

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park

METRO HISTORIC ZONING COMMISSION (MHZC) MINUTES October 16, 2019

Commissioners Present: Chairman Bell, Vice-chair Stewart, LaDonna Boyd, Leigh Fitts, Elizabeth Mayhall, Ben Mosley, David Price, Brian Tibbs

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

Applicants: Erica Reed, Tyler LeMarinel, Steve Powell, Christie Wilson

Councilmembers: None

Public:

Chairman Bell called the meeting to order at 2:03 p.m.

Chairman Bell read information about the amount of time people have to speak, the process regarding the consent agenda, and the process for appeals.

I. ADOPTION OF AGENDA

NOTICE TO THE PUBLIC: Items on the agenda may be removed or moved at this time.

Staff member, Robin Zeigler, informed the Commission that the applicant withdrew their request for 1231 6th Ave N. and she requested that the design guideline public hearing be moved to the end of the meeting.

Motion:

Commissioner Price moved to approve the revised agenda. Commissioner Boyd seconded and the motion passed unanimously.

II. RECOGNITION OF COUNCILMEMBERS

None were present.

III. APPROVAL OF MINUTES

a. September 18, 2019

Motion:

Vice-Chair Stewart moved to approve the minutes as presented. Commissioner Price seconded and the motion passed unanimously.

IV. CONSENT AGENDA

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda. Items pulled from the consent agenda will be heard at the end of the agenda.

b. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

c. 1510 PARIS AVE

Application: New Construction—Addition and Outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2019060317 & T2019060344

d. 1200 FATHERLAND ST

Application: New Construction—Addition; Setback Determination
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2019060447

e. 2703 WOODLAWN DR

Application: New Construction—Addition; Outbuilding (Detached Accessory Dwelling Unit); Partial Demolition
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2019060460

f. 1909 SHELBY AVE

Application: New Construction—Addition; Setback Determination
Council District: 6
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock melissa.baldock@nashville.gov
PermitID#: T2019060349

g. 105 BROADWAY

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid melissa.sajid@nashville.gov
PermitID#: T2019061034

h. 2014 WHITE AVE

Application: New Construction—Addition; Alterations; Partial Demolition
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock melissa.baldock@nashville.gov
PermitID#: T2019060304

i. 2615 SUNSET PL

Application: New Construction—Addition and Outbuilding; Setback Determination
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock melissa.baldock@nashville.gov
PermitID#: T2019060275

j. 2108 11TH AVE S

Application: New Construction—Addition and Outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander sean.alexander@nashville.gov
PermitID#: T2019061112

k. 200 ELMINGTON AVE

Application: New Construction – Addition and Outbuilding
Council District: 25
Overlay: Elmington Place Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren jenny.warren@nashville.gov
PermitID#T2019061042 & T2019061043

l. 211 S 13th St

Application: New Construction—Addition
Council District: 6
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov
PermitID#: T2019060582

Staff member, Jenny Warren, presented the items on consent.

Motion:

Commissioner Stewart moved to approve the consent items with their applicable conditions. Commissioner Price seconded and the motion passed unanimously.

V. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS

**m. CONSOLIDATION OF NEIGHBORHOOD CONSERVATION ZONING OVERLAY
(Public hearing. No action to be taken.)**

There were no requests from the public to speak.

Commissioner Tibbs left at 3:20

Commissioner Stewart said that he heard that there were concerns that outbuildings will receive administrative permits; however, that is already the practice for outbuildings that meet the design guidelines.

Commissioners expressed concern about the outbuilding forms and want to be sure that oversized buildings are not located behind primary buildings. Chairman Bell noted that the proposals are getting bigger and bigger and she is concerned about outbuildings being taller than the historic building.

Commissioner Mosley said that the form book may not be able to address the nuance needed for review of outbuildings. In concept, the proposal works but he questions if financial gain is the main motive that one roof form will become more prominent over all others. He noted that the form book is a new direction and if approved it will be hard to do undo it at a later date.

Commissioner Fitts also expressed concern that there are too many forms that would be pre-approved and that would not fit the context of the neighborhood. Commissioner Stewart agreed.

Commissioner Fitts felt that roof color should continue to be reviewed and that more emphasis should be placed on reviewing appropriate masonry.

