

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park

METRO HISTORIC ZONING COMMISSION (MHZC)

MINUTES

September 16, 2020

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

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

Applicants: Blaine Bonadies, Amanda Bailey, John Root, Waleed Seder, Meredith and Emily Sacks, Martin Wieck, Troy Harper, Aaron Armstrong, Andrew Heideman, Paul Boulifard, Danielle Vaughan, Brice McPherson, Hunter Conley, Mitch Hodge

Councilmembers: Brett Withers (via email)

Public: (written comments only)

Chairperson Bell called the meeting to order at 2:10 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 and welcomed new commissioner Dr. Williams.

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:

Vice-chair 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 Price 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, and said that the applicants for 4909 Elkins and 1501 Lillian have requested a deferral.

Motion:

Vice-chair Stewart moved to revise the agenda by deferring the design guideline consolidation project and 727 McFerrin and deferring 4909 Elkins and 1501 Lillian. Commissioner Jones seconded and the motion passed unanimously.

II. CONSENT AGENDA

a. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR TWO MONTHS

b. 1112 BOSCOBEL ST

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

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020055431 and T2020055451

c. 1101 PARIS AVE

Application: New Construction – Addition; Setback Determination

Council District: 07

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Jenny Warren, jenny.warren@nashville.gov

PermitID#: T2020055642

d. 1807 RUSSELL ST

Application: Setback Determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

PermitID#: 2020049026

e. 2404 BELMONT BLVD

Application: New Construction—Addition and Outbuilding; Partial Demolition

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020055631 and T2020055633

Staff member, Melissa Sajid, presented the cases for the consent agenda.

Motion:

Vice-chair Stewart moved to approve all cases with their applicable conditions finding that the projects meet the design guidelines. Commissioner Price seconded and the motion passed unanimously.

III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS

f. CONSOLIDATION OF NEIGHBORHOOD CONSERVATION ZONING OVERLAY

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

IV. PRELIMINARY & FINAL SP REVIEW

None

V. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

g. 2516 BELMONT BLVD

Application: New Construction—Outbuilding; Setback Determination; Show Cause

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#: 2019068963

Staff member Sean Alexander presented the show cause case for 2516 Belmont Blvd. An outbuilding at the rear of the lot was approved in 2019. At that time it was proposed as having a five foot (5') street setback, which is less than the ten foot (10') setback required by bulk zoning. The Commission approved the outbuilding with conditions, one of which was that the building meet the ten foot (10') required setback.

Revised plans were submitted, and a permit was issued in December 2019. Construction subsequently began, and on a framing inspection on July 31st, staff observed that a balcony had been added onto the building, which was not shown on the plans.

The applicant supplied as-built drawings, which show that the footprint of the building is ten feet (10') from the property line along Sweetbriar Avenue, but that the balcony encroaches into the setback buffer. Staff verified with the Codes department that balconies are not permitted setback encroachments.

Additionally, when issuing the permit in December 2019, staff did not notice that the footprint of the building had increased from seven-hundred-fifty (750) square feet to seven-hundred-eighty-five (785) square feet. Because the building already exceeds the seven-hundred-fifty (750) square feet allowed by the design guidelines, staff finds that the additional forty-one (41) feet of the balcony is not appropriate.

Because the balcony causes the outbuilding to exceed the size permitted by the design guidelines and to encroach on the street setback, Staff recommends that the violation be corrected to meet the previously approved plans, finding that the balcony does not meet section II.B.1.i of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines. Staff further recommends that the balcony be removed within sixty (60) days.

Blaine Bonadies, designer for the project, explained that the original project included a balcony and was approved. They made the argument for the reduced setback because it will not affect site lines for the alley. He provided context explaining that the project should be approved.

Commissioner Jones stated that she agreed with staff recommendation since upper level balconies are not common in the district. She does not think they would have approved it the first time around and it has been added after the fact.

