

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park

METRO HISTORIC ZONING COMMISSION (MHZC)

MINUTES
June 17, 2020

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

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

Applicants: Cheyenne Smith, Clay Adkisson, Darrell Hayes, Brandon Williams, Kathryn Withers, Lovell Foushee, Mark Naylor, Mitch Hodge, Sonya Smith, Van Pond, Craig Kennedy, Thomas Agee, Jon Wagenman, Ryan Stringfellow, Jason Dobbs, Michael Payne, Candice Nelson

Councilmembers: None present

Public: Scott Davis

Chairperson Bell called the meeting to order at 2:20 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.

Chairperson Bell expressed the Commission's condolences to the family of Dr. Reavis Mitchell, noting his many achievements.

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 Mosley seconded and the motion passed unanimously.

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

I. ADOPTION OF AGENDA

Chairperson Bell asked if there were any proposed changes to the agenda.

Ms. Zeigler, historic zoning administrator, asked that the design guideline consolidation project be deferred until the Commission can meet again in-person. Also, the applicant has requested deferral of 1228 4th Avenue North, and there has been a request to remove both 1707 Holly and 1610 Gartland from the consent agenda.

Motion:

Commissioner Stewart moved to revise the agenda by deferring the design guideline consolidation project deferring 1228 4th Ave N and moving 1707 Holly Street and 1610 Gartland Ave from the consent agenda to public hearing. Commissioner Jones seconded and the motion passed unanimously.

II. CONSENT AGENDA

a. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR TWO MONTHS

b. 2510 OAKLAND AVE

Application: New Construction—Addition and Outbuilding (DADU)

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020034130

~~**c. 1707 HOLLY ST**~~

~~Application: New Construction—Addition~~

~~Council District: 07~~

~~Overlay: Lockeland Springs East End Neighborhood Conservation Zoning Overlay~~

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

~~PermitID#: T2020034152~~

d. 903 GILMORE AVE

Application: New Construction—Outbuilding (DADU Conversion)

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020034538

e. 1611 FRANKLIN AVE

Application: New Construction—Addition and Outbuilding/Detached Accessory Dwelling Unit

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

PermitID#: T2020034635 and T2020034641

f. 1724 5TH AVE N

Application: New Construction—Addition; Setback determination

Council District: 19

Overlay: Salemtown Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

PermitID#: T2020034654

g. 1514 CEDAR LN

Application: New Construction-Outbuilding

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

PermitID#: T2020034664

h. 1004 LAWRENCE AVE

Application: New Construction—Outbuilding

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2020034691

~~i. 1610 GARTLAND AVE~~

~~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#: T2020034694~~

Melissa Sajid presented the potential consent agenda items.

Motion: Commissioner Mosley move to approve all consent items with their applicable conditions with the exception of 1707 Holly and 1610 Gartland. Commissioner Mayhall seconded and the motion passed unanimously.

III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS

j. 202 6th AVE N

Application: Historic Landmark
Council District: 19
Project Lead: Melissa Baldock, Melissa.baldock@nashville.gov

Staff member, Melissa Baldock, presented the case for 202 6th Avenue North, which was constructed between 1935 and 1936 for the Rich, Schwartz & Joseph store, a ready-to-wear shop exclusively for women. The art deco design, which is remarkably intact, was designed by the Marr & Hollman firm. The building is listed as contributing building to the Fifth Avenue National Register of Historic Places District.

Staff suggests that the Metro Historic Zoning Commission recommend approval of the historic landmark to the Planning Commission and Metro Council and the adoption of the existing Historic Landmark Design Guidelines to apply to exterior alterations. Staff finds that the building is listed in in the National Register of Historic Places as a contributing building to the Fifth Avenue Historic District, and therefore meets the requirements of section 17.36.120. for a landmark overlay.

Ms. Zeigler read an email from Paula Middlebrooks this case and the next one:

I won't be able to attend the public hearing on June 17th, so I wanted to submit a written comment. My comment is that I support the proposed Historic Landmark Overlays and adopting the existing design guidelines for 202 6th Ave N and 530 Church St.

As a neighbor, who lives just a block from this building, I see it often and am heartened it will keep its historic character and continue to contribute to the historic nature of downtown Nashville that is too rapidly being lost.

Kathryn Withers, representing the owner, thanked staff and said that they are happy to be preserving this important building.

Motion:

Commissioner Mayhall moved to recommend approval of the historic landmark to the Planning Commission and Metro Council and the adoption of the existing Historic Landmark Design Guidelines to apply to exterior alterations; finding that the building is listed in in the National Register of Historic Places as a contributing building to the Fifth Avenue Historic District, and therefore meets the requirements of section 17.36.120. for a landmark overlay. Commissioner Stewart seconded and the motion passed unanimously.

k. 530 CHURCH ST

Application: Historic Landmark

Council District: 19

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

Staff member, Melissa Baldock, presented the case for 530 Church Street at the corner of 6th Avenue North, which was constructed in 1893-1894 as an office and commercial building for various tenants. It later became part of the famed Harveys Department store. It has both Romanesque Revival and Renaissance Revival elements applied to a commercial box form, and its architecture remains intact. The building is listed as contributing building to the Fifth Avenue National Register of Historic Places District.

Staff suggests that the Metro Historic Zoning Commission recommend approval of the historic landmark to the Planning Commission and Metro Council and the adoption of the existing Historic Landmark Design Guidelines to apply to exterior alterations. Staff finds that the building is listed in in the National Register of Historic Places as a contributing building to the Fifth Avenue Historic District, and therefore meets the requirements of section 17.36.120. for a landmark overlay.

Zeigler reiterated that an email in support of designation was received from Paula Middlebrooks and was read into the record for the previous case.

Kathryn Withers, representing property reiterated their appreciation of staff's support and are pleased to be preserving Nashville's history.

Motion:

Commissioner Jones moved to recommend approval of the historic landmark to the Planning Commission and Metro Council and the adoption of the existing Historic Landmark Design Guidelines to apply to exterior alterations; finding that the building is listed in in the National Register of Historic Places as a contributing building to the Fifth Avenue Historic District, and therefore meets the requirements of section 17.36.120. for a landmark overlay. Commissioner Stewart seconded and the motion passed unanimously.

