

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park

METRO HISTORIC ZONING COMMISSION (MHZC)

MINUTES

February 16, 2022

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

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

Applicants: Duane Cuthbertson, Blake Daniels, Scott Morton, Matthew Schutz, Michael Kelly, Sean Henry, Katelyn Stanton, Tim Costello, Meredith Herberg, Cheyenne Smith, Preston Quirk, Jonathan Helm

Councilmembers: Tom Cash

Public: Martha Stinson, Michael Morosi

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 JANUARY 13 AND 19 MINUTES

Motion: Vice-chair Stewart moved to approve the minutes for January 13 and 19 and as presented. Commissioner Price seconded and the motion passed unanimously.

B. ADOPTION OF AGENDA

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

F. 2000 Natchez—pull from consent

O.4154 Murfreesboro Rd, removed from agenda—applicants reconsidering

Q. 708 Monroe-deferred

R. 2906 Belmont-deferred

T. 1309 Shelby -deferred

V. 200 Broadway-deferred

W. 1109 Petway-deferred

Motion:

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

C. COUNCILMEMBER PRESENTATIONS

Councilmember Cash spoke regarding 2000 Natchez Trace, specifically the requested setback determination. He provided some contextual information and expressed concerns about safety.

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.

D. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

E. 4410 PARK AVE

Application: New Construction—Addition
Council District: 24
Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022006967

~~F. 2000 NATCHEZ TRCE~~

~~Application: New Construction—Addition and Outbuilding; Setback Determination
Council District: 18
Overlay: Hillsboro West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022006992 and T2022006994~~

G. 1200 RUSSELL ST

Application: New Construction—Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022007555

H. 1100 FORT NEGLEY BLVD

Application: Rehabilitation
Council District: 17
Overlay: Landmark
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2022007777

I. 518 RUSSELL AVE

Application: Interior Alterations
Council District: 06
Overlay: Historic Landmark—Interior Preservation Zoning Overlay
Project Lead: Robin Zeigler robin.zeigler@nashville.gov

J. 1107 MONTROSE AVE

Application: New Construction—Addition to Outbuilding and Setback Determination
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022006761

K. 608 RUSSELL

Application: Violation/New Construction—Addition and Setback Determination
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

L. 1101 MONTROSE AVE

Application: New Construction—Addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022000968

Motion:

Vice-chair Stewart moved to approve all consent items with the applicable conditions and with the exception of 2000 Natchez Trace finding that they met the design guidelines. Commissioner Johnson seconded.

III. OVERLAY RECOMMENDATIONS, DESIGN GUIDELINE ADOPTIONS & PRE-1865 RECOMMENDATIONS

M. 915 KIRKWOOD AVE

Application: Designation
Council District: 17
Overlay: Historic Landmark Preservation Zoning Overlay
Project Lead: Robin Zeigler robin.zeigler@nashville.gov

Councilmember Sledge and the Broadway Building Group requests a Historic Landmark Zoning Overlay for the Mary Berry Bass Home on a portion of 915 Kirkwood Avenue. You will see that we are just recommending a portion of the lot. It’s a large lot that is in the process of being subdivided so just the lot with the house will be landmarked.

915 Kirkwood was constructed in 1913 for Mary Berry Bass, a prominent Nashville widow. She hired local architects Asmus & Norton, who were prolific and highly regarded Nashville architects. Christian Asmus was the supervising architect for 1889 Tennessee Centennial. The house retains its original architectural features and is eligible for listing in the National Register.

Finding the building meets 17.36.120 (B)(3), staff suggests recommendation of the landmark and adoption of the existing design guidelines to apply to this property.

Commissioner Price asked about the garage on the property, which Ms. Zeigler explained was condemned and not recommended for designation due to its condition.

Duane Cuthbertson, representing the development team, said he was available for questions.

There were no requests from the public to speak.

Motion:

Commissioner Price moved to recommend a historic landmark for 915 Kirkwood, finding the building meets 17.36.120 (B)(3), to adopt the existing design guidelines to apply to this property. Vice-chair Stewart seconded and the motion passed unanimously.