Commissioner Price and Johnson and Vice-chair Stewart asked questions of staff and the applicant. Mr. Alexander explained that the balcony was not in the approved drawings and that he checked with Lisa Butler in the Codes Department regarding the setback and an upper level balcony cannot extend into the setback area. He noted that staff has not received the public comment mentioned by the applicant.

Commissioner Price said the project was inappropriate since upper level balconies do not meet the historic context, as per the design guidelines.

Motion:

Commissioner Price moved that the violation be corrected to meet the previously approved plans, finding that the balcony does not meet section II.B.1.i of the *Belmont-Hillsboro Neighborhood Conservation Zoning*

Overlay: Handbook and Design Guidelines and that the balcony be removed within sixty (60) days. Commissioner Jones seconded and the motion passed unanimously.

h. 1514 CLAYTON AVE

Application: New Construction—Infill; Show Cause

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

PermitID#: 2019068353

Staff member Melissa Sajid presented the show cause for 1514 Clayton Avenue. Staff has ordered a Show Cause hearing for materials on an infill project. Brick was installed on the infill at 1514 Clayton Avenue without prior review as required by the Commission's conditions of approval. The applicant is required to appear before the Commission and show cause as to why the work should be allowed to remain as-is, rather than corrected as per the original Preservation Permit.

It is typical that MHZC include conditions of approval for materials that are unknown at the time of project approval. The condition that a brick sample be approved prior to purchase and installation was included in the staff recommendation that was adopted by MHZC and reiterated on the notes included in the preservation permit.

The brick is located on the foundation, front porch columns, and gabled entry way. The brick foundation only extends the first twenty five feet (25') on the left-side façade and is not used as a foundation material on the right-side façade. Section II.B.d of the design guidelines state that the materials, texture, details, and material color of a new building's public façades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. In the past, the Commission has determined that new brick that appears old or reclaimed creates a false sense of history which does not meet the design guidelines; therefore, bricks with finishes such as "hand-pressed", "tumbled," and "rolled" are inappropriate. In addition, brick that achieves its color by means of an applied surface of colored sand or with mortar washes has also been determined to be inappropriate as it does not meet the color and texture of historic brick found in the area.

Staff finds that the brick as installed does not meet the design guidelines with respect to its color and texture. The color of the brick appears to be lightened likely by a mortar rub and is lighter than historic examples on this block of Clayton Avenue. The photo on the left shows the infill next to the contributing brick house next door at 1516 Clayton Avenue. Also, the bricks themselves exhibit a rougher distressed texture that is not typical of historic brick. While there are several examples of painted brick on this block, staff would not recommend painting the brick as a solution since the texture of the brick also does not meet the design guidelines.

In conclusion, staff recommends disapproval of the brick as installed, finding it does not meet Section II.B.d of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines* and recommends that the brick be replaced with brick that meets the design guidelines.

Amanda Bailey, owner, showed multiple photographs such as a stucco house at 1518 Clayton and bricks of different colors and texture. She says their chosen brick does contrast greatly with the context and does not create a false sense of history. She does not want to remove the brick.

Chair Bell asked if the product was approved prior to purchase, as required by the permit. Ms. Bailey admitted that the contractor did not submit a sample for review.

Commissioner Johnson appreciated the applicant's acknowledgement of the mistake. Commissioner Fitts said there have been several cases where the siding was not compliant and required to be removed. She explained that they would not have approved it, if requested originally. Commissioner Price agreed that he could recall a case where they had to disapprove brick after the fact and if they are going to be consistent, they need to disapprove again.

Commissioner Mayhall commended the homeowner on her presentation and explained that it is really the contractor the owner should hold responsible to correct the violation, if disapproved.

Motion:

Commissioner Price moved to disapprove the brick as installed, finding it does not meet Section II.B.d of the Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines and requires that the brick be replaced with brick that meets the design guidelines within 60 days. Commissioner Williams seconded and the motion passed unanimously.

