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020029145

Staff member, Melissa Sajid presented the case for new construction of a two-story retail/residential structure at 307 S 11th Street. Staff finds that the general design could meet the design guidelines but not the massing. This corner lot is located between a commercial corner with an historic one-story flat roofed building and one, two and three-story non-historic flat roofed buildings and a residential district that is primarily one- and one-half stories with pitched roofs. Lillian Street divides the mixed-use area from the single-family development.

The proposed structure is two stories with a height of twenty-seven feet (27') from grade. The context for historic commercial structures is one-story at approximately nineteen feet (19') from grade. To the right of the proposal, behind the proposal, and across S 11th Street, the historic residential context is one and one-half stories with pitched roofs with heights between nineteen feet (19') and twenty-six (26') feet tall from grade

Because the building serves as a transition between the mixed-use at the corner of Fatherland and S 11th to the residential district, Staff finds the width and flat roof form to be appropriate but that the building should have a massing that more appropriately makes the transition between the one-story non-historic commercial building to the left, the one-story historic building across the street, and the smaller residential buildings to the right, across from, and behind the proposed building.

In conclusion, Staff recommends disapproval, finding that the proposed design does not fully meet Sections II.B.1 and II.B.2 for Height and Scale of the Lockeland Springs-East End Neighborhood Conservation District Design Guidelines.

Rich McCoy, architect for the project, described the project, the neighboring zoning and context, and how the project meets MDHA design guidelines. He explained that the parapet wall is the same height as the nearby one-story building because of the drop in grade. He provided a map showing other projects approved in the last 15 years and read the MDHA design guidelines. He said that the scale is conforming with the historic design guidelines.

Chairperson Bell asked if any public comment had been received. Ms. Zeigler read comments from Councilmember Withers.

Thanks for your work on the staff report for the 307 S 11th Street mixed-use infill project proposal in the East End neighborhood portion of the Lockeland Springs-East End Conservation Overlay District. I regret that my work schedule will not permit me to attend this afternoon's Metro Historic Zoning Commission meeting, but I did want to share some thoughts on this project with the Commissioners.

This parcel is located within the MDHA Five Points Redevelopment District that was created around 30 years ago through community input about desired building heights and design elements as well as appropriate approved or excluded land uses. While that Redevelopment District is set to expire at the end of 2020, those design guidelines are currently in place and so this project would potentially be reviewed by both the Metro Historic Zoning Commission and the MDHA Design Review Committee. At the Metro Council level, I have worked with some property owners including this one to change the property's base zoning to align with the mixed-uses that are encouraged on several parcels such as this one even after the Five Points Redevelopment District expires later this year. As part of this effort I have worked with this property owner and the East End Neighborhood Association to change the base zoning on this parcel to MUL-A through Council legislation that passed recently. That base zoning calls for mixed-uses including ground-floor retail or commercial uses with upstairs residential uses, as this project proposes. I am aware that the Commission does not review use; however, I do trust that the neighborhood envisioned a two-story building on this site when the zone change public hearings took place recently.

The MDHA Five Points Redevelopment District design guidelines for the Commercial Corner subdistrict call for buildings of up to two stories in 30 feet of height, and this building appears to come in at 27 feet in height which is below that maximum. This parcel forms the southern hard edge of the Commercial Corner Subdistrict there at Lillian Street, although the parcel behind this one on Lillian is also included in that Subdistrict and it has OR20 base zoning which will retain some degree of limited commercial uses as a transition into the residential zoning deeper in the interior of the 1100 block of Lillian. I would have to defer to staff, but that structure next door at 1105 Lillian is likely noncontributing and could be demolished and a new infill home could be constructed there that would likely be approved at 1-1/2 stories with at least a ridge height that is similar to the height of this roof height. I am aware that a ridge height has a different impact on the street than a flat roof height. But this building's flat roof would also be separated from that adjacent OR20 parcel by a parking area.

