

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park

METRO HISTORIC ZONING COMMISSION (MHZC)

**MINUTES
January 19, 2022**

Commissioners Present: Chair Bell, Vice-Chair Stewart, Leigh Fitts, Mina Johnson, Kaitlyn Jones, Ben Mosley, David Price, Lea Williams

Zoning Staff: Sean Alexander, Melissa Baldock, Joseph Rose, Melissa Sajid, Jenny Warren, Robin Zeigler (historic zoning administrator), Ann Mikkelsen (legal counsel)

Applicants: former Mayer Bill Purcell, Jeff Zeitlin, Stefany Bonfield, Matt Schutz, Andy Mumma, Janelle Mumma, Brittney Mount, Mitchell Barnett, Britt DePriest

Councilmembers: None

Public:

Chair Bell called the meeting to order at 2:01 p.m.

Chair Bell read information about the procedures for the meeting and process for appealing a decision.

I. MHZC BUSINESS

A. ADOPTION OF DECEMBER 15 MINUTES

Motion: Commissioner Johnson moved to approve the minutes for December 15 and as presented. Commissioner Jones seconded and the motion passed unanimously.

B. ADOPTION OF AGENDA

Ms. Zeigler provided the following potential revisions to the agenda:

- I. 312 Broadway-corrected
- K. 2012 Cedar-correction plan submitted
- L. 200 Broadway-deferred
- M. 1309 Shelby-deferred
- N. 2906 Belmont-deferred

Motion:

Commissioner Mosley moved to accept the revised agenda. Commissioner Price seconded, and the motion passed unanimously.

C. COUNCILMEMBER PRESENTATIONS

No councilmembers were present.

II. CONSENT AGENDA

Staff member, Melissa Sajid, presented the items on the consent agenda. As notice to the public, she explained that items on the consent agenda will be voted on at a single time.

[Vice-chair Stewart arrived at 2:05 pm.]

D. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

E. 2618 BARTON AVE

Application: Violation/New Construction—Addition and Setback Determination

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

F. 518 RUSSELL ST

Application: Alterations and Partial Demolition

Council District: 06

Overlay: Edgefield Historic Preservation Zoning Overlay

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

G. HISTORIC LANDMARK-SIGNAGE

Application: Revise Design Guidelines

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

Motion:

Commissioner Jones moved to approve items on consent with their applicable conditions.

Commissioner Johnson seconded and the motion passed unanimously.

III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS

None.

IV. PRELIMINARY & FINAL SP REVIEW

H. 1803 5TH AVE N

Application: New Construction—Infill

Council District: 19

Overlay: Salemtown Neighborhood Conservation Zoning Overlay

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

PermitID#:2021012255

Staff member Sean Alexander presented the application for new construction at 1803 5th Avenue North, a Part 2 SP review, for a proposed mixed-use development on this corner lot. There is a contributing house that will be retained and a non-contributing building that will be demolished. The proposal shows no alteration to the contributing building at all.

At one time there was a one-story house and a two-story commercial building on the lot. The proposal does not recreate that historic configuration, it will have a one-story commercial building and a two-story townhouse building with 3-units.

The one-story commercial building will be twenty-one feet (21') tall from grade to the parapet of a flat-roof, with a slab-floor at grade. The materials will be brick with stone or cast-stone details, and storefront window systems on the two street-facing elevations.

When this project was reviewed before in the Part 1 SP, the Commission approved it with a condition that the townhouses be reduced from three-stories to two-stories. The applicant has made that change, and staff finds the revision to meet the condition of the Commission's decision.

The townhouse building will be thirty-five feet (35') tall from grade to the roof peak, with between one and two feet (1'-2') of exposed foundation depending on grade, with an eave height of twenty-three feet (23') above the floor/foundation level. The materials will be brick walls with brick to grade. Staff recommends a material change at the foundation line, as is typical of historic residential buildings.