VI. MHZC ACTIONS

i. 413 N 16TH ST

Application: New Construction—Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020055937

Staff member Paul Hoffman presented the application for 413 North 16th Street, for a rear addition to the contributing residence, and side dormers added to the existing roof. The addition is proposed to continue the existing ridge one foot taller; and removing a portion of the historic roof form at its ridge. An addition to a single-story structure may be taller than the existing building at a distance of forty feet (40') from the front edge of the existing building. In this case the additional height begins forty-one feet (41') back from the front of the structure and could be appropriate. However, staff finds the method of the connection to the addition to be inappropriate, as it changes the form of the roof and is not sufficiently differentiated from the roof of the historic building. The right side meets the design guidelines; however, the left side removes the existing ridgeline. Staff recommends that the addition's roof is revised for the addition to meet the ridge of the house at least six inches (6") below each existing ridge.

The project includes adding side dormers to the historic house toward the rear of each side façade and side dormers on the addition. As there are no existing dormers on the house, staff reviewed neighboring historic dormers on similar roof forms, which are primarily hipped and approximately six feet (6') in width. The proposed new dormers on the historic roof are compatible with historic examples.

The addition also includes longer dormers, fourteen feet (14') in length. Dormers on new construction may be larger than what is required for a historic building, depending on their scale and location. The dormer on the left side does not meet the design guidelines as it overlaps the original roof form. Staff recommends that the dormer be redesigned so that it sits only on the roof of the rear addition in a manner that retains the original roof ridges.

Staff recommends approval of the application, with the conditions listed in the staff recommendation.

Architect, John Root, said that they do not agree with the recommendation to lower the rear ridge line as it will create maintenance problems and will not be a good look. The house and lot are small which do not provide a lot of opportunity for a rear addition and there is no rear alley so a driveway is needed on the side.

Commissioner Fitts stated that the roof shape is a difficult one to add on to. She noted that taller additions have been added in the past and that the site lines mean that that portion of the roof will not be visible. The additional height is slight but she was concerned about the dormer straddling the old and new roofline.

Staff provided additional explanation regarding the recommendation.

Mr. Root was invited back to explain the problems the conditions will create.

Vice-chair Stewart agreed it is a difficult roof form for an addition and the proposal is a modest one that keeps the character, form and shape of the historic building. Commissioner Price agreed but felt there were other options that would retain the original roof form and that there should be a differentiation in the new and historic roofs.

Commissioner Price moved to approve with the conditions:

- 1. The addition's roof form is revised for the addition to tie into the existing roof at least six inches (6") below the ridges;**
- 2. The left side dormer is either removed or redesigned so that it sits on the new addition only;**
- 3. The horizontal window on the addition's right side is redesigned to be at least two traditionally (2:1) proportioned windows; and,**
- 4. Staff approve the final details, dimensions and materials of windows, doors and roofing color prior to purchase and installation;**

finding the project meets Section II.B for New Construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Commissioner Johnson seconded. The motion passed with Commissioner Fitts and Jones in opposition.

j. 4909 ELKINS AVE

Application: Demolition of Contributing Building

Council District: 24

Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020008667

Deferred at request of the applicant.

k. 1124 A and B SHARPE AVE

Application: New Construction—Infill

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020055608

Staff member Melissa Sajid presented the case to demolish an existing non-contributing house and to construct a duplex infill at 1124 Sharpe Ave. The house located at Sharpe Avenue was constructed circa 1996 and does not contribute to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay. Staff finds demolition of the existing house to meet the design guidelines. Most of this block of Sharpe Avenue was included in the 2014 expansion of the overlay.

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

While the overall height of twenty-five feet (25') could be appropriate for the historic context on this block of Sharpe Ave, staff finds that the overall scale and width of the proposed infill overwhelm the historic context. As proposed, the width of the infill is thirty-eight feet, ten inches (38'10") for the full depth of the house. This is much wider than historic houses on similar lots, which range from approximately twenty-five to thirty-three feet (25' – 33') wide.