I always appreciate the efforts of you and our other hard working Metro Historic Zoning Commission staff to protect the character of our historic neighborhoods. In this case, I happen to disagree that the height and massing of this proposed building would negatively impact that neighborhood character. This proposal appears to meet the objectives of the Five Points Redevelopment District design guidelines as well as the recently approved MUL-A base zoning. This proposed structure is located downhill from the adjacent commercial project on Fatherland and is located across Lillian Street from the contributing homes that line South 11th. It

appears to me that the upstairs recessed porches on the corners will help to soften the massing of the façade along the 11th Street frontage between the historic homes south of Lillian and the one-story commercial building up the hill at Fatherland.

As another matter that is technically outside the purview of the Metro Historic Zoning Commission but that I would like to state for the record, the Shoppes At Fatherland and Eastside Pavilion project across 11th Street are low-lying buildings with lots of open space and yet they do foster activities and festivals that produce noise and outdoor activity that some neighbors along this portion of Lillian find to be disruptive. This infill project to cover a currently gravel parking lot on 11th with a two-story mixed-use building may help to provide a better buffer between those outdoor events on the west side of 11th and the quieter residential streets that lie east of 11th in the East End neighborhood.

For these reasons, and with great appreciation for your and the other staff's work, I respectfully submit my support for the Commission to approve this project with any reasonable modifications that the Commissioners, staff and applicant can find agreeable at today's meeting. Thank you.

There were no additional requests to speak and Mr. McCoy did not rebut.

In answer to Vice-chair Stewart's question, Ms. Sajid said that no comments have been received from the neighborhood.

Commissioner Mosley pointed out that the underlying zoning anticipated some commercial use. The massing and size are not inappropriate for the lot, following the guidelines. He suggested some additional discussion of the design. Commissioner Jones agreed with Commissioner Mosley and Councilmember Withers that the form is appropriate for this parcel in this neighborhood.

Commissioner Fitts said she understood what staff was trying to achieve but because this lot falls on the commercial side of Lillian in this district, the design is acceptable as proposed.

Commissioner Tibbs said the design is appropriate for the context and the massing is not oversized, especially as the area continues to develop.

Vice-chair Stewart said he visited the site. Lillian is primarily one-story, and his biggest concern was the tall wall up against the smaller house behind it (across the alley) without a buffer. There is good bit of distance between the two but no visual break and an abrupt change. He asked staff if it would be appropriate to add some landscaping. Zeigler answered that it could be a recommendation but since landscaping was not something the Commission reviews; it would be inappropriate to add it as a condition to the motion.

Ms. Sajid provided some potential conditions, if the project is approved.

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. Staff shall approve the materials; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

Commissioner Mosley said that since this is a commercial building, it should be slab on grade rather than matching a foundation level of a building of different use.

Mr. McCoy explained that the HVAC units will be on the roof. The finished floor of the lower level will be slab on grade and set appropriately so that the center entrance of the spaced can be accessed at grade. The parking in back will be close to where it is currently. He said he agreed with landscaping, he just did not include it in the drawings to that the elevations would have an unobstructed view.

Commissioner Price agrees with everyone and was swayed by comments by Councilmember Withers and the applicant.

Motion:

Commissioner Price moved to approve with the conditions that;

- 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. Staff shall approve the materials; and,**
- 3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;**

Finding that the project meets the design guidelines. Commissioner Mosley seconded and the motion passed unanimously.

n. 328 HARVARD AVE

Application: Demolition; New Construction - Infill

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020021173

Commissioner Fitts recused herself. Staff member, Melissa Baldock, presented the case for demolition and infill. The proposal meets most of the design guidelines. The new house will be one and one-half stories tall, with a roof height of twenty-seven feet, six inches (27'6") above grade and an eave height of fourteen feet (14') above grade. (The analysis in the recommendation incorrectly listed the roof height as thirty feet.)

The adjacent historic houses to the left and right are twenty-two feet, four inches (22'4") and twenty feet (20') tall, respectively, with eave heights of eleven feet, six inches (11'6") and nine feet (9'6") above grade. Other historic houses on the block range between twenty feet (20') and twenty-six feet (26') tall, with similar eave heights.

Staff recommends that the ridge and eave heights of the new house be reduced to twenty-six feet (26') and eleven feet, six inches (11'6"), respectively, so that neither feature is taller than the corresponding component on any historic house on the block.

