

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 20, 2021

Commissioners Present: Chairperson Bell, Vice-chair Stewart, Leigh Fitts, Mina Johnson, Kaitlyn Jones, Elizabeth Mayhall, Ben Mosley, 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: Jon Wagenman, Arlie Dulann, Ryan Stringfellow, Preston Quirk, Cheyenne Smith, Andy Rhodes, Brad Van Rassel, Pamela Cole, Jason Feller, Jennifer Morant, Jim Snell, Phil Hyde, Manuel Zeitlin, Emily Pfeffer, Trent, Van Pond, Gary Lloyd, Shannon Stark, Will Carter, Lynn Taylor, Brandon Williams

Councilmembers: Brett Withers

Public:

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

Chair Bell took a roll call to confirm attendance.

Chairperson Bell explained that the Commission must vote on the record that the COVID-19 pandemic requires us to hold a telephonic meeting as permitted under the Governor's Executive Order number 60.

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 Mayhall seconded and the motion passed unanimously.

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

Chairperson Bell asked if there were any proposed changes to the agenda. Ms Zeigler said that the applicants for 945 S Douglas, 312 S 11th and 1101 Halcyon requested deferral, there is a request to remove 1615 Forrest Ave from consent, and staff asks that the consolidation project be deferred until March for a public hearing, with the decision to be on the April agenda. Chairperson Bell asked that the Second Ave Task Force discussion be moved to after the consent agenda.

Motion:

Vice-chair Stewart moved to revise the agenda by deferring the design guideline consolidation project until March and April, deferring 945 S Douglas, 312 S 11th and 1101 Halcyon, removing 1615 Forrest from the consent agenda and moving the Second Ave Task Force discussion to after the consent agenda. Commissioner Price seconded and the motion passed unanimously.

I. ADOPTION OF MINUTES

a. December 16, 2020

MOTION:

Vice-chair Stewart moved to ratify the minutes for December 16, 2020. Commissioner Jones seconded and the motion passed unanimously.

II. CONSENT AGENDA

Staff member Melissa Sajid read the consent agenda.

b. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

~~**e. 312 S 11TH ST**~~

~~Application: New Construction Addition; Setback Determination
Council District: 06
Overlay: Lockeland Springs East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock - Melissa.Baldock@nashville.gov
PermitID#: T2021000120~~

[Deferred]

~~**d. 1615 FORREST AVE**~~

~~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#: T2021000135~~

[Moved to "VI. MHZC Actions"]

e. 320 S 15TH 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#: T2021000143

~~**f. 1101 HALCYON AVE**~~

~~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#: T2021000175~~

[Deferred]

g. 1008 LAWRENCE AVE

Application: New Construction-Addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock - Melissa.Baldock@nashville.gov
PermitID#: T2021000199

h. 2517 BLAIR BLVD

Application: New Construction-Addition; Setback Determination
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2021000327

i. 2812 BELMONT BLVD

Application: New Construction-Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander
PermitID#: T2021000328

j. 2507 BARTON AVE

Application: New Construction-Addition
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2021000329

k. 1101 PORTER RD

Application: New Construction-Addition
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2021000332

l. 1903 FATHERLAND ST

Application: New Construction-Addition; Setback Determination
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2021000794

m. 1406 N 14TH ST

Application: New Construction-Addition; Setback Determination
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2021001031

n. 1900 BEECHWOOD AVE

Application: New Construction-Addition and Outbuilding; Setback Determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2021000178 and T2021000187

o. 1702 4TH AVE N

Application: New Construction-Infill and Outbuilding; Partial Demolition
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2021000169 and T2021000174

p. 202 ELMINGTON AVE

Application: New Construction-Addition and Outbuilding
Council District: 18
Overlay: Elmington Place Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2021000330

q. 198 MANCHESTER AVE

Application: Setback Determination
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman paul.hoffman@nashville.gov
PermitID#: T2021000767

r. 1818 CEDAR LN

Application: New Construction—Addition and Outbuilding; Setback determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2021000178 and T2021000187

Staff recommended approval of the items on consent with their applicable conditions

Motion:

Commissioner Mayhall moved to approve the items on consent including their applicable conditions and with and with the exception of 312 S 11th and 1101 Halcyon and 1615 Forrest. Commissioner Price seconded and the motion passed with a recusal from Vice-chair Stewart.

ee. APPOINT VICE-CHAIR STEWART TO THE MHC/MHZA THE SECOND AVENUE TASK FORCE

Chairperson Bell introduced Vice-chair Stewart to explain the Second Avenue Task Force, begun by the Metro Historical Commission. Vice-chair Stewart gave the background of the group, an overview of its mission and a summary as to how the public can participate.