Staff is also concerned that the scale of the infill overwhelms the historic context. While the front eaves are an appropriate height for a one or one and one-half story house, the width of the front dormer combined with the two-story form that starts near the midpoint of the house create more of a two-story form that is inappropriate for the historic context. Modestly scaled front dormers are characteristic of historic one-and-a-half story homes on this block. The proposed infill, however, incorporates a front dormer that is inappropriately thirty feet (30') wide.

While the Commission has approved infill with a wider front dormer in other locations, staff finds it to be inappropriate for this block of Sharpe Avenue. As proposed, the width of the dormer is as wide or wider than some historic houses on similarly sized lots. Staff finds that the wide front dormer combined with the proposed building width and full two-story scale that begins at the midpoint create an overall scale that overwhelms the historic context on this block.

The infill does not meet the design guidelines for roof shape. As proposed, the side gables are incomplete on both side façades and give way to a hipped roof form with a 3/12 pitch. Staff finds that the roof form is not typical of the historic context. The incomplete side gables that tie into the lower-pitched hipped roof form along with the lower pitched gabled front dormer are elements that create the two-story massing that is inappropriate for the historic context at this location.

The front setback is similar to the historic house at 1126 Sharpe Avenue, which is appropriate. While the project meets all base zoning setbacks, staff finds that infill does not meet Section II.B.1.c of the design guidelines. The infill as proposed is too wide for the historic context which creates smaller side setbacks than is typical of the historic context.

In conclusion, staff recommends disapproval of the proposed infill, finding that the project does not meet Sections II.B.1.a (Height), II.B.1.b (Scale), II.B.1.c (Setback and Rhythm of Spacing), and II.B.1.e (Roof Shape) of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*.

Waleed Seder, applicant, explained that because there were other two-story buildings they assumed they could do the same with their lot. He requested that the design be approved.

Councilmember Withers sent an email stating:

I wanted to write in support of the staff recommendation for disapproval of the proposal for 1124 A/B Sharpe Ave in the Eastwood Conservation Overlay District. The staff report accurately reflects the historic cottage context of the 1100 block of Sharpe Ave. This proposal could potentially be OK in another portion of Eastwood that features larger houses and larger yards or that lacks as much extant contributing structures. But I agree that this proposed building would overpower the surrounding homes and context on Sharpe Ave. Certainly HPR duplexes are permitted uses in the base zoning; however, the massing on this proposal is simply too much for the context. I encourage the Commissioners to support the staff recommendation.

In rebuttal, Mr. Seder said if disapproved they will work with staff and return with a new design.

Commissioner Jones explained that several of the structures in Mr. Seder's presentation were constructed prior to the overlay, do not represent the historic context, and do not represent the immediate context. Commissioner Fitts agreed and explained to the applicant that the immediate context is what they will be using and that maxing out the heights and widths and the proposed width of the dormer is not something they typically approve.

Commissioner Johnson said she appreciated the applicant's willingness to redesign to be more in keeping with the immediate context.

Motion:

Commissioner Jones moved to disapprove the proposed infill, finding that the project does not meet Sections II.B.1.a (Height), II.B.1.b (Scale), II.B.1.c (Setback and Rhythm of Spacing), and II.B.1.e (Roof Shape) of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*. Vice-chair Stewart seconded and the motion passed unanimously.

I. 330 CHESTERFIELD AVE

Application: New Construction – Porch

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020055632

Staff member Jenny Warren presented the application for 330 Chesterfield. This is an application to extend the existing partial width front porch roof, such that it extends across the entire front elevation. There is an existing porch floor across the entire elevation, but the portion to the right of the door is uncovered. This is not an uncommon feature for houses of this era.

The 1932 Sanborn map and early photos show the same porch configuration. Based on this evidence, Staff has concluded that this is the original configuration for this particular house. Porches and primary entrances are typically “character defining features” which the Secretary of Interior Standards requires be retained and preserved.