Vice-chairman Stewart reiterated what was said by Ms. Withers and Ms. Middlebrooks and thanked the applicant for taking this step.

l. 701 S 6TH Street (address corrected)

Application: Historic Landmark

Council District: 19

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

Melissa Sajid, staff member presented the case to for a Historic Landmark for the James A. Cayce Administration Service Building, also known as the Gerald F. Nicely Building. This MHDA building was listed in the National Register of Historic Places last year and so qualifies.

The Cayce Building is significant for its role in the development of Nashville's public housing and for its architectural design. The building was completed in 1943 after being approved by the United States Housing Authority in 1941. The building was designed in the Neo-Classical Revival style by the Nashville architectural firm of Marr and Holman.

Staff suggests that the Metro Historic Zoning Commission recommend approval of the historic landmark to the Planning Commission and Metro Council and the adoption of the existing Historic Landmark Design Guidelines to apply to exterior alterations. Staff finds that the building meets standard 5 of section 17.36.120.

A representative of MDHA is present if you have questions but does not plan on presenting and the Director has provided you with a letter that reads as follows:

I am writing to confirm the MDHA is in support for the creation of a historic overlay on a portion of the property located at 701 South 6th Street, Nashville, TN 37206, as outlined in our historic overlay application. Thank you for your assistance in this process. And he ends the letter with contact information.

Motion:

Commissioner Jones moved to recommend approval of the historic landmark to the Planning Commission and Metro Council and the adoption of the existing Historic Landmark Design Guidelines to apply to exterior alterations; finding that the building meets standard 5 of section 17.36.120. Commissioner Price seconded and the motion passed unanimously.

m. CONSOLIDATION OF NEIGHBORHOOD CONSERVATION ZONING OVERLAY

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

IV. PRELIMINARY & FINAL SP REVIEW

n. 1228 4TH AVE N

Application: New Construction—Infill (Final SP Review)

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

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

PermitID#: T2020014971

Deferred at the request of the applicant.

V. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

None.

VI. MHZC ACTIONS

o. 722 MCFERRIN AVE

Application: New Construction--Infill

Council District: 05

Overlay: Maxwell Heights Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020021038

Staff member, Jenny Warren, presented the case for infill at 722 McFerrin Ave. First, a correction: your report is inaccurate regarding the base zoning; however, the Commission does not consider the base zoning in design review but rather the historic context, which in this case, is primarily residential until you get to the corner.

Your report goes into more detail, but in short, the applicant is proposing to construct a new three-story mixed-use building with a commercial form and a flat roof. Staff has recommended a one or one-and-a-half story building with a residential form. Staff finds that the commercial form is inappropriate for this location.

The neighborhood is almost entirely residential. There is one corner commercial area, which abuts this lot to the right. A commercial form would be appropriate on that corner lot, but here, on an interior lot, with residential forms stretching for the rest of the block to the left, staff finds that the form should be residential, regardless of the use.

The infill is twenty-eight feet, six inches (28'6") tall. The historic context includes houses that are between fifteen and twenty-seven feet (15'-27') tall – all with pitched roofs, meaning that only the ridges of the historic houses rise

this tall. Staff finds that the proposed height, combined with the flat roofed form, creates an inappropriate massing. Allowing a three-story commercial form here would further erode the residential nature of this block, contrary to the purpose of the overlay.

In terms of setbacks, the project is shown sitting eight feet (8') from the front property line. To meet the design guidelines, the infill should line up with the historic houses, as is indicated by the yellow box here.

Staff recommends that the applicant revise and submit a new plan, with a one or one-and-a-half story building with a residential form. The appropriate height would be between twenty-one and twenty-seven feet (21'-27'), though a smaller building may also be appropriate. The setback should match the historic houses to the left of the lot. The roof should be pitched, and the design should include a front porch. We have provided the applicant with these examples of similar cases where residential forms were used for mixed-use properties in conservation overlays.

In conclusion, Staff recommends disapproval of the application as presented.

Darrell Hayes, architect for the project, said the lot is zoned mixed-use. He provided additional images and some information regarding the design.

Mr. Williams, the owner, explained this will be phase I of two phases as they also own the corner lot. The corner lot is zoned commercial and the grade drops to the corner. A driveway will create a buffer between the project and the residential area. They do not feel a pitched roof is adequate. He is an African American developer. The plan allows for mixed use and associated parking which is not possible with the staff's recommendation. He said it does not make sense to go back to the original history of the two lots, which was pitched roofs. The units are small that allows for some affordability in the community.

Mr. Hayes noted there is ten foot (10') difference in the slope of the lot so the scale of the building will be diminish and therefore be appropriate.

Mr. Williams explained the context in this and other neighborhoods, stating their project meets the scale.

Speaking in support of the project: former Councilmember Davis and Jessica Williams

Speaking in opposition: Leslie Boon, president Maxwell Heights Area Neighborhood Association

Vice-chair Stewart said it is an attractive development that would work in many places, but based on the residential context and the neighborhood association's comments he believes the building should have a more residential form. He noted that there was a good deal of discussion about use by the applicant, but that the Commission does not have purview of that.

Commissioner Mosley said whether it is a single lot or two individual lots (phase II) his comments are the same and a transitional form between commercial and residential at 722 McFerrin is needed.

Commissioner Jones agreed with Vice-chair Stewart and Commissioner Mosley. There should be a transition between smaller and larger but the commercial structures, in this case, are very small as well so this would be the only large building for several blocks. She drove the neighborhood yesterday. The town homes are non-contributing and so not a consideration for context; however, their massing is not that much either. It would be a good project for another area, but not this one.

Commissioner Price agreed with Commissioners Jones and Stewart and was persuaded by the staff report.

Motion:

Commissioner Price moved to deny the application, finding that the project does not meet the following design guidelines:

- **Sections II.B.1.a. and b for height and scale**
- **Section II.B.1.c for setback and rhythm of spacing**

- **Section II.B.1.e for roof form**
- **Section II.B.1.f for orientation**
- **Section II.B.1.g for proportion and rhythm of openings.**

Commissioner Mayhall seconded and the motion passed unanimously.

p. 920 W EASTLAND AVE

Application: New Construction—Infill and Outbuilding

Council District: 05

Overlay: Greenwood Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

PermitID#: T2020034601 and T2020028564

Staff member, Melissa Baldock presented the case for 920 West Eastland, which is an application for infill and an outbuilding on a vacant lot.