Motion:

Commissioner Jones voted to appoint Vice-chair Stewart as the MHZA representative to the Second Avenue Task Force. Commissioner Williams seconded and the motion passed unanimously.

III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS

s. CONSOLIDATION OF NEIGHBORHOOD CONSERVATION ZONING OVERLAY

[Deferred]

IV. PRELIMINARY & FINAL SP REVIEW

t. 945 S DOUGLAS AVE

Application: New Construction-Infill
Council District: 17
Overlay: Waverly Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2021001040

[Deferred at the request of the applicant.]

V. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

u. 1511 GARTLAND AVE

Application: Violation; New Construction-Outbuilding; Setback Determination
Council District: 06
Overlay: Lockeland Springs- East End Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman paul.hoffman@nashville.gov
PermitID#: T2020068836

Staff member Paul Hoffman presented the case. 1511 Gartland is a prefabricated outbuilding that was relocated from the neighboring lot in 2020. Staff permitted the shed in 2016 in error and with the agreement it would be removed after a specific period of time. As installed the shed sits on the property line on the east, so the owners are requesting a setback determination from the required three feet (3') to zero feet (0').

The shed is clad in a T-1-11 siding and there is no continuous foundation. In addition, the scale of the building, specifically the eave height in combination with a gambrel roof, is not similar to historic outbuildings.

Finding that the outbuilding does not meet section II.B.8.a for height, scale, roof shape and materials, or II.B.8.b for setback, staff recommends disapproval of the structure, and that it be removed from the site within 60 days of the Commission's decision.

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

Commissioner Price stated that he agreed with the staff recommendation.

Motion

Commissioner Price moved to disapprove, finding the project does not meet section II.B.8 for Outbuildings of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay and recommends that the building be removed from the site withing sixty (60) days. Commissioner Stewart seconded and the motion passed unanimously.

VI. MHZC ACTIONS

v. 1830 5TH AVE N

Application: Demolition
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman paul.hoffman@nashville.gov
PermitID#: T2021000771

1830 5th Ave N is an application for demolition of this contributing building in the Salemtown overlay. The structure dates to 1925. Several of the Commissioners attended a site visit to look at the building last week and notes from that meeting were included online and in your packet.

Access underneath is limited to only what is visible from the vents at the rear of the right side. The portions of the structure that are visible are between six inches and one foot (6"-1') from grade and show evidence of water damage and termites. Several have also been cut through and sistered. The applicant submitted two engineers reports which indicate that the substructure is not sufficient.

Some sagging is normal on a building of this age, but the engineers' and staff's inspection confirms that the roofing structure also is in need of replacement.

The walls and floors on the interior of the home show that the structure is sloping in each direction away from what intact support remains. It would need to be supported in order to place the new foundation and the existing framing may not be strong enough to withstand that effort. The framing could not be reconstructed or repaired until after the foundation has been relayed. Essentially this is a building that was built cheaply and quickly constructed, and so has not withstood the normal factors of age and use since it was built.

Jeff Zeitlin stated he was available for questions.

Commissioner Mayhall and Jones stated that they attended the walk-thru and felt that the engineer reports and staff report were thorough enough that they agreed demolition was appropriate. Commissioner Williams agreed. Both Commissioner Williams and Vice-chair Bell said they were present for the walk-thru.

Motion:

Vice-chair Stewart moved to approve the demolition, finding basic repairs will result in the complete loss of the historic building, resulting in the project meeting V.B.2 (a) for appropriate demolition. Commissioner Jones seconded and the motion passed unanimously.