Here is a sketch of the proposed porch roof extension. In this instance, the partial width porch is a character defining feature of this house. Creating a full-width porch roof will alter the front façade, contrary to the Secretary’s Standards. As such, Staff finds that the proposal inappropriate.

Staff recommends disapproval of the porch extension, finding that the project does not meet Section II.B.2 of the Hillsboro-West End Neighborhood Conservation District: Handbook and Design Guidelines.

Meredith Sacks, owner, explained that such a small change will preserve the historic character of the district as most four-squares have a full-porch. The uncovered section of porch becomes moldy and slippery when it gets wet. It is unreasonable to deny her the right to improve her property, especially with the recent tax increase. Due to the pandemic, her family will be able to sit on the front porch. She provided several images of new construction and violations. She said she is flexible in the materials. Emily Sacks said there is nothing wrong with going against the recommendation.

Ms. Zeigler read public comment that was included in the staff report.

Commissioner Mayhall said the request balances out the house and she understands the need.

Commissioner Jones acknowledged that the times are challenging but it is their role to uphold the Secretary of the Interior’s Standards that require that original architectural features should not be altered. She agreed with the staff recommendation. Commissioner Fitts agreed, saying they have not allowed alterations to character defining features on the front such as moving front doors or removing dormers. There are four-squares that have full-porches but what makes the homes unique is their individual character. The purpose is not to match other houses but to preserve the specific character of the house.

Commissioner Johnson agreed that the current conditions are the historic character of this particular house.

Motion:

Commissioner Jones moved to disapprove the porch extension, finding that the project does not meet Section II.B.2 of the Hillsboro-West End Neighborhood Conservation District: Handbook and Design Guidelines. Commissioner Price seconded and the motion passed unanimously.

m. 1501 LILLIAN 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#: T2020055474

Deferred at the request of the applicant.

n. 2806 OAKLAND AVE

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

Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock melissa.baldock@nashville.gov
PermitID#: T2020055412 and T2020055397

Staff member Melissa Baldock presented the case for 2806 Oakland Avenue. 2806 Oakland Avenue is a circa 1930 Brick bungalow that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. While the house has a one-and-a-half story form on the front and right facades, on the left, the addition is two stories above a raised basement. This is a historic condition, according to the Sanborn maps.

The applicant proposes to construct a rear addition and a detached accessory dwelling unit (DADU). The addition and DADU meet all base zoning setbacks. The addition's footprint is one thousand, two hundred and one square feet (1,201 sq.ft.), as compared to the historic house's footprint which is about one thousand, seven hundred and forty-three square feet (1,743 sq. ft.). On the left side, the addition is inset approximately thirteen feet (13') from the back corner for a depth of approximately eleven feet (11'), after which the addition steps back out. On the right side, the addition is inset two feet (2') for its entire depth.

The proposed largely has a one-and-a-half story form above a raised basement. The addition will be no taller and no wider than the historic house. On the right side of the house, there is an existing shed dormer that will be reconfigured as a side-facing dormer at the rear (Figure 5). This dormer will be inset two feet (2') from the wall of the addition and a total of four feet (4') from the wall of the historic house. Because there is an existing dormer and because the dormer is inset four feet (4') from the side wall of the historic house, staff finds that it is scaled appropriately and meets the design guidelines.

The rear portion of the left façade contains a rooftop deck. Staff finds that this deck increases the perceived height and scale of the addition and rooftop decks are not a historic roof form. Staff recommends that the roof deck be removed.

The DADU meets all the design guidelines and the DADU ordinance.

Staff recommends approval of the project with the following conditions:

1. The rooftop deck be removed;
2. The lap siding have a maximum reveal of five inches (5");
3. Staff approve all windows and doors, the roof shingle color and texture, masonry samples, and the driveway material prior to purchase and installation; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay and Section 17.16.030.G., the DADU Ordinance.