N. 518 RUSSELL AVE

Application: Designation
Council District: 06
Overlay: Historic Landmark-Interior Preservation Zoning Overlay
Project Lead: Robin Zeigler robin.zeigler@nashville.gov

Councilmembers Withers and Tulip Street Partners have applied for a Historic Landmark-Interior for the Tulip Street Methodist Church as a part of rezoning the property for a boutique hotel. This is our first interior landmark. Designation includes some exterior alterations, which received an administrative permit and some interior alterations, which were approved on consent.

Tulip Street Methodist Church is one of Nashville’s most iconic religious structures. The building was listed in the National Register in 1977 and is a contributing building in the Edgefield Historic Preservation Zoning Overlay. Its exterior and interior remain remarkably intact. Completed in 1892, the interior retains its curved form, intricate hand-carved woodwork, and prominent organ on the altar, all of which make the space a unique Nashville treasure.

Staff suggests that the Commission recommend approval of 518 Russell Street as a Historic Landmark-Interior, finding the property to meet 17.36.120 (B)(5), as it is listed in the National Register.

Staff recommends the adoption of the existing Historic Landmark-Interior guidelines to apply to this property, finding that they are consistent with the Secretary of Interior’s Standards and the adoption of the attached “Survey of Interior Features” to document contributing features.

Blake Daniels, applicant, stated that the new use will allow the public to enter and view the structure again.

There were no requests from the public to speak.

MOTION:

Vice-chair Stewart moved to recommend approval of 518 Russell Street as a Historic Landmark-Interior, finding the property to meet 17.36.120 (B)(5), as it is listed in the National Register and to adopt the existing Historic Landmark-Interior guidelines to apply to this property, finding that they are consistent with the Secretary of Interior’s Standards and the adoption of the attached “Survey of Interior Features” to document contributing features. Commissioner Jones moved to second and the motion passed unanimously.

O. 4154 MURFREESBORO RD

Application: Demolition
Council District: 33
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Removed from agenda by the applicant.

[Commissioner Mosley arrived at 2:22 p.m.]

IV. PRELIMINARY & FINAL SP REVIEW

P. 1301 2ND AVE N

Application: Demolition; New Construction—Infill
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2022000844

Staff member, Sean Alexander, presented the case for Demolition and New Construction of Infill at 1301 2nd Ave N.

The application includes the demolition of a metal industrial building, constructed circa 1960. The building is not historic, and demolition meets the design guidelines.

The lot is at the far eastern edge of the overlay, at the corner of 2nd Ave North and Monroe Streets. The new building will be constructed to the build-to lines at the inside edge of the sidewalks of both streets, after sidewalk improvement. The building will have a five-foot (5') rear setback and five-foot (5') setback from the adjacent parcel to the north. These setbacks are appropriate for mid-rise buildings and meet the applicable design guidelines.

Just across the streets to the east and south, outside the overlay, are mixed-use multi-story developments in various stages of completion. They will have as many as six or seven stories. The guidelines for the subject property allow up to two stories, with a height of thirty feet (30') for flat roofed buildings and thirty-five feet (35') for pitched roofs. Given the heights of the adjacent context, staff finds that holding infill to the two stories the guidelines permit would create an abrupt transition into the historic neighborhood, and for that reason we are supportive of additional height.

The proposal is for a multi-story building with two components – one a five-story façade with a sixth story stepped back from all four sides, and a two-story façade. The larger component on the southern portion of the lot will be sixty-one feet (61') tall, with the sixth story rising to sixty-five feet (65'), several feet behind the parapet. The smaller component on the northern portion of the lot will be thirty-two feet (32') tall.

Staff finds that additional height beyond what the guidelines allows may be appropriate, with a condition that the infill is no more than five stories and no more than twice the height permitted by the design guidelines on the southern portion of the parcel, up to sixty feet (60'), and two stories no taller than the thirty feet (30') permitted by the design guidelines on the northern portion of the lot.

Staff finds the orientation and articulation of the façade to be appropriate.

Although the context includes new and planned large buildings, there are still several one-story historic buildings mixed among vacant or developable lots on this block so transitioning down to what the guidelines allow is important.