W. 1101 HOLLY ST

Application: New Construction-Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2021000331

Robin Zeigler, Historic Zoning Administrator, presented the project. The applicant proposes to construct a new rear addition to an historic one-story Transitional Victorian house. The building is on a corner lot, where the grade drops dramatically toward the rear, along the highly visible left side.

This building, as with much of the immediate vicinity, has been commercially used for decades although it was originally developed in a residential context

The addition will have a hipped roof with projecting gables. The eaves of the addition will align with the eaves of the historic building and the roof will be three feet (3') shorter, however with a drop in grade toward the rear the building gains an additional story.

The addition is shorter, no wider, and has a smaller footprint than the historic building, but the scale reads large along the highly visible South 11th Street façade because of the size of the gable projections and the upperstory window proportion.

Our recommendation is to revise those components on the left elevation. The applicant has already sent revised drawings that satisfy those conditions.

The materials are common and appropriate for the age and type of historic building. With the revisions on the left side, staff finds that the addition meets all of the design guidelines

Staff recommends approval of the proposed rear addition, with conditions that:

1. The projecting bays on the left side are reduced to match the scale of the existing projecting bay on the historic house;
2. The scale of the upperstory window proportions are revised so that the upperstory is subordinate to the ground level; and
3. 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.

Applicant Preston Quirk gave a background for the business and stated that he agreed with the staff recommendation.

Mr. Alexander read comments from Councilmember Withers.

Thanks for your work with the applicant on the 1101 Holly Street addition for Fanny's House of Music. I have been in communication with the business owners since they announced the idea of constructing a facility for a music school behind the existing building, which is an adaptive reuse of what was originally a house. I am aware that they and the architect have worked with staff to look at a couple of different solutions, including a large rear addition or a detached structure.

I believe that this addition solution avoids the controversy that sometimes erupts over outbuilding dimensions or forms or placing full-sized buildings behind contributing principal structures.

I agree with the staff analysis that this lot's context is unique since it is one of only three lots in the Five Points area that have contributing principal structures facing a cross street with a side yard facing the busy 11th Street thoroughfare. The other two are Red Door, for which an extensive rear addition was constructed and which uses the back portion of the lot as a parking area, and 1101 Forrest across the street, which has an outbuilding facing 11th that was constructed prior to the application of the Conservation Overlay but that is subordinate to the principal structure which faces Forrest.

There are no other lots with contributing residential forms that have side yards facing 11th. And therefore I do not believe that this addition will be cited to justify similar additions on other standard-sized lots in the Lockeland Springs-East End Conservation Overlay District.

I support the staff recommendation of approval of this addition with conditions. I do agree that the window openings as drawn are a bit top-heavy. I would suggest increasing the height of the windows on the first floor to address the 11th Street frontage. In lieu of a door facing 11th, I believe that having taller windows on the ground floor - perhaps closer in height to those on the historic house structure - would help to create a more balanced feel.

Thank you for your consideration of this application submitted on behalf of a beloved neighborhood small business.

There were no other comments from the public.

Commissioner Price thanked the applicant for the project.

Motion:

Commissioner Price moved to approve the proposed rear addition, with conditions that:

- 1. The projecting bays on the left side are reduced to match the scale of the existing projecting bay on the historic house;**
- 2. The scale of the upperstory window proportions are revised so that the upperstory is subordinate to the ground level; and**
- 3. The window and door selections shall be approved by MHZC Staff prior to construction;**

finding that with these the project will meet the design guidelines for additions in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay. Vice-chair Stewart seconded and the motion passed unanimously.

x. 418 BUSHNELL ST

Application: New Construction-Outbuilding (Detached Accessory Dwelling Unit)

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2021000232

Staff member Melissa Sajid presented the case for new construction. The application is to demolish an existing outbuilding and to construct a new DADU in its location. The outbuilding to be demolished was permitted by the Codes Dept in 1988. Given the date of construction, staff finds demolition of the existing outbuilding to meet the design guidelines.

The DADU meets all base zoning setbacks but will be located only sixteen feet (16') behind the house rather than the twenty feet (20') required by the guidelines. Staff finds that this could be appropriate in this case given that the lot is relatively shallow at one hundred thirty-six feet (136') deep and the house has a deep front setback at fifty feet (50'). In addition, the DADU is offset from the rear of the house, so the full width of the DADU is not located directly behind the house.