Martin Wieck, architect for the project, explained the purpose and reasoning behind the design. He disagrees that the roof deck is a "roof deck" and there is nothing in the design guidelines that prohibit it. The guidelines are not designed to penalize for grade changes. They do not understand why the porch has to be removed and why there are no other options given.

In answer to Commissioner Price's question, Ms. Baldock explained that staff thought that roof top decks are not appropriate since they did not exist historically.

Motion:

Commissioner Price moved to approve with the following conditions:

1. **The applicant work with staff for a new design for the rooftop deck;**
2. **The lap siding have a maximum reveal of five inches (5");**
3. **Staff approve all windows and doors, the roof shingle color and texture, masonry samples, and the driveway material prior to purchase and installation; 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, the project meets Section II.B. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay and Section 17.16.030.G., the DADU Ordinance. Vice-chair Stewart seconded and the motion passed unanimously.

o. 1900 BEECHWOOD AVE

Application: New Construction—Outbuilding; Setback Determination

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020055628

Staff member Melissa Baldock presented the case for 1900 Beechwood Avenue. 1900 Beechwood Avenue is a circa 1900, two-story, Colonial Revival house that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. MHZC approved the existing one-story garage in 2008.

Applicant proposes to add onto the top and interior-side of an existing outbuilding. The existing outbuilding has a side street setback of three feet, eleven inches (3'11"), whereas base zoning usually requires a ten foot (10') setback. MHZC's design guidelines require a five foot (5') rear setback, and the applicant proposes continuing with a two foot, ten inch (2'10") rear property line for the addition. Staff recommends that the two-story portion of the structure be at least five feet (5') from the rear property line, and the applicant has already submitted drawings making that change.

Staff recommends approval of the project with the following conditions:

1. The two-story portion of the outbuilding be five feet (5') from the rear property line;
2. Staff approve all windows and doors, masonry samples, the roof shingle color, and the metal roof color and design prior to purchase and installation; and
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B.1.i. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Martin Wieck said that they have revised the plans to meet all the conditions. Commissioner Jones thanked the applicant for a project that meets the design guidelines.

Motion:

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

1. **The two-story portion of the outbuilding be five feet (5') from the rear property line;**
 2. **Staff approve all windows and doors, masonry samples, the roof shingle color, and the metal roof color and design prior to purchase and installation; and**
 3. **The HVAC be located behind the house or on either side, beyond the mid-point of the house;**
- finding that with these conditions, the project meets Section II.B.1.i. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Commissioner Fitts seconded and the motion passed unanimously.**

p. 924 B S DOUGLAS AVE

Application: New Construction—Outbuilding

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020055619

Staff member Melissa Sajid presented the case to construct an outbuilding at 924 B South Douglas Avenue. The house located at 924B South Douglas Avenue was constructed in 2007 before the Waverly Belmont Neighborhood Conservation Zoning Overlay was adopted. Given the recent date of construction, the house does not contribute to the historic character of the neighborhood.

The lot is subject to a Horizontal Property Regime or HPR and includes a detached duplex, 924A and 924B South Douglas Avenue. An outbuilding associated with Unit A was permitted by the Codes department in 2014; this was also prior to the overlay. According to the building permit, the footprint of the existing outbuilding on the lot is six hundred-seventy-two square feet (672 sq. ft.).

Since the lot is greater than ten thousand square feet (10,000 sq. ft.), the maximum total footprint for outbuildings on the lot is one thousand square feet (1,000 sq. ft.). The proposed outbuilding has a footprint of seven hundred square feet (700 sq. ft.). Together with the existing outbuilding, the total footprint of outbuilding would be one thousand-three hundred-seventy-two square feet (1,372 sq. ft.), which exceeds the maximum of one thousand square feet (1,000 sq. ft.).