Staff recommends approval of the proposed one-story corner commercial building and two-story townhouses with the following conditions:

1. The foundation height of the townhouses is expressed with a change in materials at the foundation line;
2. The finished floor height of the townhouses is consistent with the finished floor heights of houses across Buchanan Street, to be verified by MHZC in the field;
3. The locations of mechanical and utility connections and mailboxes to be approved by MHZC Staff; and
4. The selections for exterior brick, stone or cast stone, front stoop floors and stairs, vestibule roofs, and window and door selections are reviewed by staff prior to purchase and installation.

With these conditions, staff finds that the proposed infill is consistent with the massing approved by the Commission in the Part I review of this project and meets section III. (Demolition), IV. (Materials), V. (New Construction-Infill) of Part I and the Salemtown chapter of Part II of the

design guidelines for Turn-of-the 20th-Century Districts.

Applicant Jeff Zeitlin said he was available for questions but declined to speak.

Commissioner Mosley asked material-related questions.

Motion:

Commissioner Price moved to approve the proposed one-story corner commercial building and two-story townhouses with the following conditions:

- 1. The foundation height of the townhouses is expressed with a change in materials at the foundation line;**
- 2. The finished floor height of the townhouses is consistent with the finished floor heights of houses across Buchanan Street, to be verified by MHZC in the field;**
- 3. The locations of mechanical and utility connections and mailboxes to be approved by MHZC Staff; and**
- 4. The selections for exterior brick, stone or cast stone, front stoop floors and stairs, vestibule roofs, and window and door selections are reviewed by staff prior to purchase and installation;**

finding that with these conditions, the proposed infill is consistent with the massing approved by the Commission in the Part I review of this project and meets section III. (Demolition), IV. (Materials), V. (New Construction-Infill) of Part I and the Salemtown chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Commissioner Johnson seconded and the motion passed unanimously.

V. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

I. 312 BROADWAY

Application: Violation/New Construction

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

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

Removed from agenda. Corrected.

J. 921 WALDKIRCH AVE

Application: Violation/New Construction-Outbuilding

Council District: 7

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

921 Waldkirch is a non-contributing home in the Waverly Belmont Conservation Zoning Overlay. A Codes permit was issued for the existing infill and for the outbuilding in November 2015 prior to the overlay taking affect. Staff did not review either structure at this time, but alterations to the existing building after the overlay took effect must conform to the guidelines.

The current violation is in regard to the outbuilding. We were contacted by the applicant in April of 2021. The plan initially consisted of constructing a handrail and a pair of doors as part of the addition, but it did not project away from the wall. A complete application was not received and a permit was not issued. In October of 2021, an inspection revealed that a projecting balcony was installed, without a permit.

The balcony does meet Section IV of the guidelines for materials and sections VII(C)(1-4) for setbacks.

The balcony was constructed off an existing dormer. The dormer itself did not require staff approval at the time of construction as it was built prior to the overlay. It was measured at seventeen feet (17') by the applicant but at fourteen feet, eight inches (14' 8") by staff. Based on Section VII(D)(8) of the guidelines, dormers can only be fourteen feet (14') wide. The current width exceeds those listed in the guidelines but only by eight inches (8").

The balcony also measures fifty-five and a half square feet (55.5sqft) and exceeds the thirty square feet (30sqft) allowed under Section VII(D)(5) of the guidelines.

The project as constructed does not meet Guideline Sections VII(D)(5) and VII(D)(8).

Staff recommends removing the projecting portion of the balcony and that the railing be moved back so it is flush with the wall. With that alteration, the new work will meet all the design guidelines with the exception of width; however, that discrepancy is minimal.

Staff recommends that the projecting porch of the balcony be cut back so that the railing is flush with the exterior wall of the outbuilding within sixty (60) days. With that alteration the violation can meet section VII(D)(5) for Projecting Balconies and VII(D)(8) for Dormers for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

[Public comment was forwarded to the commission via email.]