The proposed outbuilding has a Tudor design which is not utilitarian in design or matching the historic house. Staff finds that the proportions of the design may not be appropriate for an outbuilding in the Lockeland Springs-East End neighborhood and for this lot in particular. As proposed, the second-level floor height is taller than the ground level. While this proportion may not be atypical for the proposed style, these proportions are neither typical of outbuildings nor are they characteristic of the house at 418 Bushnell Street. The design is not utilitarian, making this proposed building appear as a second primary dwelling rather than an outbuilding. In addition, the height of the DADU exceeds the height of the historic house by approximately two and a half feet (2'6").

Therefore, staff recommends that the height of the second level not exceed the height of the first level and that the overall height of the DADU be reduced so that it is no taller than the historic house.

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

1. The height of the upper-level shall not exceed the height of the ground-level;
2. The ridge height of the DADU shall not exceed the ridge height of the historic house;
3. Staff approve the final details, dimensions, and materials of roof color, windows and doors prior to purchase and installation; and,
4. Staff approve the masonry color, dimensions and texture.

Commissioner Mosley asked for clarification regarding the floor heights. Ms. Sajid clarified that staff would be measuring from grade to the eave for the first floor and from the eave to the ridge for second floor.

John Cox, applicant, explained why he wanted the project and stated that the grade drops. He asked what he could do to obtain the design he wanted.

Vice-Chair Stewart asked Ms. Sajid if there is a good chance of working with the applicant. She recommended an additional condition that if the grade is different than what is shown, that new drawings are submitted to show the grade change.

Commissioner Mosley said he understands the aesthetic of the design but that lowering the pitch and eave would meet two of the conditions of the approval.

Motion:

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

- 1. The height of the upper-level shall not exceed the height of the ground-level;**
- 2. The ridge height of the DADU shall not exceed the ridge height of the historic house;**
- 3. Staff approve the final details, dimensions, and materials of roof color, windows and doors prior to purchase and installation; and,**
- 4. Staff approve the 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 Williams seconded and the motion passed unanimously.

y. 1511 16TH AVE S

Application: New Construction-Infill

Council District: 17

Overlay: South Music Row Neighborhood Conservation Zoning Overlay

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

PermitID#: T2021000233

Staff member Melissa Sajid presented the case for 1511 16th Avenue South. The application is to construct infill at 1511 16th Ave S. The commission approved a similarly scaled infill at this location in October 2019. That approval has since expired.

As proposed, the new structure meets all the design guidelines and is appropriately scaled for the historic context.

The infill is two and a half (2.5) stories and will be not taller than the historic buildings to either side, relative to grade.

In conclusion, staff recommends approval with conditions as outlined in the staff recommendation. The applicant has chosen to not make a presentation but is here if you have questions.

Motion:

Commissioner Mayhall 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 ridge height will not exceed the height of the two historic buildings to either side;**
- 3. The front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;**
- 4. Revised elevations shall be submitted showing a change in material at the foundation;**
- 5. Staff shall review and approve the final selections for all unknown materials prior to purchase and installation;**
- 6. Staff approve the masonry color, dimensions and texture; and**
- 7. The HVAC shall be located behind the house or on either side beyond the midpoint of the house, and utility meters shall be located on the sides or rear of the building. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s);**

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

z. 722 & 726 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#: T2020040967

Staff member Jenny Warren presented the case for 722 & 726 McFerrin. This application is for the new construction of a mixed-use infill building, occupying both the corner lot at 726 McFerrin and the interior lot at 722 McFerrin. The proposed structure is two stories tall with a commercial form and a flat roof. The project incorporates both commercial and residential uses.

The applicant is proposing to construct a building with a commercial form on these commercially zoned lots. Staff finds that this form is appropriate to the immediate corner commercial context. Maxwell Heights is a residential neighborhood that contains primarily one and one-and-a-half story homes. This corner contains the only commercial forms in the district, and a flat roof is appropriate here. Because the adjacent historic context along McFerrin Avenue is one and one-and-a-half story houses with pitched roofs, staff has requested that the height of the development taper down to one story as it approaches this context.