After the publication of the staff recommendation, the applicant sent revised drawings making the requested changes to the dormer and foundation. Staff finds that the revised drawings adequately address the conditions for the infill and the infill meets the historic context in height, scale, and design.

The applicant includes a one-story outbuilding. The outbuilding includes an overhang that is five feet, ten inches (5'10") deep, which staff finds to be too large as it is almost providing covered parking, exceeding the seven hundred and fifty square foot (750 sq. ft.) footprint. Staff recommends that any overhang should just be over the doorway, extending no more than two feet (2') from either side of the door, and no more than three feet (3') deep.

Staff recommends approval of the project with the following conditions:

1. The finished floor height shall consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The drawings accurately show the foundation at the front, and the height of the house from grade at the front be no taller than 24' in elevation;
3. The front dormer be reduced so that it sits at least three feet (3') off the ridge of the house and its windows take up more of the dormer's front face;
4. The front porch columns have simple caps and bases;
5. Staff approve the windows, doors, front porch material, roof shingle color, and driveway and walkway materials;
6. The HVAC shall located behind the house or on either side, beyond the mid-point of the house; and
7. Any overhang on the garage be just over the doorway, extending no more than two feet (2') from either side of the door, and no more than three feet (3') deep.

With these conditions, staff finds that the proposed infill and outbuilding to meet Sections II.B.1. of the design guidelines.

The applicant was not present and there were not requests from the public to speak.

Motion:

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

1. **The finished floor height shall consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;**
2. **The drawings accurately show the foundation at the front, and the height of the house from grade at the front be no taller than 24' in elevation;**
3. **The front dormer be reduced so that it sits at least three feet (3') off the ridge of the house and its windows take up more of the dormer's front face;**
4. **The front porch columns have simple caps and bases;**
5. **Staff approve the windows, doors, front porch material, roof shingle color, and driveway and walkway materials;**

6. **The HVAC shall located behind the house or on either side, beyond the mid-point of the house; and**
7. **Any overhang on the garage be just over the doorway, extending no more than two feet (2') from either side of the door, and no more than three feet (3') deep;**

finding that with these conditions, staff finds that the proposed infill and outbuilding to meet Sections II.B.1. of the design guidelines. Commissioner Jones seconded and the motion passed unanimously.

q. 1914 HOLLY ST

Application: New Construction; Setback Determination
 Council District: 06
 Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
 Project Lead: Sean Alexander Sean.Alexander@nashville.gov
 PermitID#: T2020034707

Staff member, Sean Alexander, presented the case for an addition and setback determination.

The existing building is a non-contributing house that was damaged by the March 3rd tornado.

This is a proposal to enlarge the house with an upper story addition, and with new wrap-around porches on the front and rear.

With the upper story addition, the building will be one and one-half-stories tall, with a roof-ridge height of twenty-nine feet (29') above grade. The eave height will be ten feet (10') from the finished floor level, or twelve feet, seven inches (12'-7") above grade. Staff finds this height to be appropriate.

The roof form, rhythm and proportion of openings, and materials meet the design guidelines.

Staff recommends approval of the additions to 1914 Holly Street with conditions that:

1. The window and door selections shall be approved by MHZC Staff; and
2. The roof color shall be approved by MHZC Staff; and
3. Capital and base trim shall be added to the porch columns.

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.

The applicant was available for questions and there were no requests from the public to speak.

Motion:

Commissioner Mosley moved to approve the project with the conditions that:

1. **The window and door selections shall be approved by MHZC Staff; and**
2. **The roof color shall be approved by MHZC Staff; and**
3. **Capital and base trim shall be added to the porch columns;**

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

r. 1813 HOLLY ST

Application: New Construction—Infill and outbuilding/detached accessory dwelling unit
 Council District: 06
 Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
 Project Lead: Sean Alexander Sean.Alexander@nashville.gov
 PermitID#: T2020035340 and T2020035344

Staff member, Sean Alexander, presented the case for 1813 Holly Street. Unfortunately, the house on this lot was lost in the tornado and what is proposed is a new house and outbuilding. The proposal primarily meets the design guidelines with a few exceptions. I believe the applicant is in agreement with all the conditions so I will not repeat what is in your staff recommendation in greater detail except to say that we recommend that the front setback meet the context, drawings be revised to address some discrepancies, the front dormer be setback and our typical conditions regarding review of materials and foundation height.

For the outbuilding we recommend that the wall height be lowered so the eave does not extend beyond ten feet (10'), that additional drawings be submitted and since this is a DADU, that the restrictive covenant for detached accessory dwelling units be submitted.

Staff recommends approval of the proposed one and one-half-story infill at 1813 Holly Street with conditions that:

1. The front setback of the primary building be twenty-five feet to match the historic context;
2. A new site plan be submitted, prior to issuance of permit, showing the revised front setback;
3. Materials be identified for both buildings, specifically: porch floor, masonry, porch roof color, windows and doors, driveway and walkway;
4. Roof plan be revised, prior to issuance of permit, correcting the discrepancy of roof pitches between the elevation and roof plan;
5. The dormers on the primary building and the outbuilding be stepped back a minimum of two feet;
6. The cladding be removed on the side where it covers the foundation material;
7. A restrictive covenant for detached accessory dwelling units be submitted, if the building is to have a second dwelling unit;
8. The wall height of the garage be shortened in order to ensure that the eave height does not exceed ten feet (10') as measured from grade on the highest corner of grade;
9. Elevations provided of all four sides of the outbuilding, prior to issuing permit; and
10. 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.

With these 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.

Mr. Adkisson said he agreed with conditions except for the front setback which they request to be twenty-four feet (24') because of a rear setback.

There were no requests from the public to speak.

Vice-chairman Stewart asked staff for clarification regarding the wording of condition #7, regarding the restrictive covenant requirement. He stated that the restrictive covenant should be required if the 'property' is to have a second unit, rather than if the 'building' is to have a second unit.