Stefany Bonfields, owner, explained that the balcony is minimally visible, the building is not historic, and their pool was installed by an unlicensed contractor. There are balconies like this all over and the purpose of the balcony is to get rid of the "Airbnb feel." The depth is to help keep water out of the upper-level space since the floor is below the roofline. Her contractor convinced her that a preservation permit was not needed. She requested approval.

Commissioner Jones felt that the look of the building would be the same if the balcony is cut back. Commissioner Fitts said she remembered a similar project and the decision was that it needed to be removed. She feels they need to look at it as if it had not yet been constructed. The other project was on a corner lot and this one is minimally visible. Commissioner Johnson agreed with Commissioner Jones and Fitts, saying that since the balcony is internally facing and is not visible, the small difference in size between what is allowed and what is constructed is not an issue. Commissioner Mosley said, if allowed, it should be noted that it is an existing building that already does not meet all the design guidelines, being constructed prior to the design

guidelines.

Motion:

Commissioner Jones moved to approve the project as constructed. Commissioner Johnson seconded and the motion passed with Commissioner Mosley voting in opposition.

K. 2012 CEDAR AVE

Application: Violation/New Construction—Outbuilding

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

Removed from agenda. Correction plan submitted.

VI. MHZC ACTIONS

L. 200 BROADWAY

Application: New Construction—Addition; Signage

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

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

PermitID#:T2021076673

Deferred at the request of the applicant.

M. 1309 SHELBY AVE

Application: Demolition—Economic Hardship

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose Joseph.Rose@nashville.gov

PermitID#:T2022001169

Deferred at the request of the applicant.

N. 2906 BELMONT BLVD

Application: New Construction—Outbuilding/Detached Accessory Dwelling Unit

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022000247

Deferred at the request of the applicant.

O. 1014 LAWRENCE 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#: T2022000839 and T2022000869

Staff member, Melissa Baldock presented the case for 1014 Lawrence, a pre-1914 brick house that contributes to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay

The house's lot is double width at one hundred feet (100') wide, and the historic house is shifted to the left side of the lot. So the house has a large side yard to its right. The applicant proposes a new infill house to the right on the historic house. This would be a side-by-side duplex. The application also includes a detached outbuilding.

Staff finds that a side-by-side detached duplex is appropriate on this lot because the lot is double width at one hundred feet (100') wide. The proposed site plan allows for ten feet (10') of yard space between the right side of the historic house and the new infill. Staff finds this to be appropriate, as most houses in the immediate vicinity are separated by a minimum of ten feet (10') of width. The infill will be five feet (5') from the right-side property line and approximately fifty feet (50') from the rear property line, meeting base zoning standards. There will be twenty feet (20') from the back of the house to the proposed carport.

The proposed infill is a one and one-half story building, which could be in keeping with the historic context except that its maximum ridge height of twenty-eight feet, ten inches (28'10") from finished floor is taller than what is appropriate for this site.

The proposed infill will be a detached duplex structure located to the right of an existing historic house on the same lot. The lot is one hundred feet (100') wide and staff therefore finds that a second detached house facing Lawrence could be appropriate if its scale were modest. Staff finds that the proposed maximum height ranging from twenty-eight feet, ten inches (28'10") to thirty-two feet, seven inches (32'7") tall at the front because of cross slope is out of scale for this site. By comparison, the historic house to the left is between twenty-nine feet, six inches and thirty-one feet, seven feet (29'6"-31'7") tall from grade. The applicant's drawings show that the house to the right is between twenty five feet and twenty-seven feet, six inches (25'-27'6") tall from grade. However, according to drawings submitted in 2017 as part of an addition permit for 1010 Lawrence, the one-story historic house to its right, is between twenty-four feet and twenty-six feet (24'-26') from grade.