Where it abuts the neighboring property, the development has a seven foot (7') wide one-story section that is about fourteen feet (14') tall and has a flat roof. This is followed by a nine foot (9') wide section where the second floor is recessed before the second level steps flush with the ground level. These design elements, combined with the setback, help to ease the height transition toward the residential context.

The building sits six feet (6') from the Cleveland Street property line and five feet (5') from McFerrin Avenue. The interior section closest to the houses on McFerrin steps back eight feet (8') from the property line to transition into the residential setback. The proposed setbacks meet the design guidelines. Staff notes that if site planning requirements cause alterations to this site plan, the applicant needs to consult with staff and may need to return to the Commission for approval of those alterations.

With final staff review, the materials proposed are appropriate. The flat roof form is appropriate for this corner commercial context. The orientation is also appropriate, with doors opening on to both McFerrin and Cleveland Streets.

The proportion and rhythm of openings is also appropriate, with regularly-spaced, vertically oriented windows on all street-facing and side elevations. This is the left side elevation, along McFerrin. This is the wall that will face the residential form next door.

This project may be constructed in two phases with the interior piece being constructed first. The applicant has provided this elevation to indicate an appropriate rhythm of openings that will be visible along the right side of the interior piece prior to the construction of the corner component. In conclusion, Staff recommends approval subject to the conditions in your report and on your screen.

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

1. Staff shall review and approve materials prior to purchase and installation, including: a brick sample, the doors and windows, awning material, rear stairs and railing material;
2. Staff shall approve the location of the HVAC units and other utilities and
3. If site planning requirements cause alterations to the site plan, the applicant must consult with staff and may need to return to the Commission for approval of those alterations,

finding that the project meets the design guidelines for the Maxwell Heights Neighborhood Conservation Zoning Overlay.

Applicant Brandon Williams said he has owned the property a long time and is glad to present a project that will fit into the neighborhood.

Commissioner Mosley noted that the project will be constructed in phases and the property will remain as two properties so will Phase I still be appropriate if the rest of the project is not constructed? Ms. Warren said the lots are being combined and staff did consider that in their review.

Commissioner Johnson said it is challenging to build a commercial building next to a residential context. She likes the idea of height control and transition of form next to the residential portion. She confirmed that sidewalk is not their review; however, meeting the sidewalk requirements is important to the community.

Motion:

Commissioner Fitts moved to approve with the following conditions:

- 1. Staff shall review and approve materials prior to purchase and installation, including: a brick sample, the doors and windows, awning material, rear stairs and railing material;**
- 2. Staff shall approve the location of the HVAC units and other utilities and**
- 3. If site planning requirements cause alterations to the site plan, the applicant must consult with staff and may need to return to the Commission for approval of those alterations,**

finding that the project meets the design guidelines for the Maxwell Heights Neighborhood Conservation Zoning Overlay. Commissioner Jones seconded and the motion passed unanimously.

aa. 1620 FORREST AVE

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#: T2021000158

Staff member Melissa Baldock presented the case for 1620 Forrest Avenue, a circa 1920 craftsman bungalow with a front facing gable. Applicant proposes to enlarge existing dormers on the historic house's roof. The existing dormers are not inset from the side walls of the house but rather stack on the side walls.

The existing dormer on the left side of the house is approximately sixteen feet, ten inches (16'10") wide, and the dormer on the right side is approximately twelve feet three inches (12'3") wide. Both dormers are stacked on the wall below. The proposed addition to the dormers would extend the wall of the dormers back to the primary back wall of historic house. The new dormer portions are proposed to be inset two feet (2') from the wall below.

If approved, the resulting dormers would be approximately twenty-six feet, five inches to twenty-six feet, eight inches (26'5"-26'8") wide. (A quick note – the Staff recommendation provided the approximate measurement of twenty-six feet, seven inches (26'7") – which was approximated by using the PDF measuring tool. These measurements here are based on the widths of the new dormers provided by the applicant in the additional information provided to the Commissioners yesterday. The difference of a few inches does not affect staff's recommendation).