Commissioner Price asked for staff's thoughts on revising the front setback as requested by the applicant. Mr. Alexander said that it might be better to reduce the space between the two buildings rather than change the front setback, accomplishing the same need.

Mr. Adkisson explained that a twenty-four-foot setback is needed so there is room for cars to maneuver. Commissioner Mosley and Mayhall stated that a one foot (1') front setback change is acceptable because of the constraints of the site and not likely to be perceptible.

Motion:

Commissioner Mosley moved to approve the proposed one and one-half-story infill at 1813 Holly Street with conditions that:

- 1. The front setback of the primary building be no less than twenty-four feet (24');**
- 2. A new site plan be submitted, prior to issuance of permit, showing the revised front setback;**
- 3. Materials be identified for both buildings, specifically: porch floor, masonry, porch roof color, windows and doors, driveway and walkway;**

4. **Roof plan be revised, prior to issuance of permit, correcting the discrepancy of roof pitches between the elevation and roof plan;**
5. **The dormers on the primary building and the outbuilding be stepped back a minimum of two feet;**
6. **The cladding be removed on the side where it covers the foundation material;**
7. **A restrictive covenant for detached accessory dwelling units be submitted, if the property is to have a second dwelling unit;**
8. **The wall height of the garage be shortened in order to ensure that the eave height does not exceed ten feet (10') as measured from grade on the highest corner of grade;**
9. **Elevations provided of all four sides of the outbuilding, prior to issuing permit; and**
10. **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;**

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

s. 3004 BELMONT BLVD

Application: Demolition; New Construction—Infill and Outbuilding/detached accessory dwelling unit

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020034120

Staff member, Melissa Sajid, presented the request to demolish a non-contributing house and to construct a new single-family house and DADU. Staff finds that the proposed demolition meets the design guidelines.

The plan before you meets the design guidelines for height, scale, setbacks, and rhythm of spacing, materials, roof shape, and orientation. As proposed, the infill is oriented to Belmont Blvd, and while the site plan shows an existing driveway from Belmont Boulevard, it is noted that the existing driveway serves 3006 Belmont Boulevard; vehicular access to the subject property will be from the alley at the rear.

Here are context photos of historic homes in the vicinity. The photos on the left show the historic context on the same block face as the subject property. The photos on the right show the context across the street. Christ the King Church and School are not in the overlay, but the two-story building at 2911 Belmont Blvd does contribute to the historic character of the overlay.

The structure is one and one-half stories with height and scale that is appropriate for the immediate historic context. The infill has two story eaves at the rear.

Given the immediate context of the block face, staff finds that a one and one-half story form is more appropriate than a two-story form for infill at this site. However, staff finds that a slightly taller ridge height as well as two-story eaves at the rear can be appropriate since the immediate context includes some larger two-story structures.

The proposed DADU meets all design guidelines and criteria in the Zoning Code. The DADU incorporates a single, taller eave on the front as a design element to reflect the design of the infill. Even with this taller eave, the average eave height of all eaves meets the design guidelines.

In conclusion, staff recommends approval of the infill and outbuilding 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. A walkway shall be added that connects the front entrance to the public sidewalk;

4. Staff approve the final selections of the roof color, porch floor and steps, trim, windows, doors, walkway and driveway materials, and a brick sample, for the infill;
5. Staff approve the final selections of the roof color, masonry, trim, windows, doors, and door garage door for the DADU; and
6. Staff shall approve the location of the HVAC and other utilities;

finding that the request meets the design guidelines.

The applicant has agreed to the conditions.

Mr. Feller, the designer, said he was available for questions.

Speaking in support, via email: Peter and Lesley Hermann.

There were no questions for the applicants or staff. Nor any discussion by the Commission.

Motion:

Commissioner Stewart moved to approve the project 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. **A walkway shall be added that connects the front entrance to the public sidewalk;**
4. **Staff approve the final selections of the roof color, porch floor and steps, trim, windows, doors, walkway and driveway materials, and a brick sample, for the infill;**
5. **Staff approve the final selections of the roof color, masonry, trim, windows, doors, and door garage door for the DADU; and**
6. **Staff shall approve the location of the HVAC and other utilities;**

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

t. 1511 RUSSELL ST

Application: New Construction—Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020034141

Staff member, Melissa Sajid, presented the case for a new building to replace a storm damaged building at 1511 Russell Street.

The plan before you meets the design guidelines for height, scale, setbacks, and rhythm of spacing, materials, roof shape, and orientation. As proposed, the infill is oriented to Russell St, and vehicular access to the subject property will be from the alley at the rear.

The proposed infill is two stories with a height and scale that are comparable to the historic house that was damaged by the storm. While the remaining historic context on this block of Russell Street does not include other examples of two-story historic homes, staff finds the proposed height and scale to be appropriate for this lot since the massing is similar to that of the historic house that was destroyed by the storm. Staff finds that the proposed infill is appropriate in terms of height and form.

Here is the side elevation. In conclusion, staff recommends approval of the infill 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 be consistent with the historic houses at 1507 and 1515 Russell Street, to be verified by MHZC staff in the field;
 3. Staff approve the final material selections for the windows, doors, roof color, trim, and masonry prior to purchase and installation;
 4. Prior to issuance of a preservation permit, the site plan shall include a walkway from the front porch to the public sidewalk; and
 5. The HVAC be located behind the house or on either side, beyond the mid-point of the house;
- as set forth in the staff recommendation, finding that the request meets the design guidelines.

Cheyenne Smith, applicant, said he agreed with the recommendation. There were no requests from the public to speak.

Commissioner Jones said that to everyone who has suffered storm damage she hopes everyone is safe and she is glad that the Commission can continue regular business so people can move forward with their projects.

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. **The front setback shall be consistent with the historic houses at 1507 and 1515 Russell Street, to be verified by MHZC staff in the field;**
 3. **Staff approve the final material selections for the windows, doors, roof color, trim, and masonry prior to purchase and installation;**
 4. **Prior to issuance of a preservation permit, the site plan shall include a walkway from the front porch to the public 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, staff finds that the proposed infill meets Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Vice-chair Stewart seconded, and the motion passed unanimously.**

u. 1200 ROSA L PARKS BLVD

Application: New Construction--Infill

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

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

PermitID#: T2020034540

Staff member, Jenny Warren, presented the application to construct a new one-story bank building. The new construction will replace a non-contributing bank building that was damaged in the March 3rd, 2020 tornado.