On the Monroe Street elevation, staff found the orientation to be appropriate. The guidelines require facades to be articulated such that the width of an “unbroken façade shall not exceed the building height.” Staff recommends the addition of a pilaster or other articulation to break up the upper levels of this street-facing façade. The component shown on this elevation is the portion that staff is recommending be no more than five stories and no more than twice the height permitted by the design guidelines on the southern portion of the parcel, up to sixty feet (60'). With the condition that a pilaster or other articulation is added, staff finds the orientation and articulation of the façade to be appropriate.

The rear, alley facing elevation, staff finds to be appropriate. Additional articulation is not needed here because it is rear-facing and because the upperstory massing is stepped back from the first and second story.

On the north façade, the upper-stories are again stepped back a considerable distance from the wall of the first story. There is a courtyard or deck atop the one-story section. The guidelines do allow rooftop decks in this zone of the overlay, on infill when sitting back from the street-facing wall. When I was discussing the front elevation I said that this component should be no more than two-stories up to thirty feet tall, and that would apply to the component shown on this façade as well.

Staff recommends approval of the demolition of the non-contributing building and the scale and massing of the proposed infill with the conditions that:

1. The infill is no more than five stories on the southern portion of the parcel, up to sixty feet (60'), and two stories no taller than the thirty feet (30') on the northern portion;
2. The upperstory of the center section of the Monroe Street façade is more articulated;
3. If the SP is approved by the Planning Commission, the applicant will return to the Historic Zoning Commission for review of materials, material color and texture, windows and doors, proportion and rhythm of openings, porches, entries and stoops, fences and walls, roof top decks, balconies, and pergolas, stair tower locations and detailing, appurtenances and utility locations, and the overall detailing of the proposal.

With these conditions, Staff finds the scale and massing of the project meet the design guidelines for new construction in the Germantown Historic Preservation Zoning Overlay.

Scott Morton, project manager, explained the process for the project which included neighborhood meetings and discussions with Councilmember O'Connell and provided an overview of the context which drove the design proposal.

There were no requests from the public to speak.

Commissioners Mosley and Mayhall asked clarifying questions about the height. Mr. Morton answered that the floor-to-floor is nine feet (9') tall and the first level is twenty feet (20'), including a mezzanine level that does not extend to the Second Avenue side.

In answer to Commissioner Fitts's question, Ms. Zeigler said that one letter in opposition has been received.

Commissioner Johnson said the plan is well thought out for the context, including the transition section.

Commissioner Fitts pointed out that the comment received was about zoning and she wanted to point out, for the public, that the hotel use is not within their purview.

MOTION:

Vice-chair Stewart moved to approve demolition of the non-contributing building and the scale and massing of the proposed infill with the conditions that:

- 1. If the SP is approved by the Planning Commission, the applicant will return to the Historic Zoning Commission for review of materials, material color and texture, windows and doors, proportion and rhythm of openings, porches, entries and stoops, fences and walls, roof top decks, balconies, and pergolas, stair tower locations and detailing, appurtenances and utility locations, and the overall detailing of the proposal;**

finding that with these conditions, the scale and massing of the project meet the design guidelines for new construction in the Germantown Historic Preservation Zoning Overlay. Commissioner Johnson seconded and the motion passed unanimously.

V. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

Q. 708 MONROE

Application: Violation/New Construction—Addition
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

Applicant requested a deferral.

VI. MHZC ACTIONS

R. 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.

S. 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 an outbuilding at 1308 Forrest. The Commission approved an addition at 1308 Forrest in December and disapproved a two-story seventeen foot (17') outbuilding in January. The applicant has revised the outbuilding.

The outbuilding has a modern design and form that correspond with the design of the addition. The materials need final staff review. The applicant is proposing to connect the outbuilding to the house using steel girders. Staff finds that both the connector and the steel material are not appropriate as they are not compatible with the historic house or context. Staff finds that if the project is evaluated as an addition, it does not meet the guidelines for design – as steel girders connecting two massings is not a historic form; nor does it meet the guidelines for massing, as the previously approved addition is already large and the new revision would add even more massing connected to the back of this modest house.