The historic house on the lot is unusually wide at forty-four feet (44') at the front. This leaves only forty-seven feet (47') of frontage on the lot from the rightmost corner of the historic house for the new infill to be situated. Situating a new infill in this relatively narrow portion of the lot is only appropriate if the scale and overall height of the infill is no taller than historic houses on either side. For this site, given its constraints and slope, staff finds that a maximum height of

twenty-two to twenty-four feet (22'-24') from grade is most appropriate. Staff therefore recommends that the height of the infill be no taller than twenty-four feet (24') from grade at its tallest point.

Staff finds the width, foundation and eave height to match the historic context. Staff recommends that the front porch columns have caps and bases.

Staff finds that the gambrel roof form at the rear is not a common roof form and increases the perceived massing of the house. At the rear, the structure appears more like a full two-story structure. Staff recommends that the infill be reduced in height to be no taller than twenty-four feet (24') from grade at its tallest and that the gambrel roof form be a more typical roof form like a gable or hip.

Staff recommends approval with the following conditions:

1. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;
2. The maximum ridge height be no taller than twenty-four feet (24') from grade at its tallest point;
3. The rear roof form be a hip or gable rather than a gambrel;
4. The front porch columns have caps and bases;
5. MHZC approve all windows and doors and the roof shingle color prior to purchase and installation;
6. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building.

With these conditions, staff finds that the proposed addition/infill/outbuilding meets sections IV. (Materials), V. (New Construction-Infill), and VII. (New Construction-Detached Outbuildings & Garden Structures) of Part I and the Waverly-Belmont chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

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

Commissioner Mosley suggested that the front part of the house could be brought down which might allow for a taller gable or hipped roof in the back.

Commissioner Fitts agreed with staff recommendation.

Motion:

Commissioner Fitts moved to approve with the following conditions:

- 1. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;**
- 2. The maximum ridge height be no taller than twenty-four feet (24') from grade at its tallest point;**
- 3. The rear roof form be a hip or gable rather than a gambrel;**
- 4. The front porch columns have caps and bases;**

5. **MHZC approve all windows and doors and the roof shingle color prior to purchase and installation; and,**
6. **The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building;**

finding that with these conditions, the proposed addition/infill/outbuilding meets sections IV. (Materials), V. (New Construction-Infill), and VII. (New Construction-Detached Outbuildings & Garden Structures) of Part I and the Waverly-Belmont chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Williams seconded and the motion passed unanimously.

P. 1308 FORREST AVE

Application: New Construction—Outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2021077548

Staff member, Jenny Warren presented the case for 1308 Forrest Avenue. The Commission approved an addition at 1308 Forrest in December, but the applicant deferred the outbuilding at that time. They have since made revisions to the outbuilding.

The outbuilding has a modern design and form that correspond with the design of the addition. The materials need final staff review.

This is a large lot and the footprint of the outbuilding is well within the allowable square footage, at about seven-hundred and ten square feet (710sqft). The applicant proposes the ground level to be ten feet (10') from the addition, rather than the twenty feet (20') specified in the guidelines. The second level is also connected to the addition with an elevated deck. Staff finds if the deck were removed or lowered to grade, the distance to the outbuilding could be appropriate, as the footprint of the outbuilding is fairly modest compared to what is allowable for a lot of this size. Staff finds that an outbuilding with a small footprint is more in keeping with the guidelines than an addition that connects to the house and steps wider in the rear.

The proposed design is a full two stories tall, while the primary structure is only one story tall. The guidelines clearly state that full two-story outbuildings are only appropriate behind a two-story primary building. Further, the allowable wall height behind a one story is twelve feet (12'). Because of the flat roof form, the wall heights are the same as the ridge height, therefore the wall height is seventeen feet (17'). Staff finds that the two-story form, flat roof and wall heights do not meet the guidelines for this lot.

The guidelines do allow for projecting balconies of no more than thirty square feet (30sqft). While a large elevated deck connecting the two structures is not appropriate, a revised version of this outbuilding could include a small projecting balcony.