This block of Rosa Parks is on the edge of the overlay and has no contributing buildings. The applicant is proposing a one-story commercial building. The proposal meets the guidelines in terms of height, width, scale and building type.

The front setback from Rosa Parks will be approximately sixty-three feet (63'). This is due to specific conditions on this site including fill and grade issues, which require the building to be located in the center of the lot, similar to the placement of the storm-damaged previous building. Staff finds that the proposed setbacks would not be appropriate elsewhere in Germantown but given these site conditions and the lack of historic context, staff finds that the proposed setbacks could be appropriate on this particular site.

Other site issues include the curb cuts and surface parking. Again, staff finds that these conditions could be appropriate, as they are pre-existing and due to the lack of context on Rosa Parks.

As is standard, staff should review and approve materials prior to purchase and installation. The signs indicated here will also need to be reviewed by staff.

In conclusion, Staff recommends approval of the project with the following conditions:

1. MHZC staff approve the following materials prior to purchase and installation: brick color, the final doors, windows, fencing material and retaining wall material;
2. Staff shall review and approve the location of the HVAC/mechanical units;
3. Staff shall review and approve any exterior lighting, landscaping walls, fencing and appurtenances; and,
4. Staff shall review and approve all signs prior to purchase and installation.

Mark Naylor, applicant, said they agreed with the conditions. There were no requests from the public to speak.

Commissioner Mayhall recused herself since the applicant is her employer.

There were no comments or calls.

Motion:

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

1. **MHZC staff approve the following materials prior to purchase and installation: brick color, the final doors, windows, fencing material and retaining wall material;**
2. **Staff shall review and approve the location of the HVAC/mechanical units;**
3. **Staff shall review and approve any exterior lighting, landscaping walls, fencing and appurtenances; and,**
4. **Staff shall review and approve all signs prior to purchase and installation.**

finding that with these conditions, the proposed project meets Section III of the Germantown Historic Preservation Zoning Overlay design guidelines for new construction. Commissioner Price seconded and the motion passed with Commissioner Mayhall recused.

v. 913 MANILA AVE

Application: New Construction-Infill

Council District: 05

Overlay: Greenwood Neighborhood Conservation Zoning Overlay

Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

PermitID#: T2020034667

Staff member, Paul Hoffman, presented the application for construction of a new residence, on this recently subdivided lot to the rear of the historic 19th Century home Lookaway at 909 Manila Ave.

The application meets the design guidelines for setbacks, roof form and materials. Staff recommends the usual condition of administrative review of windows, doors and roofing color, and additionally that the lap siding should be smooth-faced and have a maximum reveal of five inches (5"). The side elevations have a preponderance of square or horizontal windows. Staff recommends that these be re-proportioned to be vertically proportioned windows, as you would find historically. The applicant has agreed to this revision. The site plan indicates front-yard parking, which is not normally permitted. The applicants discussed with staff the option of "flipping" the structure on the lot to allow for a driveway on the left side, between Lookaway and this home. Accordingly, staff recommends that the proposal not include the front-yard parking.

The proposed new construction is two stories with a height of thirty-two feet, five inches (32' 5") from grade and a width of thirty-three feet, three inches (33' 3"). Although it is taller than the neighboring historic building, staff found it to be appropriate for several reasons. The context is very limited, in this case just one building in the immediate vicinity, as the other homes on Manila Avenue are recent construction or small non-contributing homes. Because of the limited context, the Commission has approved two story infill applications on Manila and Granada Avenues recently.

Staff recommends approval with the conditions:

1. Parking is moved to the rear yard, and a front walkway added to address the street, with revised site plan submitted prior to permitting;
2. Elevations are revised to show grade;
3. Window openings on the side facades are enlarged to a more vertically proportioned design;
4. The finished floor height shall be consistent with the finished floor height of the neighboring historic homes, to be verified by staff in the field;
5. Administrative review of roofing color, windows, doors;
6. Lap siding shall be smooth-faced and have maximum five-inch (5") reveal;
7. HVAC and other utilities will be located for minimal visibility, on the rear façade or on a side façade beyond the midpoint of the house.

Meeting these conditions, staff finds that the application meets the design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.

Brad Sayers, applicant, stated that they agree with the conditions except for condition #1 as there is an abandoned alley on the right-hand side which means there is no space for a driveway and there is a power pole on the right-side as well.

Vice-chair Stewart said that the previous alley is shown on the site plan as being their property, or possibly an easement. If there is an easement, they should be able to construct a driveway on the right-side, just not structure.

There were no requests from the public to speak.

Commissioner Price and Fitts stated that they agreed with the conditions of the staff report at least until there is some clarification that the right side of the property cannot have a driveway.

Commissioner Mosley said that if the applicant can prove that they cannot have a driveway/park in the back, then they can work out a solution with staff.

Motion:

Commissioner Mosley moved to approve with the conditions:

- 1. Parking is moved to the rear yard unless the applicant can provide information from Metro that prohibits them from having parking in the rear, and a front walkway added to address the street, with revised site plan submitted prior to permitting;**
- 2. Elevations are revised to show grade;**
- 3. Window openings on the side facades are enlarged to a more vertically proportioned design;**
- 4. The finished floor height shall be consistent with the finished floor height of the neighboring historic homes, to be verified by staff in the field;**
- 5. Administrative review of roofing color, windows, doors;**
- 6. Lap siding shall be smooth-faced and have maximum five-inch (5") reveal;**
- 7. HVAC and other utilities will be located for minimal visibility, on the rear façade or on a side façade beyond the midpoint of the house;**

finding that with these conditions the application meets the design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay. Commissioner Jones seconded and the motion passed unanimously.

w. 1808 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#: T2020034704

Staff member, Sean Alexander, presented the case to construct a new duplex, replacing a duplex structure that was demolished by the tornado on March 3rd. The project meets the design guidelines in terms of height and scale and orientation.

The side elevations have just a single window on each story, at the midpoint on the upper story and near the rear on the first story. Typically, historic houses in the area have window openings roughly every ten feet (10'), with vertically oriented windows. Staff finds that additional windows are needed on the side elevations to be compatible with the historic context.