If viewed as an outbuilding, staff finds that the proposal could meet the guidelines. The steel girders would need to be removed to fully separate the house from the outbuilding. If this were done, then the outbuilding meets the guidelines for height, square footage and setbacks. The only remaining issue is the distance between structures. The guidelines require twenty feet (20') between primary buildings and outbuildings. The proposal shows ten feet (10') of distance. Staff finds that the ten feet (10') could be appropriate in this case, as the footprint of the outbuilding is modest at seven hundred square feet (700sqft) compared to the one thousand square feet (1,000sqft) allowed on this lot.

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

1. The steel girders connecting the outbuilding to the house shall be removed; and,
2. Staff shall approve the final materials including foundation material, the siding material, the trim material, all windows and doors and the balcony railing;

finding that it meets section VII for 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.

Matt Schutz, designer for the project, provided an overview of the revised design and that he was following the design guidelines for an addition rather than an outbuilding. He said that the owners had agreed to remove the steel girders if that was what needed to happen to gain approval of this design.

There were no requests from the public to speak.

In answer to Commissioner Johnson's question, Ms. Warren explained that the steel connectors and the material are both inappropriate for the context. Schutz answered that if the Commission votes against the girders, they can make the building work, from a structural standpoint. Commissioner Mosley said that an outbuilding should stand on its own so agrees with the staff analysis. Commissioner Price agreed, pointing out that they have disapproved upper level connectors on outbuildings at least three times.

MOTION:

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

- 1. The steel girders connecting the outbuilding to the house shall be removed; and,**
- 2. Staff shall approve the final materials including foundation material, the siding material, the trim material, all windows and doors and the balcony railing;**

finding that it meets section VII for 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. Commissioner Williams seconded and the motion passed unanimously.

T. 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.

U. 111 BROADWAY

Application: Signage; Materials—Storefront windows
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2022006869

Staff member, Melissa Baldock, presented the case for 111 Broadway. 111 Broadway is a circa 1929 industrial and commercial building that contributes to the historic character of the Broadway Historic Preservation Zoning Overlay. The historic structure is three stories tall, with a rooftop addition that was approved by MHZC in 2007 and constructed shortly thereafter. In December 2021, MHZC staff issued an administrative permit for the alteration of the ground floor storefront.

None of the existing storefront windows are original, as seen in photos from the 1980s and 1990s. Under the December permit, the applicant was permitted to install a nanawall system, which has been approved in the Broadway Historic Preservation Zoning Overlay for storefronts. After approval, the applicant found that a nanawall system cannot be easily installed in the storefront because of the interior configuration of the front wall columns

The applicant therefore requests the use of a Chicago Bi-Fold window, which open entirely into the interior of the storefront. In its review of operable storefront window openings in the past, MHZC has found that nanawalls were appropriate because when closed, their butt joints produce a look where the seams are minimal and the overall look is one of a large window pane. Folding windows like the Chicago BiFolds have not been approved because their thick mullions when closed do not produce the look of a large glass pane.

That said, staff finds that a bifold window like the Chicago BiFold windows could be appropriate for the storefront at 111 Broadway because the building did not historically have traditional storefront windows like most of the other commercial structures along Broadway. There is no pictorial evidence showing that the ground floor storefront windows were ever a traditional large storefront glass, but rather had multi-paned industrial windows. In addition, staff finds that the proposed windows will look similar to the existing conditions of the storefront windows when closed. Staff therefore finds them to be appropriate for this building at the ground floor level.

The applicant is also proposing a projecting sign. The sign meets the design guidelines, except that it is twenty-feet (20') tall projecting sign. Projecting signs on two and three story structures are restricted to a height of sixteen feet (16'). Twenty feet (20') tall projecting signs are only permitted if the building is four stories in height or taller, which this one is not.

The historic structure is three stories, with a rooftop addition that dates to 2007. The design guidelines clearly state "In determination of number of stories of a building, rooftop additions shall not be considered within the number of stories." The 2007 rooftop addition should not be considered within the number of stories, per the design guidelines, and staff therefore recommends that the projecting sign be no taller than sixteen feet (16').