In conclusion, Staff recommends disapproval of the proposed outbuilding, finding that it does not meet sections VII(B)(2), (4) and (5) for height, roof slope and massing or VII(D) for Add-On Features (New Construction-Detached Outbuildings & Garden Structures) of Part I and the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Matthew Shutz, designer, explained that the massing of the project has been reduced and the deferral from last month gave neighbors a chance to comment. He said that Councilman Withers said he had not received any negative comments. He claimed that it was really an addition with an accessory use. He provided an explanation of the design and passed around a model of the proposal.

There were no requests from the public to speak.

Commissioner Mosley said the previously approved addition and the outbuilding together are pushing the bounds of the design guidelines. He suggested a one-story outbuilding with a tall basement and without connections to the main house.

Commissioner Johnson said the design is unique and the application thorough. It is an extension of an addition rather than an outbuilding and so would meet the design guidelines. Commissioner Stewart said it is beautifully done but there is a discrepancy between the guidelines and the Secretary of Interior Standards. The guidelines are created by the neighborhoods. Commissioner Price agreed that the guidelines only allow for a one-story outbuilding and that design could still be contemporary. He was not compelled to allow for an upper-level connector. Commissioner Fitts agreed that it is a quality design but one that does not meet multiple design guidelines. Commissioner Jones said it was “a lot” and there were just too many exceptions to the design guidelines. Commissioner Williams agreed with the other commissioners in that the design is thoughtful but does not meet the design guidelines.

Mr. Schutz returned to say that the design guidelines must align with the Secretary of Interior Standards.

Motion:

Commissioner Price moved to disapprove the proposed outbuilding, finding that it does not meet sections VII(B)(2), (4) and (5) for height, roof slope and massing or VII(D) for Add-On Features (New Construction-Detached Outbuildings & Garden Structures) of Part I and the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Vice-chair Stewart seconded and the motion passed unanimously.

Q. 756 BENTON AVE

Application: New Construction—Infill

Council District: 17

Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay

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

PermitID#:T2022000222

Staff member, Melissa Baldock presented the case for 756 Benton Avenue, which is a circa 1955 house that does not contribute to the historic character of the Woodland-in-Waverly Historic Preservation Zoning Overlay due to its date of construction, massing and form. MHZC staff issued an administrative permit for its demolition in January 2022. The applicant proposes new infill.

Staff find that the front setback is appropriate for the context, and the infill meets all other base zoning setbacks. There is an outbuilding shown on the site plan, but it is not part of this application.

The proposed infill is two stories, with a maximum height of thirty-two feet (32') from grade. This meets the historic context where there are several two-story houses and houses range in height from twenty-five feet to forty feet (25'-40'). The two-story house to the right of 756 Benton is approximately thirty-four feet (34') from grade, although it is on a wider lot.

Staff finds that the infill's height scale, fenestration pattern, materials, and orientation to meet the design guidelines.

Staff recommends approval of the infill with the following conditions:

1. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;
2. MHZC approve the foundation material; masonry samples; all windows and doors; the roof shingle color; the standing seam metal roof material; the material of the front porch floor, stairs, and railing; the Juliet balcony materials; and the walkway material. MHZC approve all fencing and permanent landscape features; and,
3. The HVAC be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building.

With these conditions, staff finds that the proposed infill meets sections III. (New Construction and Additions to Historic and Non-Historic Buildings) and IV. (Appurtenances to Historic and Non-Historic Buildings) of the design guidelines for the Woodland-in-Waverly Historic Preservation Zoning Overlay.

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

Motion:

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

- 1. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;**
- 2. MHZC approve the foundation material; masonry samples; all windows and doors; the roof shingle color; the standing seam metal roof material; the material of the front porch floor, stairs, and railing; the Juliet balcony materials; and the walkway material. MHZC approve all fencing and permanent landscape features; and,**

3. The HVAC be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building; finding that with these conditions, the proposed infill meets sections III. (New Construction and Additions to Historic and Non-Historic Buildings) and IV. (Appurtenances to Historic and Non-Historic Buildings) of the design guidelines for the Woodland-in-Waverly Historic Preservation Zoning Overlay. Commissioner Johnson seconded and the motion passed unanimously.