The known materials are appropriate, additional information is need on the window and door selections, masonry selection, and roof color.

Staff recommends approval of the proposed two-story duplex construction at 1808 Holly Street 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; and
2. The front setback shall be consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field; and
3. The roof pitch shall be increased to between 5/12 and 6/12; and
4. Additional windows shall be added on the side elevations of the building; and
5. The window and door selections shall be approved by MHZC Staff; and
6. The roof color and brick selections shall be approved by MHZC Staff; and
7. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade.

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.

Joyce Jordan and Jerry Tanksley, applicants, explained that they are trying rebuild at a reasonable rate. Mrs. Jordan disagreed with condition # 3 as the increased roof pitch will make the building too tall compared to the one and one-half story building next door. The houses across the street are one-story and insurance is placing a financial constraint on them.

Regarding #4, their previous building had no windows on the side and to add windows makes it difficult for the interior layout. They can add two additional windows downstairs but not upstairs.

They said they did not understand condition #1.

Ms. Zeigler said there was no public comment and she explained condition #1. The applicants said they agreed with condition #1.

Commissioner Stewart sympathized with the loss of the building and said that the plan submitted is a good one. There should be no cost increase to increase the pitch and there should be space in the deep rooms to have additional windows. The staff recommendation is meant to bring the new building more into conformance with the neighborhood.

Motion:

Commissioner Stewart moved to approve the proposed two-story duplex construction at 1808 Holly Street with 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; and**
- 2. The front setback shall be consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field; and**
- 3. The roof pitch shall be increased to between 5/12 and 6/12; and**
- 4. Additional windows shall be added on the side elevations of the building; and**
- 5. The window and door selections shall be approved by MHZC Staff; and**

6. **The roof color and brick selections shall be approved by MHZC Staff; and**
7. **The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade;**

finding that with those conditions the project meet the design guidelines for new construction in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay. Commissioner Jones seconded and the motion passed unanimously.

x. 2300 10TH AVE S

Application: New Construction—Addition; Setback Determination

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

PermitID#: T2020034617

Staff member, Melissa Baldock, presented the case for a rear addition with an attached garage, which requires a setback determination from both the rear property line and the side street property line.

Base zoning requires that the addition be at least twenty feet (20') from the rear property line and that the attached garage be at least twenty feet (20') from side street property line. The addition will be about fifteen feet (15') from the rear property line and ten feet (10') from the side street property line. Staff finds these setbacks to be appropriate for several reasons. First, the addition is not overly large – it is no taller or wider than the historic house and does not more than double the footprint of the house.

The lot is relatively shallow at one hundred and thirty-seven feet (137') in depth, and is rendered even shallower by the fact that the private drive that services this east side block of 10th Avenue South between Waldkirch and Caruthers is not actually a mapped alley, but part of the private properties. Therefore, approximately the back ten feet (10') of this property cannot be built upon without severing the other lots on this block from vehicular access from Waldkirch.

Practically, the lot is more like one hundred and twenty-seven feet (127') deep when the private drive is taken into consideration.

The lot's shallowness and the "alley" on the site makes it challenging to have an addition and a detached garage; the rear setback would be appropriate for a detached garage but not for the attached garage that is proposed. Staff finds that the proposed rear setback is appropriate because of the peculiarities of the lot and because the addition will still allow for sufficient space for cars to access the private drive on the property of 2300 10th Avenue South.

Regarding the setback facing the side street, although Codes requires a twenty-foot (20') setback from the side street, MHZC has approved ten foot (10') setbacks for corner lots like this one when the addition is no wider than the historic house, as is the case for this project. The setback will not negatively impact the historic character of the house or the district.

Here are the elevations. Staff finds that the attached garage is appropriate because of the shallowness of the lot and the fact that the lot's slope allows it to be at the basement level. The addition's overall scale is appropriate to the historic house.

Staff recommends approval with the conditions that staff approve all windows and doors, the roof shingle color, and the location of all utilities, finding that the proposal meets the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Ms. Smith, applicant, said her family has owned the house since 1964 and maintained it during the time. In 1965, the city made a pathway for trash pick up but there was no agreement by property owners.

Writing in opposition: Bryan and Jessica Edwards (921 Waldkirch Avenue), Graden and Casey Dycus (919 Waldkirch), Nathan Hubbard (915 Waldkirch Ave) and Adrin Davis.

Writing in support: Calvin Hatcher (2227 11th Ave S), Barbara Caruthers (912 Waldkirch Ave), Calvin Hatcher (2227 11th Avenue South), Kendra Thompson (also called in) and Jessica Williams (also called in).

Mitch Hodge, architect for the project, explained that the rear property line abuts the side property line of the property behind her and an unofficial alley was created without any easement or right-of-way. The previous design was for a duplex, but this is for single-family with the appearance of a DADU even though it is actually attached, while still keeping some yard space. If the garage is detached it will actually be closer to the rear property line than this proposal.

Commissioner Mosley asked about other rear setback determinations. Ms. Baldock said that it has been done for other lots that are less than one-hundred and fifty feet (150'). In addition, the massing of the addition is appropriate without going taller and wider than the historic building.

Vice-chairman Stewart noted that they did not have purview over the rear access issues, there are other departments that will deal with that.

Motion:

Vice-chair Stewart moved to approve the addition at 2300 10th Avenue South with the conditions that staff approve all windows and doors, the roof shingle color, and the location of all utilities, finding that the proposal meets the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay. Commissioner Jones moved to second and the motion passed unanimously.

The commission took a break at 4:40pm and returned at 4:48pm.

y. 106 ROSEBANK

Application: New Construction—Infill and Outbuilding; Setback Determination
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2020035165

Staff member, Sean Alexander, presented the case to construct a new single-family home with an outbuilding on a vacant lot. The lot was subdivided from a lot that faces Porter Road in 2014.

The building will have a primary massing with a width of thirty-six feet (36'), which is compatible with nearby historic houses on comparable lots. The plans show the house with a cantilevered bay on the left side which will extend into the five-foot (5') setback buffer. The scale of the bay is appropriate, but staff recommends that the house should be shifted to the right to meet the standard setback requirement.