Staff recommends approval of the project with the following conditions:

1. The projecting sign be no taller than sixteen feet (16');
2. The existing projecting sign be removed prior to the installation of the new sign; and,

3. MHZC approve the signage prior to it being installed.

With these conditions, staff finds that the proposed storefront and signage to meet Sections II (Rehabilitation) and IV. (Signage) of the design guidelines for the Broadway Historic Preservation Zoning Overlay.

Commissioner Mayhall stated that this is an important corner for Nashville and she is concerned about the LED sign for the museum. Ms. Baldock explained that sign is located inside the building and not within the MHZC's purview.

Katelyn Stanton at Remick Architecture spoke on behalf of the applicant. She made the argument that the rooftop addition should be considered in the overall building height and there are impediments to viewing the sign, which should allow for a twenty foot (20') tall sign. Sean Henry, legal representative of the development group, reiterated that the large footprint of the building and the rooftop addition were reasons to allow for a larger sign. They proposed to move unused signage allotment to the projecting sign. Michael Kelly owner of the business, agreed that the interior LED sign should be removed and they hope to remove other signage clutter. He provided some information on their business.

There were no requests from the public to speak.

Commissioner Johnson expressed reservations for allowing for more height, explaining that the guidelines are clear about the maximum height and approval would set a precedent. Commissioners Price and Jones agreed. Commissioner Jones said that allowing for unused allotment to be used to make the sign taller would then become a request of all businesses on Broadway.

MOTION:

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

1. **The projecting sign be no taller than sixteen feet (16');**
2. **The existing projecting sign be removed prior to the installation of the new sign; and,**
3. **MHZC approve the signage prior to it being installed;**

finding that with these conditions, the proposed storefront and signage meet Sections II (Rehabilitation) and IV. (Signage) of the design guidelines for the Broadway Historic Preservation Zoning Overlay. Commissioner Johnson seconded and the motion passed unanimously.

V. 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.

W. 1109 PETWAY AVE

Application: New Construction—Infill and Outbuilding/Detached Accessory Dwelling Unit
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2022008494

Deferred at the request of the applicant.

X. 1005 W EASTLAND AVE

Application: Partial Demolition

Council District: 05
Overlay: Maxwell Heights Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2022007773

Staff member Sean Alexander presented the case for partial-demolition at 1005 W Eastland.

1005 West Eastland Avenue is a contributing house, circa 1922. A rear addition to this house was recently approved with an administrative permit. That permit, which was reviewed under the Consolidated Neighborhood Conservation Zoning design guidelines, specified that the original wood siding was to be retained.

After starting the addition and rehabilitation, the contractor has had an opportunity to assess the condition of the building, and they are today requesting to replace the siding. They are also requesting approval to enlarge three pairs of windows on the right side of the house.

The windows at the midpoint and toward the rear on the existing building are in bedrooms, so the applicant would like to lower the sills six inches to meet egress requirements. The widths and pattern of the windows will otherwise be unchanged. The pair of windows closer to the front are on a box-bay that has been altered. The windows are not original, and will be replaced with windows matching the new windows with a wider mullion like it would have had historically. Because the front pair is not original and the others are at the midpoint or beyond and the change in size is minimal, staff finds that aspect of the application to be appropriate.

The existing siding is in need of repair, and has many coats of paint that are cracked and peeling. However, the wood siding itself has a very distinctive Dutch shiplap with a narrow reveal and mitered corners. The applicant proposes to replace it with new wood which will be custom milled to match. Before the guideline consolidation we would not have reviewed siding replacement, so matching wood siding is much better than what would have been possible just last year – however, the guidelines say that if siding can be rehabilitated then it should be rehabilitated, and only replaced in cases of quote “extreme deterioration.”

The paint is lead-based, which is usually present on any house older than 1978. There are considerations and special procedures for removing lead-based paint, but preservation professionals everywhere deal with it every day and that information and expertise is readily available. Additionally, similar precautions would need to be taken whether the siding is stripped or removed, so having to mitigate the lead is not a hardship imposed by not allowing replacement.