The house will be slightly shifted toward the right side of the lot with a walkway leading from the front-corner porch on the right to the street in front and another to a secondary entrance on the left side. Currently, the plan shows the walkway on the left terminating in the front yard, rather than connecting to the sidewalk. Staff recommends that this walkway continue to the sidewalk, and that the existing curb cut is removed.

The HVAC is proposed being located on the left side, toward the rear of the building's primary mass. Staff recommends that the HVAC be located further back beyond the midpoint of the house's depth overall. Staff recommends approval with the following conditions:

1. The ridge and eave heights of the new house shall be reduced to twenty-six feet (26') and eleven feet, six inches (11'6"), respectively; and
2. Samples of the exterior material selections shall be approved by staff prior to construction; and
3. The left side walkway shall extend to the sidewalk and the existing curb-cut shall be removed; and
4. The HVAC shall be located on the rear façade, or on a side façade beyond the midpoint of the house's depth overall;

Shelly Carder spoke, representing the applicant, David Brigg. Shelly Carder said they agreed with conditions 2 and 4 and asked for some flexibility for conditions 1 and 3. He explained some changes that were made to bring the massing down and that they were using 3726 Princeton as reference for appropriate heights. The ridge could possibly work if lowered a foot, but they would like to keep the proposed eave height. They would like to maintain a front-yard parking space for potential future handicap spot. He referenced two other properties in the neighborhood with similar conditions.

There were no requests from the public to speak.

Staff and commissioners clarified conditions #1 and 3 and reasons for the proposed conditions.

Commissioners Jones and Price expressed their support of the all the conditions, based on the context of the neighborhood.

Motion:

Commissioner Price moved to approve the proposed infill house at 328 Harvard Avenue with the following conditions:

- 1. The ridge and eave heights of the new house shall be reduced to twenty-six feet (26') and eleven feet, six inches (11'6"), respectively; and**
- 2. Samples of the exterior material selections shall be approved by staff prior to construction; and**
- 3. The left side walkway shall extend to the sidewalk and the existing curb-cut shall be removed; and**
- 4. The HVAC shall be located on the rear façade, or on a side façade beyond the midpoint of the house's depth overall;**

finding that with those conditions, the proposed addition meets the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay. Commissioner Jones seconded. The motion passed with Commissioner Mosley in opposition and Commissioner Fitts recused.

Commissioner Mosley said if the slope is steepened, a 1.5 story becomes just a tall 1 story house, so he saw more opportunity for variance between the condition and the proposal.

o. 1901 RUSSELL ST

Application: New Construction - Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020028912

Staff member, Jenny Warren presented the case for infill at 1901 Russell Street.

The next two cases, 1901 and 1903 Russell Street, are neighboring lots – both are applications for new construction where historic homes were destroyed by the tornado on March 3rd. In both cases, the homeowner is seeking to rebuild a single-family home. First, we will look at 1901 Russell St, which is on the northeast corner of Russell and 19th Streets. Here you can see the one-story house as it stood prior to the tornado, and after. Staff issued an emergency demolition permit as outlined in your report.

The proposed new construction is a one-and-a-half story house. The new house is slightly taller than the historic house, but at twenty-five feet, six inches (25'6") it is still well within the appropriate height for the context. The width is also appropriate, and the footprint has a modest square footage of about one thousand-eight hundred (1,800) square feet, inclusive of porches. Staff finds that the overall form and massing are appropriate.

Here are the side and rear elevations. The applicant would like to use wood siding with an eight-inch (8") exposure and mitered corners to match the historic condition. Staff finds this to be appropriate. The roof form, orientation and rhythm of openings are all appropriate as well.

The applicant would like to match the historic front setback, which staff finds to be appropriate. No walkway to the front sidewalk is shown on the site plan, and staff recommends that one be added.

In conclusion, staff recommends approval of the application, 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 the final materials, including doors, windows, roofing color, brick, porch post materials and walkway material;**
- 3. A front walkway shall be added from the house to the sidewalk on Russell Street, and**
- 4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.**

The applicants, Eric and Danielle Peters, have agreed to these conditions and do not wish to speak. Eric is available to answer any questions you may have.