The new house will be one and one-half stories and is proposed to be twenty-nine feet (29') above grade, with an eave height of thirteen feet (13') from grade and a foundation height of three feet (3'). There are no historic houses on the street taller than twenty-five feet (25'). Staff recommends that the height of the building be decreased to be no taller than twenty-five feet (25') tall from grade.

The house has a side-gabled roof with a front-dormer on the front. Staff recommends that the dormer shall be stepped back at least two feet (2') from a wall below, as is typical of dormers historically. There will be a shed dormer on the rear, stepped in two feet (2') from the sides but not stepped back from the rear. Staff finds this to be appropriate because the rear is not visible.

The outbuilding will be one and one-half story, twenty-two feet (22') tall with eave height of eleven feet (11'). The eave height is one foot (1') taller than is permitted. It will have a side gabled roof with shed dormers on the front and back. It would be a DADU, for which dormers are permitted, but only up to 50% of the width of the roof and

required to step back two feet (2') from the first story walls.

The outbuilding will be eight feet (8') from the house, whereas typically twenty feet (20') is required. Staff finds that in this instance, the shorter separation and lesser rear setback are appropriate because the lot size is atypically shallow at only eighty-six feet.

Staff recommends approval with the following conditions:

1. The roof height of the house shall not exceed twenty-five feet (25');
2. The house shall meet the left and right-side setbacks;
3. A walkway shall be constructed to connect the porch to the right-of-way in front of the house;
4. The front dormer on the house shall stepped back at least two feet (2') from the wall below; and
5. The eave height on the outbuilding shall be not taller than ten feet (10') tall; and
6. The dormers on the outbuilding shall be stepped back at least two feet (2') from the wall below and shall not exceed fifty percent (50%) of the width of the roof.

John Wagenman, applicant, said he was available for questions. He asked if it was possible for the rear dormer on the outbuilding not meet the two foot (2') setback requirement. Mr. Alexander explained that the two foot (2') setback is in the ordinance for a DADU as well as the guidelines.

Chairperson Bell asked if any public comment had been submitted.

Ms. Zeigler responded that she had received comment from Councilmember Withers. He writes...

Thanks for your work with the applicant on the 106 Rosebank Ave project designs. I wanted to take a moment to write in support of the staff recommendations for this project.

I was serving as the Eastwood Neighbors president when we began canvassing property owners to gauge support for expanding our neighborhood's Conservation Overlay in the fall and winter of 2013 and into 2014. I worked closely with the property owners on this portion of Porter Road from Rosebank Ave up to Greenwood Avenue who had interest in preservation but also some concerns about property limitations because those houses like this one at 1111 Porter tend to sit on larger lots than is common for the Eastwood neighborhood, particularly since they lined what had originally been a street car line on Porter Road that stopped at Greenwood. This parcel at 106 Rosebank had been part of the back yard of the house at 1111 Porter Road and was subdivided out of the main parcel shortly after the Conservation Overlay went into effect for the Porter Road parcels in 2014.

The owners of the surrounding parcels on Rosebank Ave and Waters Aves had expressed some interest in the Conservation Overlay expansion at that time but were too late to be included in the filing in 2014 that my predecessor submitted. I worked with those homeowners on a subsequent expansion of the Conservation Overlay in 2018 and there was great interest as the modest historic homes in that eastern portion of Eastwood lacked protections and were facing development pressure.

I believe that this infill project appropriately addresses the street to form a smooth transition from the grand houses facing Porter Road to the mostly smaller and more craftsman-styled homes lining Rosebank Ave. The subdivided lot at 106 Rosebank is small and has an unusual alley access point from the side of the lot rather than the rear. I believe that placing the outbuilding a short distance from the principal house helps to reduce the massing of the house in a manner that is appropriate for the context. The Eastwood neighborhood has long opposed attached garages, even on smaller lots, unless there are topographical grade changes that allow a pull-under garage, which is not the case for this lot. But the Eastwood neighborhood has supported placing detached outbuildings close to but visibly separate from the principal structures on small or unusually shaped lots. This overall plan is consistent with what the Eastwood neighborhood has advocated for in the past. And the architectural design elements blend well with the nearby modest historic houses on Rosebank Ave. I appreciate everyone's work on this proposal to find a good fit for this unusual lot. I recommend approval of the project with the staff recommendations.

The applicant did not rebut public comment.

Motion:

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

1. **The roof height of the house shall not exceed twenty-five feet (25’);**
2. **The house shall meet the left and right-side setbacks;**
3. **A walkway shall be constructed to connect the porch to the right-of-way in front of the house;**
4. **The front dormer on the house shall stepped back at least two feet (2’) from the wall below; and**
5. **The eave height on the outbuilding shall be not taller than ten feet (10’) tall; and**
6. **The dormers on the outbuilding shall be stepped back at least two feet (2’) from the wall below and shall not exceed fifty percent (50%) of the width of the roof;**

finding that with these conditions, the proposed infill meets Section II.B. of the Eastwood Neighborhood Conservation Zoning Overlay design guidelines. Commissioner Mayhall seconded and the motion passed unanimously.

c. 1707 HOLLY ST

Application: New Construction—Addition

Council District: 07

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020034152

Staff member, Melissa Baldock presented the application is to demolish an existing rear addition and to construct a new rear addition that extends wider on the left side and includes a ridge raise. The house is a c. 1925 brick bungalow that contributes to the historic character of the Lockeland Springs-East End NCZO.

The rear addition to be demolished was constructed sometime after 1957 as it does not appear on the 1957 Sanborn map. Given its construction date, location at the rear of the house, separate roof form, and different cladding material, staff finds that demolition of the addition meets the design guidelines for appropriate demolition.

The design guidelines state that a wider rear addition may be appropriate when a house is thirty feet (30’) wide and shifted on the lot; this house meets those criteria as it is approximately thirty feet (30’) wide and shifted to the right of the lot. The addition is set in two feet (2’) from both rear corners, in accordance with the design guidelines, and goes back twelve feet (12’) on both sides before coming back out to match the width of the historic house on the right side and extend approximately nine feet, four inches (9’4”) wider on the left side.