Staff recommends approval of the proposal to replace the three pairs of windows on the right side of the house with larger windows, finding that their replacement meets section III (Partial Demolition) of Part I and the Maxwell Heights chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Staff recommends disapproval of the application to replace the original wood siding, finding that the replacement does not meet section III (Partial Demolition) of Part I and the Maxwell Heights chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Vice-chair Stewart asked if staff work with the applicant, when some areas of siding need to be replaced. Ms. Zeigler and Mr. Alexander said yes. Commissioner Fitts asked for clarification of the replacement material and Mr. Alexander said it would be wood.

Tim Costello, Costello Construction, clarified that the window dimensions will not need to change much. He said that he hopes to add sheathing because the siding is attached to the studs. There is a mill in Kentucky that can create an exact match to the design in poplar.

Commissioner Mosley asked if the window trim would have the same amount of reveal from the new lap siding as from the old, and Mr. Costello said it would. In answer to Commissioner Price’s question, Costello said the corners would be mitered.

Commissioner Price said that he supported the staff recommendation against replacement when he thought that the siding would be replaced with fiber cement board. The clarification that wood siding would be used with the same

unique profile had him wondering what other commissioners think. His inclination as a preservationist is to keep the original materials and work around them. The fact that it is attached to the framing, is not compelling to him as a reason for replacement, as that is typical of historic buildings.

Commissioner Mosley said that adding foam insulation can change the performance of the overall system, so he is concerned about that option over replacement. Vice-chair Stewart said that one of the reasons the homes have lasted so long is because they did not have insulation which allowed for walls to dry out when there are small water intrusions. He leaves his wall uninsulated as the majority of energy loss is through the roof and only 12% or so goes out through the walls. He explained that foam insulation is not recommended for historic buildings. He agreed the house isn't as structurally robust as they might want, therefore he is open to replacement for the strengthening of the structure.

Commissioner Mosley said that all the details should be replicated, not just the type of lap siding. Elements that align now should remain in alignment without odd pieces, which is something seen from time-to-time. Commissioner Jones agreed, stating that they are not just asking for the cheapest, easiest avenue but are committed to retaining the historic character.

MOTION:

Vice-chair Stewart moved to approve the project, with the condition that the siding and trim be the same species, dimension and details as the original, finding that the project meets section III (Partial Demolition) of Part I and the Maxwell Heights chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Jones seconded and the motion passed with Commissioner Price in opposition.

Y. 1807 LAKEHURST DRIVE

Application: New Construction—Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

Permit ID#: T022006777

Staff member, Jenny Warren, presented the application for a two-story addition to a one-story contributing house, located at 1807 Lakehurst, in the Little Hollywood section of Lockeland Springs. Staff issued an administrative permit for a one-story outbuilding on this lot in 2021. Due to the grade on the lot, that structure would sit up on the hill behind the house and be visible from the street, as seen here. The applicant has not yet constructed this outbuilding and would like to request an addition instead, that rises as tall in elevation. Staff finds that while the height of the detached outbuilding in the rear yard is appropriate, the same elevation height in a fully attached addition is not.

The guidelines state that an addition should not exceed the number of stories of the historic house and that in cases where a taller addition is appropriate, it should be no more than two feet (2') taller. The proposed addition is two-stories behind a one-story house and rises about six feet, eight inches (6'8") taller. Staff finds the proposal does not meet the guidelines for height and massing. The addition includes an attached garage at the main level, which is typically not allowed by the guidelines. However, Little Hollywood has a unique context and attached garages are common here. Given this, staff finds that the proposed side-facing garage could be appropriate to this specific context and that the provided two-foot (2') inset is sufficient.

The setback, insets and square footage all meet the design guidelines. Final materials have not been chosen, but can be worked out at the staff level. If this were a one-story addition that rose no taller than the historic house, this project could be approved administratively, the primary issue here is the height.

In conclusion, staff recommends disapproval of the proposed addition finding that it does not meet sections VI(A)(1) and VI(B)(2,3,5,8) for massing and scale of Part I of the design guidelines for Turn-of-the 20th-Century Districts. She noted that public comment has been received.

Meredith Herberg, owner, stated that they should be allowed the height since there are no flat-roofed buildings with additions and the outbuilding has already been approved.

There were no requests from the public to speak.