The proposed outbuilding is two stories, which could meet the design guidelines since the house is two stories. However, the outbuilding exceeds both the maximum ridge and eave heights. The maximum ridge height per the design guidelines is twenty-five feet (25'), and the proposed height is approximately twenty-seven feet, five inches (27'-5"). The maximum eave height is seventeen feet (17') whereas the proposed eave height is eighteen feet, four inches (18'-4"). The site plan as submitted does not include the entire lot. As proposed, the outbuilding would meet all setbacks.

In conclusion, staff recommends disapproval of the project, finding that the proposed outbuilding does not meet Sections III.H.1.b (footprint) and III.H.1.c (ridge and eave heights) of the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Troy Harper, designer, said that they agreed with staff and are looking to redesign but are concerned that if the existing outbuilding did not exist they would be approved. The limitation does not allow for a two-car garage.

Commissioner Johnson and Fitts asked questions of staff and applicants.

Motion:

Commissioner Price moved to disapprove the project, finding that the proposed outbuilding does not meet Sections III.H.1.b (footprint) and III.H.1.c (ridge and eave heights) of the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay. Commissioner Fitts seconded and the motion passed unanimously.

[The commission took a break at 4:39pm and returned at 4:48pm.]

q. 1901 HOLLY ST

Application: New Construction—Infill and Outbuilding; Setback Determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020055667

Staff member Sean Alexander presented the case for infill at 1901 Holly Street. This is a proposal for new construction, a new house and outbuilding on a lot where a historic house had been. The previous house was destroyed by the March 3rd tornado. The new house will be one-and-a-half stories, with a cross-gabled form. Thirty-two feet, six inches (32'6") tall from grade, thirteen foot, six inch (13'6") eaves, with a one foot, six inch (1'-6") tall foundation. This is compatible with historic one-and-a-half story houses on the block, which range from twenty-five to thirty-five feet (25' to 35') tall.

The house will be forty-two feet (42') wide with an eight foot (8') deep partial-width porch. This is compatible with historic houses, especially on lots at the other corners of the block which are forty-three and forty-four feet (43' and

44') wide historically.

Staff often discusses appropriate height and width with prospective applicants, but those proportions work relative to each other, so we advise them that maximizing every dimension may result in the massing be too large. While the height and width of this proposal are both in the upper ranges for the context, the massing is broken up so that only a small portion of the building near the center reaches the tallest height, and the footprint of the building is articulated so that the width at the front does not exhibit the full width that occurs further back.

The setbacks are appropriate. The materials are appropriate, and staff recommends a condition that the brick, stone, roof color, window and door selections are approved. The window rhythm and proportions on the front, rear, and right side are appropriate. Typically, the proportion of first story windows are larger than upperstory windows. The staff recommendation included a condition (condition 3) to alter the left side windows. The applicant already sent a revised elevation that satisfies that condition.

Staff recommends approval of the proposed infill and outbuilding at 1901 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;
2. The front setback shall be consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;
3. The first story windows should be as tall or taller than those of the upperstory;
4. The window and door selections shall be approved by MHZC Staff;
5. The roof color and brick and stone selections shall be approved by MHZC Staff; and
6. 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.

Aaron Armstrong, owner, thanked everyone for their input.

Ms. Zeigler read Councilmember Wither's comments sent via email.

I wanted to write a quick note of support and appreciation for the proposed new infill for 1901 Holly Street on today's agenda. It is rare that architects provide so much detail in their drawings of what home designs would look like. Pfeffer Torode has done a great job with this design work and communicating to the neighborhood about what the overall vision for this corner would look like once this house and outbuilding is constructed. Neighbor feedback has been quite positive.

Amid so much change that has occurred in East Nashville and the Lockeland Springs neighborhood this year, it is a relief to know that long-time Lockeland Springs neighbors will be moving to this location and creating a new home there that reflects such an understanding of the unique architectural features found in some of the homes in those blocks that are adjacent to the Shelby Golf Course. The future homeowners have long been active in the Lockeland Springs neighborhood and this project design is reflective of the care that they have always shown for their neighbors, particular during the recovery efforts from the March 3rd tornado. I encourage the Commissioners to support the staff recommendations for this application.