The main portion of the house has a depth of forty-four feet (44'), and therefore the proposed extension of the dormers would result in dormers that cover more than one half of the roof on both facades. In addition, historic dormers are frequently the width of or less than the width of the openings below, such as a single or paired window, and the proposed will be significantly wider. Staff finds that the new dormers are out of scale with the historic house's roof and do not meet the design guidelines. Side dormers that cover more than fifty percent (50%) of an historic house's roof form are not commonly found on historic houses in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. As proposed, the dormer tips the balance of the house's scale from a one-and-a-half story to more of a two-story structure.

Staff recommends disapproval of the proposed dormers, finding that their size and location do not meet Sections II.B.10. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Melissa Baldock read comments from Councilmember Withers:

I have heard from the homeowner at 1620 Forrest regarding the staff recommendation to disapprove the requested side dormer additions/extensions on this contributing structure. I have discussed this application with the Lockeland Springs Neighborhood Association leadership and we agree with the staff recommendations. The Commission has deliberated how to measure dormer widths in the past and while this design does make steps to minimize the massing of the proposed additions, and we appreciate that, it is also evident to us that the resulting dormer widths do not meet the design guidelines. It is our hope that the homeowner can work with the designer to find another solution to any additional conditioned space needs at this residence.

Jim Snell, owner, said he is a long-term resident of the neighborhood. He claimed his project qualifies for administrative approval and there are no rules that limit the size of side dormers. He argued staff's rationale based on the non-italicized guidelines. It will not be visible from the street so he doesn't understand why it would not be approved.

Lynn Taylor, designer for the project, said that staff didn't tell them they could not do it but asked for drawings. She said the project will be barely visible so she is not sure staff should be reviewing it. This would not set a precedent and the gables sit on the wall with a projecting bay underneath. She clarified measurements and said it is not true that the house will appear to be two-stories. She expressed her frustration with staff.

Commissioner Price said that he is persuaded by the applicant's presentation because it is a decent middle ground, compared to other large additions that are routinely approved.

Commissioner Withers stated that he appreciated the efforts to lessen the dormer's impact but the addition at 1615 Forrest was noted as approved but it is further down the agenda and has not yet been discussed. He has concerns about future dormers being added to historic buildings that would alter their design. He agrees with Commissioner Price that the current design is not offensive but he encouraged a consistent method for addressing the addition of dormers to historic buildings.

Ms. Taylor stated that only what is visible is reviewed, it will not set a precedent, there are bay windows showing a setback for the dormer and it will not read as staff stated. She said this house is different and the commissioners can rule that it is appropriate for this project only. Mr. Snell reiterated it will not be visible.

Vice-chair Stewart explained that their decisions are based on the entirety of the project, not just what can be viewed from the street. Ms. Taylor argued that Tim Walker said the commission does not review what cannot be seen.

Commissioner Johnson claimed it was appropriate because it was minimally visible.

Ms. Baldock said that side dormers on historic roof forms were not allowed until 2011 or 2012. She said that at the time a lot of care was taken to ensure that they were appropriately scaled and she read the italicized information for side dormers.

Commissioner Mosley asked if the drawings were complete. Ms. Taylor said that not all was shown in order to save her customer money. Commissioner Mosley said he did not disagree with the applicant and Commissioners, in that it is modest; however, the proposal may be a contradiction to the design guidelines. If that is the case, then a recommendation for approval needs to be defended.

Vice-chair Stewart said what resonated with him is that the guidelines say that if it is not visible from the right-of-way, it will not be reviewed. Ms. Zeigler clarified the design guidelines and what is reviewed or not. Commissioner Price said that the view is not an issue for him and the proposal is not a violation of how the guidelines are written.

Motion:

Commissioner Price moved to approve the dormers as submitted; finding the project meets section sections II.B.10. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Commissioner Johnson seconded. The motion passed with Commissioner Mosley in opposition.

bb. 4909 ELKINS AVE

Application: New Construction-Infill
Council District: 24
Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2021001026

Staff member Jenny Warren presented the case for infill at 4909 Elkins Avenue. The Commission recently approved demolition of the house that currently sits on the lot. The proposed infill is a one and a half story house that is similar in massing to the existing house. Staff finds that it is appropriate in terms of height, form, scale, massing, setback, orientation and roof form. Staff should review and approve the final material selections. The one issue that staff wanted to address is the right-side elevation. The majority of the openings on this elevation are square windows. Staff recommends that the majority of these windows be lengthened to be twice as tall as they are wide. A few could remain as accent windows, but the majority of the windows should be vertically oriented. The applicant is present and wishes to discuss the specifics further. In conclusion, Staff recommends approval of the application with the conditions on the screen.