Commissioner Johnson said she understands the support of the neighborhood but at the same time, the neighbors are the ones who produced the design guidelines. She doesn't feel they should stray from the guidelines, just because surrounding neighbors like it. The outbuilding is not connected and further back so not the same as the proposed two-story addition. Two feet of additional height could meet the design guidelines but not more than six feet. Commissioner Fitts agreed as the outbuilding and addition, may appear to be the same but are not. Commissioner Mosley agreed and said he would be more compelled by a deeper one-story addition. Vice-chair Stewart explained that they often receive requests for two-story additions behind one-story buildings and they need to be consistent with past decisions and the design guidelines.

MOTION:

Vice-chair Stewart moved to disapprove the proposed addition finding that it does not meet sections VI(A)(1) and VI(B)(2,3,5,8) for massing and scale of Part I of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Mayhall seconded and the motion passed unanimously.

Z. 918 BRADFORD AVE

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

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#: T2022006767 and T2022006769

Staff member Melissa Baldock presented the case for infill and an outbuilding at 918 Bradford Avenue.

Although 918 Bradford Avenue was constructed circa 1926, staff determined that its materials, form, and location at the back of the lot where an outbuilding would typically be located does not contribute to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay. Staff issued an administrative permit for its demolition in January 2022. The applicant proposes infill and a detached accessory dwelling unit. Here is the site plan. The project meets all base zoning setbacks.

The proposed infill is a one and one-half story building, which meets the historic context. The height is a maximum height of twenty-five feet (25') from the top of the foundation, which is similar to other historic houses in the immediate vicinity. The proposed infill has a width of thirty-four feet (34'), which staff finds meets the historic context where historic houses range in width between thirty-one and forty feet (31'-40') wide. Overall, staff finds that the infill's height, scale, and design meet the historic context. Staff does recommend that the front porch columns have a cap and base.

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 front porch columns have caps and bases;
3. MHZC approve a masonry sample, all windows and doors, the roof shingle color, and the material of the front porch floor and steps prior to purchase and installation; and,
4. 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.

Vice-chair Stewart said that bases for the posts makes sense but caps are not likely to work well for the heavy

timbered design. Commissioner Mosley agreed and asked staff to clarify how the connections will be trimmed.

There were no requests from the public to speak.

MOTION:

Vice-chair Stewart 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 front porch columns have bases and the applicant work with staff on potential caps;**
- 3. MHZC approve a masonry sample, all windows and doors, the roof shingle color, and the material of the front porch floor and steps prior to purchase and installation; and,**
- 4. 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 Johnson seconded and the motion passed unanimously.

AA.1607 RUSSELL ST

Application: New Construction—Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2022006781

Staff member Melissa Baldock presented the project for infill at 1607 Russell. 1607 Russell Street is infill that was approved by MHZC in 1994 and constructed shortly thereafter. Because of its date of construction, it does not contribute to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. MHZC staff issued an administrative permit for the house's demolition in January 2022.

The outbuilding shown on the plans is not part of this application. The infill meets all base zoning setbacks. The proposal is a one and one-half story building with a hipped roof form and gable front. This scale and form are predominant in the immediate historic context, which is in keeping with the historic context. It is twenty-four feet (24') tall above the foundation and thirty-two feet, eight inches (32'8") wide, both of which meet 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 adjacent historic houses, to be verified by MHZC in the field;
2. All windows and doors, the pathway material, and the roof shingle color are approved 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 be located on the side of the building.

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

Baldock said the applicant, Cheyenne Smith, was available for questions but otherwise will not be presenting.

Commissioner Mosley asked if there was a double rack and expressed concern about the narrowness of the porch posts. Baldock said she could work out the details with the applicant.

There were no requests from the public to speak.

MOTION:

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

- 1. Details associated with columns and beams of the two porches are worked out with staff in a manner that is in keeping with the design guidelines and the historic context;**
- 2. If a handrail is added, that it is reviewed prior to purchase and installation.**
- 3. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;**
- 4. All windows and doors, the pathway material, and the roof shingle color are approved prior to purchase and installation; and,**
- 5. 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 infill meets sections IV. (Materials) and V. (New Construction-Infill) of Part I and the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Williams seconded and the motion passed unanimously.