The wider addition has a side-gable roof form and a single-story massing with a ridge height that sits two feet (2’) lower than the existing ridge. In addition, the wider portion that will be seen from the street is primarily glazing. Given the location, massing, and design of the wider rear addition, staff finds that it is appropriate in this situation. The addition also incorporates a ridge raise.

The ridge raise meets the design guidelines as it extends no more than two feet (2’) taller than the historic house with the side walls and eaves setting in three feet, four inches (3’4”). As proposed, the rear addition does not more than double the existing footprint and depth of the house. Also, at no point is the addition both taller and wider than the historic house.

In conclusion, staff recommends approval of the addition with the following conditions,

1. Staff approve the final details, dimensions and materials of windows, doors, and membrane roofing color prior to purchase and installation;
2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
3. Staff approve the roof color and masonry color, dimensions and texture;

finding that the request meets the design guidelines. And the applicant has agreed to the conditions.

Van Pond, applicant, stated that they agreed with all the conditions. They designed it to be subordinate to what was a nine-hundred (900) square foot bungalow. He described the project.

There were no requests from the public to speak.

Commissioner Price expressed concern over the size of the addition compared to the historic house. Ms. Sajid said the house with the existing addition was one thousand, two hundred and seventy-four (1274) square feet. The addition to be removed is three hundred sixteen (316) square feet of that. The proposed addition is one thousand four hundred and thirty (1430) square feet. He stated that the addition overwhelms the historic home and the proposal is not consistent with other projects.

Commissioners Mosley and Fitts said it appears to be appropriate, although pushing the maximums. Looking at the original house including an existing addition for calculation of the historic home is consistent with what they have on in the past.

Vice-chairman Stewart said it is always a challenging to add on to small homes. This one is crafted well and is in accordance with what we have approved in the past. Commissioner Price's comments are important.

Motion:

Commissioner Price moved to approve with the following conditions:

The siding shall have a maximum reveal of five inches (5");

- 1. Staff approve the final details, dimensions and materials of windows, doors, and membrane roofing color prior to purchase and installation;**
- 2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and**
- 3. Staff approve the roof color and masonry color, dimensions and texture;**

finding that with these conditions, the project meets II.B of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*. Commissioner Fitts seconded and the motion passed unanimously.

i. 1610 GARTLAND AVE

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#: T2020034694

Staff member, Sean Alexander, presented the case to enlarge an existing house with a rear addition. The addition will be narrower than the existing structure, stepped in two feet (2') on each side, and will be four feet (4') taller.

The history of the house is unusual, in that it appears to have originally been a shotgun form with a side porch, and over time was expanded with side additions, a front porch addition, and rear additions.

The current proposal is a one and one-half story rear addition, stepped in two feet (2') on each side on the lower level. A porch component at the very rear will be stepped in further from the left side (top of this image). The upper story component will be stepped in further on both sides within a gable form, making it essentially one-room wide.

Here is the front, rear, and left side elevations. You can see how far the upper story is stepped in from the left where there's a long-shed form.

And on the right. Not stepped in as far, but with a more typical gable form. The materials include split-faced concrete block foundation, cement-fiber siding and unpainted metal roof, brick chimney— these are compatible with the existing. The proportions and pattern of window placement are appropriate

The section on the left with the red front-facing gable is what remains of the original shotgun house, all the other parts were added later. With the appearance having changed so significantly, we might have been hard pressed to determine which parts of the building were truly contributing, but since the applicant kept the 1914 and 1951 portions relatively intact, we were able to set that aside and focus on the addition. The size of the original portion and amount of changes were factors in staff finding the additional height to be appropriate.

Additional factors are that the house is askew from the property lines and there is an easement along the left side of the lot, and the grade rises steeply at the rear of the lot. These factors together reduce the area that might otherwise have allowed for a larger one-story addition footprint.

Staff recommends approval of the proposed rear addition at 1610 Gartland Avenue, with a condition that the window and door selections shall be approved by MHZC Staff prior to construction. With those conditions met, Staff finds that the project will meet the design guidelines for additions in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

Craig Kennedy, applicant, explained how the building has changed over time and the challenges of the easement and working with existing conditions.

There were no requests from the public to speak.

Commissioner Fitts said her first reaction is that it is too tall; however, the perspective drawings showing the different views illustrates the addition will not be readily visible. Commissioner Jones agreed that it is good solution for the lot constraints, its not massively visible, and the design works well with the historic building.

Motion:

Vice-chair Stewart moved to approve the proposed rear addition at 1610 Gartland Avenue, with a condition that the window and door selections shall be approved by MHZC Staff prior to construction; finding that with those conditions met, the project will meet the design guidelines for additions in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay. Commissioner Price seconded and the motion passed unanimously.

z. 1501 FATHERLAND

Request: Request for Rehearing

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

Staff member, Robin Zeigler, explained that there is a request to rehear the demolition application for 1501 Fatherland. She reminded the Commission that they voted to defer in January and then to disapprove at the February 19 meeting. The applicant now requests a rehearing. The Rules of Order state: *No such request to grant a rehearing shall be considered unless new evidence is submitted which could not have reasonably been presented at the previous hearing.*

That written request was included in the commissioner's packet.

If you wish to rehear, Ms. Zeigler explained, the motion must be made by a commissioner who voted against demolition in February. That would be Commissioners Jones or Mayhall, Vice-chair Stewart or Chair Bell.

Four concurring votes are needed to grant the rehearing. If granted, the case will be heard at the next public hearing. Since this is not a public hearing, the applicant is not present.

Again, it is not the Commission's task to rehear the case now or discuss the merits of their argument but to simply

determine if they have made an argument that there is new information.

Vice-chairman Stewart said the letter did not provide any new information other than a tornado came through the area without any information as to how the tornado might have affected the house. He drove by and did not see damage that would warrant a rehearing.

Commissioner Jones agreed. She said that the letter is saying that the neighborhood has been changed because of the tornado but that is not a reason to rehear. Commissioner Mayhall and Chairperson Bell agreed with Vice-chairman Stewart and Commissioner Jones.

Motion:

Vice-chairman Stewart moved to deny the request to rehear. Commissioner Price seconded and the motion passed unanimously.

Meeting adjourned at 5:32 p.m.

RATIFIED BY COMMISSION ON 10/21/2020