Ms. Taylor made the case for keeping the windows as presented for bedroom furniture placement.

Commissioner Mosley asked if the two windows on the bump-out could meet the design guideline proportion requirements. She has not finished the interior design so it not sure about the window arrangements, but there is an opportunity for that.

There were no requests from the public to speak.

Commissioner Mosley said that the front posts match and there should be consideration of the additional width a stone veneer will require. Commissioner Jones agreed and if the two bay windows meet the guidelines; that would meet the guidelines.

Motion:

Commissioner Mosley moved to approve with the following conditions:

- 1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;**
 - 2. The front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;**
 - 3. Staff approve the final details, dimensions and materials of the roof color, windows, doors, stone, deck railing and porch post material prior to purchase and installation; and,**
 - 4. The majority of the windows on the right elevation shall be twice as tall as they are wide;**
- finding that with these conditions, the project meets II.B of the *Park & Elkins Neighborhood Conservation District: Handbook and Design Guidelines*. Vice-chair Stewart seconded and the motion passed unanimously.**

cc. 0 FATHERLAND ST (717 FATHERLAND ST)

Application: New Construction-Infill and Outbuilding
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2020079473 and T2020079477

Staff member Jenny Warren presented This is an application for infill on a vacant lot in the Edgefield Historic Preservation Zoning Overlay.

The proposed infill in appropriate in terms of height, form and scale. The proposed foundation height is appropriate and the design meets all of the setback requirements. With final staff approval, the proposed materials are appropriate.

There is a DADU proposed as well, which meets the design guidelines.

In conclusion, Staff recommends approval of the application 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. Staff shall review and approve the final brick, roofing color, doors, windows, garage doors and terrace paving material prior to purchase and installation; and
3. The HVAC shall be located behind the house or on either side beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner;

Finding that the project meets Section III.B of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

Van Pond, applicant, said he was in agreement with the staff recommendation.

Jenny Warren read a comment from Councilmember Withers. He writes: *I wanted to write a quick note of praise for the design of the new infill application at 717 Fatherland Street in Edgefield. I can't imagine a design that is more detailed and customized to the unique context of that particular block of Fatherland than what architect Van Pond has presented. Well done!*

Motion:

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

- 1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;**
- 2. Staff shall review and approve the final brick, roofing color, doors, windows, garage doors and terrace paving material prior to purchase and installation; and**
- 3. The HVAC shall be located behind the house or on either side beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner;**

finding that with these conditions, the project meets Section III.B of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*. Vice-chair Stewart seconded and the motion passed unanimously.

dd. 1310 A AND B MCKENNIE AVE

Application: New Construction-Infill

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#: T2021000159

Staff member, Melissa Sajid, presented the case for infill at 1310 McKennie Ave, which is currently a vacant lot. As proposed the project meets all the design guidelines for Eastwood. The two-story form of the infill as well as the height and scale are appropriate for the historic context on this block which includes one, one and a half and two story historic homes. In conclusion, staff recommends approval with conditions as outlined in the staff recommendation.

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

Motion:

Commissioner Mayhall moved to recommend approval 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 verified by MHZC staff in the field;**
- 3. Staff approve the final details and dimensions of all unknown materials prior to purchase and installation;**
- 4. Staff approve the masonry color, dimensions and texture;**
- 5. The existing front yard parking shall be removed; and**
- 6. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s);**

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

[Commissioner Jones left the meeting at approximately 4:20 p.m.]

d. 1615 FORREST AVE

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#: T2021000135

Staff member, Melissa Baldock, presented the case for an addition at 1615 Forrest Ave. 1615 Forrest is a circa 1915 bungalow that contributes to the historic character of the Lockeland-Springs East End Neighborhood Conservation Zoning Overlay. Applicant proposes to remove an existing addition and to construct a new rear addition. The project includes removing an existing addition. The addition's date of construction is not known, but it does not appear on the 1957 Sanborn map. Staff finds that the addition's date of construction and its location at the rear, where it is not highly visible from the street do not contribute to the historic character of the house.