R. 280 HARDING PL

Application: New Construction—Infill

Council District: 23

Overlay: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022000192

Staff member, Melissa Baldock presented the case for 280 Harding Place, which is a circa 1964 house that does not contribute to the historic character of the Belle Meade Links Neighborhood Conservation Zoning Overlay. MHZC staff issued an administrative permit for its demolition in December 2021. The applicant proposes new infill.

The front setback meets the historic context and the side and rear setbacks meet base zoning. There is an existing front yard parking pad, so staff finds the parking pad on the site plan to be appropriate for this site. The proposed infill is one-and-a-half stories in scale, which is appropriate to the historic context, where most houses are one-and-a-half stories.

The main portion of the house will have a ridge height of twenty-five feet (25') above the floor line. There is some cross-slope to the lot, and at its tallest point, the infill will be approximately twenty-eight feet, six inches (28'6") above grade. The right sixteen feet (16') of the house will be just one story in height with a ridge height four feet (4') lower than the main ridge. Staff finds this to meet the historic context where houses range in height from twenty to twenty-nine feet (20'-29'). The house's floor line is lower than the foundation material, which extends up to under the windowsill level on the front façade. Although not typical, a change in material at the windowsill level is found in the district, most notably on the historic house at 254 Harding. The house's floor line location above grade is appropriate for the site's slope and is compatible with the historic context.

Staff finds that the ridge height, the eave height, the foundation height, the width, and the overall scale to meet the historic context. Overall, staff finds that the roof forms, materials, orientation, and fenestration pattern to meet the design guidelines.

Staff recommends approval of the infill with the following conditions:

1. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;

2. The HVAC be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building; and,
3. MHZC approve a masonry sample, all windows and doors, the roof shingle color, the front porch and stair material, and the driveway material prior to purchase and installation.

With these conditions, staff finds that the proposed infill meets sections IV. (Materials), V. (New Construction-Infill), and VII. (New Construction-Detached Outbuildings & Garden Structures) of Part I and the Belle Meade Links chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Brittney Mount, designer, said she was available for questions. There were no requests from the public to speak.

Motion:

Commissioner Mosley moved to approve the infill and DADU with the following conditions:

1. **The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;**
2. **The HVAC be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building; and,**
3. **MHZC approve a masonry sample, all windows and doors, the roof shingle color, the front porch and stair material, and the driveway material prior to purchase and installation;**

finding that with these conditions, the proposed infill and DADU meets sections IV. (Materials), V. (New Construction-Infill), and VII. (New Construction-Detached Outbuildings & Garden Structures) of Part I and the Belle Meade Links chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Vice-chair Stewart seconded and the motion passed unanimously.

S. 926 RUSSELL ST

Application: New Construction—Infill and Outbuilding/Detached Accessory Dwelling Unit
Council District: 06

Overlay: Edgefield Historic Preservation Zoning Overlay

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

PermitID#: T2022000237 and T2022000240

Staff member, Melissa Sajid, presented the case for 926 Russell Street. In October 2021 the MHZC approved full demolition of the non-contributing home at 926 Russell Street and a permit was issued. This application is to construct a two-story single-family infill and two-story outbuilding that includes a dwelling unit. The infill and outbuilding meet all base zoning setbacks, and the front setback is consistent with the houses on either side.

The proposed infill is two stories, and staff finds the height, scale, and design of the house to be appropriate for the historic context on the 900 block of Russell St. The outbuilding, which is

also two stories, meets all guidelines for outbuildings. In conclusion, staff recommends approval of the infill and outbuilding with the conditions set forth in the staff recommendation, which are all standard conditions for infill in Edgefield.