Chairperson Bell asked if any public comment had been submitted and Ms. Zeigler read comments from Councilmember Withers.

I regret that my work schedule will not permit me to attend this afternoon's Metro Historic Zoning Commission meeting, but I did want to share a few thoughts about three items in the Lockeland Springs neighborhood that are on today's meeting agenda.

First, I express my full support for the approval of the applications for 1901 and 1903 Russell Street with recommended conditions. That area of the Lockeland Springs neighborhood was devastated by the March 3rd tornado and a large number of contributing homes have been lost, including the ones that stood on these two parcels. Lockeland Springs neighbors have been anxious about how the large numbers of new infill housing units that will have to be rebuilt will maintain the historic character of the neighborhood, even within the design guidelines. Will they still recognize their neighborhood? The two applications have done a marvelous job of approximating not only the height and massing but even the style of the original homes that were lost in the tornado. While this is not a requirement, it is welcome and I would like to encourage the staff and the Commission to continue comparing the recently lost historic context with new infill housing application designs for the tornado-impacted parcels.

Thanks to you and the Commissioners for considering these comments as well as any other comments that may have been shared by Lockeland Springs neighbors. Stay safe!

There were no additional requests from the public to speak and the Peters did not rebut.

Commissioner Mosley asked if the mixture of double-hung and casements was appropriate for the proposed design. Ms. Warren said staff looked carefully at the windows, you do see a mix historically, and a mix has been approved in the past.

Commissioner Jones offered her condolences for the loss of their home.

Motion:

Commissioner Jones 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 the final materials, including doors, windows, roofing color, brick, porch post materials and walkway material;**
- 3. A front walkway shall be added from the house to the sidewalk on Russell Street, and**
- 4. The HVAC be located behind the house or on either side, beyond the mid-point of the house;**

finding that with these conditions, staff finds that the proposed infill meets Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Commissioner Mayhall seconded and the motion passed unanimously.

p. 1903 RUSSELL ST

Application: New Construction -Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020028913

Staff member, Jenny Warren, presented the case for infill at 1903 Russell Street. The property is next door to the last property we discussed. Again, staff issued an emergency demolition permit as outlined in your report.

The proposed new construction is nearly a replica of the historic house. It is about eighteen feet (18') tall, thirty-four feet (34') wide and has a footprint of about one thousand, five hundred (1,500) square feet. The massing, materials, roof form, orientation and rhythm of openings are all appropriate.

The applicant has agreed to match the historic front setback, which staff finds to be appropriate. No walkway to the front sidewalk is shown on the site plan, and staff recommends that one be added. In conclusion, staff recommends approval of the application, 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. The front setback shall roughly match that of the house at 1905 Russell, to be verified by MHZC staff in the field;
3. Staff approve the final materials including roofing color, stone, doors, windows and walkway materials, prior to purchase and installation;
4. A front walkway shall be added from the house to the sidewalk, and
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house;

The applicant has agreed to the conditions and does not wish to present. Cheyenne Smith is here and available to answer any questions you may have.

Ms. Zeigler noted that comment was received from Councilmember Withers, which is the same as what she read for the previous case. Mr. Smith did not rebut.

There were no additional requests from the public to speak.

Vice-chair Stewart offered his condolences for the loss of their home.

Commissioner Mosley asked if the original porch posts will remain or be replaced. Mr. Smith said the originals have been removed and will be replicated with a split face or stone face with the dimensions notes in the plans.

Motion:

Commissioner Stewart moved to recommend approval of 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. **The front setback shall roughly match that of the house at 1905 Russell, to be verified by MHZC staff in the field;**
3. **Staff approve the final materials including roofing color, stone, doors, windows and walkway materials, prior to purchase and installation;**
4. **A front walkway shall be added from the house to the sidewalk, and**
5. **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 meets Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Commissioner Price seconded and the motion passed unanimously.

Meeting adjourned at 3:43 p.m.

RATIFIED BY COMMISSION ON 10/21/2020