Mr. Armstrong did not have a rebuttal.

Vice-chair Stewart said it is refreshing to see a proposal such as this.

Motion:

Vice-chair Stewart moved to approve the project with the 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 setbacks of the adjacent historic houses, to be verified**

by MHZC staff in the field;

3. The first story windows should be as tall or taller than those of the upperstory;
4. The window and door selections shall be approved by MHZC Staff;
5. The roof color and brick and stone selections shall be approved by MHZC Staff; and
6. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade;

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

r. 1917 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#: T2020055669

Sean Alexander presented the case for infill at 1917 Holly Street.

This is an application to construct a one-story house, replacing a one-story house that was destroyed by the March 3rd tornado. The new house will be one-story with a ridge height of twenty feet (20') from grade, an eave height of ten feet (10'), and a one-foot tall foundation. This is compatible with the context, which ranges from thirteen feet to thirty-five feet (13'-35') tall.

The house will be thirty-three feet (33') wide. This is compatible with the context, which ranges from twenty-eight feet to forty feet (28'-40') wide. The front setback matches the previous house. The side setbacks are compatible with the established street pattern.

The roof form and materials are appropriate, staff recommends a condition that the roof color, window and door selections are approved. The proportion and rhythm of windows is appropriate, but staff recommends that a mullion should be added between paired windows on the front and side elevations.

Staff recommends approval of the proposed infill and outbuilding at 1917 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;
2. The front setback shall be consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;
3. The porch columns shall have minimal bases and capitals; and
4. Windows in multiple sets shall have a four-inch (4") mullion between them;
5. The window and door selections shall be approved by MHZC Staff;
6. The roof color shall be approved by MHZC Staff; and
7. A concrete front walkway shall be added connecting the front porch to the street.

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.

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

Motion:

Commissioner Jones recommends approval of the proposed infill and outbuilding at 1917 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;**

2. The front setback shall be consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;
3. The porch columns shall have minimal bases and capitals;
4. Windows in multiple sets shall have a four-inch (4") mullion between them;
5. The window and door selections shall be approved by MHZC Staff;
6. The roof color shall be approved by MHZC Staff; and
7. A concrete front walkway shall be added connecting the front porch to the street;
finding that with those 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.

s. **916 ACKLEN AVE**

Application: New Construction—Infill and Outbuilding
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov
PermitID#: T2020055482 and T2020055503

Staff member Melissa Baldock presented the request for 916 Acklen Avenue. 916 Acklen is currently a vacant lot. In February 2020, the Metro Planning Commission approved the subdivision of the lot into four lots. In April 2020, MHZC approved designs for four houses on these four lots. This applicant requests a new design for the right-most lot of the four lots. Here is the site plan. The application is for infill and outbuilding, and they meet the base zoning setbacks.

The historic context includes both two-story and one-and-a-half story houses. The previously approved design was for a two-story house. The infill is two-story. The height and scale of the proposed infill is similar to that of the previously-approved infill and the historic context. Staff finds that the infill's height, scale, materials, fenestration pattern, roof form, and overall design meet the design guidelines. Likewise the garage, which does not include a dwelling unit, meets the design guidelines.

Staff recommends 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 porch steps be wood or concrete;
3. Staff approve the masonry samples, all windows and doors, the roof shingle color and texture, and the driveway material prior to purchase and installation; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infills meet Section III. of the design guidelines.

Andrew Heideman, designer, said they would make the proposed revisions.

There were no comments from the public.

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 porch steps be wood or concrete;
3. Staff approve the masonry samples, all windows and doors, the roof shingle color and texture, and the driveway material prior to purchase and installation; 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, the proposed infills meet Section III. of the design guidelines.

Commissioner Fitts seconded and the motion passed unanimously.

VII. OTHER BUSINESS

Meeting was adjourned at 5:09 p.m.

RATIFIED BY COMMISSION ON 10/21/2020