F. 2000 NATCHEZ TRCE

Application: New Construction—Addition and Outbuilding; Setback Determination

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2022006992 and T2022006994

Staff member, Melissa Sajid, presented the case for an addition and outbuilding at 2000 Natchez Trace.

The house located at 2000 Natchez Trace is a circa 1935 brick Tudor revival that contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay. The applicant proposes to construct a rear addition and detached outbuilding. The application includes setback determinations to reduce the twenty-foot (20') street setback from Fairfax Ave for both the addition and outbuilding.

The proposed addition is located to the rear of the historic house and does not more than double the footprint or extend wider than the historic house. As proposed, the addition meets all setbacks except the twenty-foot (20') street setback from Fairfax Ave. The applicant has requested a setback determination to reduce that setback to thirteen feet, three inches (13'3"). Staff finds the proposed setback determination for the addition to be appropriate as the addition will be no closer to the street than the historic house.

No changes to the historic house are proposed with the project. The addition meets the guidelines for height and scale, design, materials, roof shape, and rhythm and proportion of openings.

The proposed outbuilding is located in the rear yard and meets all setbacks except for the twenty-foot (20') street setback from Fairfax Ave. A setback determination has been requested to reduce the twenty foot (20') street setback to approximately ten feet, one inch (10'1"). The Commission usually sees a street-side bulk zoning standard of ten feet (10'); however, in this case, the lot does not back up to another rear yard but instead backs up to the side yard of 2529 Fairfax Avenue, so the setback per zoning is twenty feet (20'). Staff finds that the proposed setback determination could be appropriate in this case since the outbuilding is no closer to the street than the covered side porch of the historic house and the proposed setback is consistent with the Commission's decisions in similar cases.

The proposed outbuilding is 1.5 stories with a footprint of approximately 700 square feet. Based on the lot area, an outbuilding of up to 750 square feet. would meet the design guidelines for this lot. The overall height of approximately twenty-four feet (24') which does not exceed the maximum height allowed by the guidelines or the height of the historic house. Staff finds that the outbuilding meets the design guidelines for height and scale, character and form, materials, roof form, and windows and doors.

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

1. The final selections of the brick, windows, door, trim, all rear porch materials, and the roof shingle color prior to purchase and installation; and
2. The HVAC be located behind the house or on either side, beyond the mid-point of the house, and utility meters be located on the side of the building.

With these conditions, staff finds that the project can meet Section II the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Preston Quirk, architect, suggested turning the outbuilding ninety (90) degrees so that it is twenty-one feet (21') from Fairfax, five feet (5') from the interior-side property line and five feet (5') off the alley - but that will mean requesting ten feet (10') in between the house and outbuilding, rather than twenty feet (20'). He clarified, if approved, he will present new drawings before the permit is issued.

Michael Morosi, next-door property owner, said that he and twelve (12) other property owners would like the base zoning upheld and he is in support of the addition. He is also in support of the proposed revision.

Martha Stinson, representative of the neighborhood association, stated their opposition of the street-side setback due to traffic, the historic context, safety concerns and the ability to reposition the outbuilding. She stated her support of the proposed revision.

David Anthony, neighbor, reiterated safety concerns with the proposal and stated his support of the revision.

Commissioner Fitts agreed that the twenty-foot (20') setback is necessary so she is supportive of the reduced spacing between buildings.

MOTION:

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

- 1. The street-side setback be twenty feet (20') and the spacing between buildings be a minimum of ten feet (10');**
- 2. Garage doors could face either Fairfax or the alley;**
- 3. The final selections of the brick, windows, door, trim, all rear porch materials, and the roof shingle color 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, and utility meters be located on the side of the building;**

finding that the meets Section II the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay. Commissioner Price seconded and the motion passed unanimously.

VII. OTHER BUSINESS

Please note meeting location changes for 2022. The following meetings will take place in the Bransford Conference Room at 2602 Bransford Ave (entrance and parking off Berry Road): April 20, July 20, October 19.

Meeting adjourned at 4:33 p.m.

RATIFIED BY MHZC ON MARCH 16, 2022