The applicant also proposes a change to the windows openings on the right façade, towards the back of the house. Staff finds that because this window opening is in the back half of the house and because the opening will only be shifted slightly, that the alteration is appropriate demolition under the design guidelines. The historic house, including its porch and addition that is to be removed is approximately one thousand, five hundred and twelve square feet (1,512 sq. ft). The addition that will be removed will be approximately three hundred and thirty-two square feet (332 sq. ft.). The proposed addition will increase the footprint of the house by approximately fifteen hundred square feet (1,500 sq.ft.), meaning it will double the existing footprint of the house, with the existing addition taken into consideration. Staff finds this to be appropriate in this instance because four hundred and fourteen square feet (414 sq. ft.) of the addition will be for the covered rear porch which will remain open.

The addition is inset at the back corners of the house for a depth of two feet (2') on the right side and four feet (4') on the left side, after which the addition steps back out on the ground floor to line up with the side walls of the house. The addition includes a ridge raise which is inset two feet (2') and extends up two feet (2'), meeting the design guidelines for ridge raises. The dormers at the second story level are inset two feet (2') from the wall below. The addition steps down so that its floor line and foundation are below that of the historic house's. Its eave height will match that of the historic house.

Overall, staff finds the addition's height and scale to be appropriate for the historic house and to meet the design guidelines. Staff recommends approval with the condition that staff approve all windows, doors, the roof shingle color, and the location of all HVAC and utilities prior to purchase and installation, finding that the proposed project

meets Sections II.B. and III.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Cheyenne Smith, designer, said that he agreed with the staff recommendation.

Ms. Baldock read a comment from Councilmember Withers:

A neighbor has contacted me with a concern about the size of the rear addition proposed for 1615 Forrest in the Lockeland Springs-East End district. While I do not have a particular position on this application, I believe that it warrants a full discussion by the Commissioners. It seems that discussions about what is the appropriate size for additions relative to the historic house structure or the existing house including any present additions is a topic of some deliberation.

I do agree that this contributing structure is a relatively small one, particularly absent the present additions that are proposed to be removed.

On the other hand, the italicized language in the design guidelines states that “ridge raises are most appropriate for one-story, side-gabled buildings (without clipped gables) and that require more finished height in the attic. The purpose of the ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions.”

I have not heard any objections to this project based upon the requested ridge raise, for which this structure is a textbook candidate. But what I believe is worthy of deliberation by the Commissioners is whether the overall dimensions of this addition would be considered to be a large rear addition as described in the second sentence of the above text.

The application also indicates that a DADU or outbuilding is planned. My sense is that while this application does maintain the character of the contributing structure facing Forrest, that the volume of the rear addition and the potential to add an outbuilding adds up to a lot.

I can understand the neighbor concern about this ratio of addition to contributing structure in the overall project. I believe that this application makes a good test case for weighing differing perspectives on applying the design guidelines to additions, and I look forward to hearing the Commissioners’ deliberations on this or similar cases to help the staff advise applicants, neighbors and me going forward.

Mr. Smith responded that he hoped that the guidelines would be followed.

Commissioner Fitts said that the project meets how additions have been reviewed in the past and takes into account portions of the existing house that are being removed.

Commissioner Mosley made some comments about the dormers and overall massing. Vice-chair Stewart said the site is smaller than typical. The designer has taken advantage for the drop in slope and ridge raise. He thinks the guidelines do not back up a denial of the project.

Commissioner Price asked for clarification of the design guidelines and feels that non-historic additions should not be included in the calculation of “existing footprint.”

Vice-chair Stewart moved to approve with the condition that staff approve all windows, doors, the roof shingle color, and the location of all HVAC and utilities prior to purchase and installation, finding that the proposed project meets Sections II.B. and III.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Commissioner Johnson seconded and the motion passed with Commissioner Price in opposition.

VI. OTHER BUSINESS

ee. APPOINT VICE-CHAIR STEWART TO THE MHC/MHZC THE SECOND AVENUE TASK FORCE

[Moved to earlier in the meeting.]

Meeting adjourned at 4:36 p.m.