Staff recommends approval of the infill with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;
2. All siding shall have a smooth finish and maximum reveal of five inches (5”);
3. MHZC approve all fencing and permanent landscape features;
4. The details of windows and doors, trim, roof shingle color, metal roof details, brick sample, all rear porch elements, and the materials of the walkway and driveway shall be approved prior to purchase and installation;
5. The details of the foundation, roof color, trim, windows, and doors for the outbuilding shall be approved prior to purchase and installation;
6. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house;
7. Utility meters shall be located on the side of the building, within 5’ of the front corner or on the rear or rear-side within 5’ of the rear corner; and,
8. Alternative mechanical and utility locations must be approved prior to an administrative sign-off or building permit;

finding that with these conditions, the proposed infill meets Section III of the design guidelines for the Edgefield Historic Preservation Zoning Overlay.

Mitchell Barnett, architect, said he was available for questions. There were no requests from the public to speak.

Motion:

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

- 1. The finished floor height shall be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;**
- 2. All siding shall have a smooth finish and maximum reveal of five inches (5”);**
- 3. MHZC approve all fencing and permanent landscape features;**
- 4. The details of windows and doors, trim, roof shingle color, metal roof details, brick sample, all rear porch elements, and the materials of the walkway and driveway shall be approved prior to purchase and installation;**
- 5. The details of the foundation, roof color, trim, windows, and doors for the outbuilding shall be approved prior to purchase and installation;**
- 6. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house;**
- 7. Utility meters shall be located on the side of the building, within 5’ of the front corner or on the rear or rear-side within 5’ of the rear corner; and,**
- 8. Alternative mechanical and utility locations must be approved prior to an administrative sign-off or building permit;**

finding that with these conditions, the proposed infill meets Section III of the design guidelines for the Edgefield Historic Preservation Zoning Overlay. Vice-chair Stewart seconded and the motion passed unanimously.

T. 1702 FORREST AVE

Application: New Construction—Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose Joseph.Rose@nashville.gov

PermitID#:T2022001164

Staff member, Joseph Rose presented the case. The application is to construct a one-and-one-half story single family infill on the vacant lot at 1702 Forrest Avenue.

The house at 1702 Forrest Avenue was a circa 1918 home in the Lockeland Springs – East End Neighborhood Conservation Zoning Overlay. The property included a non-historic outbuilding. The commission approved demolition of both the home and outbuilding in July 2021 and the structures have since been demolished and cleared from the site. The site at 1702 Forrest Avenue is now vacant and the applicant requests new infill on the site.

The proposed infill meets all base zoning setbacks. The proposed infill will be one-and-one half stories and twenty-six feet (26') tall from grade. Staff finds the infill to meet all of the design guidelines for form, roof form, dormers, orientation, siting, setbacks, proportion and rhythm of openings. Staff finds that the project will meet the guidelines for utilities and materials with the following conditions:

Staff recommends approval of the proposed infill with the following conditions:

1. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;
2. Staff approve all material selections for cladding, trim, masonry, windows, doors, porch elements, and site elements prior to purchase and installation; and,
3. The location of utility meters and mechanicals shall be reviewed prior to an administrative sign-off on building permit(s) if located anywhere forward of the midpoint of the house.

With these conditions, staff finds that the proposed infill meets sections IV. (Materials) and V. (New Construction-Infill) of Part I of the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the-20th-Century Districts.

Britt DePriest said he was available for questions and there were no requests from the public to speak.

Motion:

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

- 1. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;**

2. Staff approve all material selections for cladding, trim, masonry, windows, doors, porch elements, and site elements prior to purchase and installation; and,
3. The location of utility meters and mechanicals shall be reviewed prior to an administrative sign-off on building permit(s) if located anywhere forward of the midpoint of the house;

finding that with these conditions, staff finds that the proposed infill meets sections IV. (Materials) and V. (New Construction-Infill) of Part I of the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the-20th-Century Districts. Commissioner Johnson seconded and the motion passed unanimously.

Meeting adjourned at 3:33 p.m.

RATIFIED BY COMMISSION ON 2/16/2022.