Chairman Bell concurred that they should review replacement siding. Seems to be reasonable. Commissioner Price was pleased to see the addition of siding review. He could not believe that it is not reviewed now. Commissioner Mosley said that the property owners sometimes want to remove siding to sheath the house but it can significantly change the look of the house and isn't required for older buildings that are not constructed as tightly as modern construction.

Commissioner Fitts agreed that siding reveal does not need to be reviewed; however, Commissioners Mosley and Stewart were concerned that everyone will use a wide reveal and Commissioner Stewart was concerned that the wider reveals can look like vinyl siding. They suggested picking a new maximum that is larger than 5” and is based on commonly available materials.

Commissioners did not express any concern with the replacement of the “not visible” image with a list of items that do not require review.

Commissioners were in agreement with the text changes to clarify what is reviewed, clarity on height of additions and the use of ridge raises.

Commissioner Mayhall thought that the new language for building types matching the context, no matter the zoning, will be particularly useful in the Music Row district. Commissioner Stewart agreed that the zoning of a building is not a reason to allow for a building form that is not similar to adjacent forms.

VI. PREVIOUSLY DEFERRED/DECIDED ITEMS

The items below were deferred at a previous MHZC meeting at the request of the applicant.

None.

VII. PRELIMINARY & FINAL SP REVIEW

None.

VIII. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

n. MHZC VS JRC HOLDINGS, LLC (119 3RD AVE S/JOHNNY CASH MUSEUM)

Ms. Zeigler presented an overview of the proposed agreement which was to remove most of the signage installed without a permit and retain wall signs that are larger than the allowed by the allotment with the agreement that they not use any more of the signage allotment.

Motion:

Commissioner Mosley moved to approve the agreement. Commissioner Mayhall seconded and the motion passed unanimously.

Commissioner Tibbs arrived at 2:10 p.m.

IX. MHZC ACTIONS

o. 2535 ASHWOOD AVE

Application: Partial Demolition

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019061114

Staff member, Sean Alexander presented the case for removal of a chimney at 2535 Ashwood Avenue.

The chimney on the left side of the house has been identified as being the source of water leaking into the building.

A contractor with expertise in chimney repair evaluated the chimney and determined that the mortar was failing and many of the bricks were cracked or broken. They recommended that the chimney be removed or reconstructed. The applicant proposes to demolish the chimney down to below the roofline and then patch the hole in the roof.

The commission has allowed rear chimneys to be removed, but never a chimney on the front or side of an historic house. Chimney removal impacts the form and silhouette of a house from the right-of way. Chimneys are often utilitarian, and even then, they have been required to be retained, but this one appears to have been designed with intent and care given to its appearance as a part of the house's design. It projects approximately twelve inches from the side wall of the house and steps in width along the upperstory wall before it penetrates the roof.

This is an unfortunate circumstance, but it is not uncommon. Removing an original feature, particularly one that is similarly found on thousands of houses in this and other overlays, is not appropriate.

Staff recommends disapproval of the application to demolish the original chimney on the house at 2535 Ashwood Avenue, finding that doing so would be an inappropriate demolition under section III.B.1. of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

If repair is not possible, reconstruction with brick matching the original material would be appropriate and can be administratively approved. Using another material like cement-fiber, or even a different brick or stone, would not be appropriate.

Erica Reed, owner, explained that the brick is unique so it will be impossible to match the color, dimensions and texture. The cost to reconstruct it is double what it will cost to remove it and repair the leak.

Commissioner Mayhall asked what steps have been taken to repair the chimney. Ms. Reed answered that one company didn't catch the leak so she would not want to work with them and the second one said it should be removed.

In answer to Commissioner Mosley's question, Reed said that the leaks are on all sides of the chimney. He agreed that finding an exact match was difficult but said that it would be easier and cheaper to reconstruct with existing brick. Reed responded that only about 50% of the brick was salvageable and that it will be more expensive to try and salvage it.

There were no requests from the public to speak.

Commissioner Tibbs explained that his chimney had a leak and that tuck-pointing fixed the problem. He suggested she talk with a masonry expert. Chairman Bell agreed that a masonry expert might be able to provide better advice than a chimney cleaner, for this type of issue.

Commissioner Stewart said that there is no cricket on the chimney so that might be part of the leaking issue. The chimney is an important part of the house. He has seen chimneys in worse shape that were tuckpointed to solve any leaking issues. Commissioner Price said that a specialist in masonry construction is needed. There are huge gaps in the flashing. It needs maintenance rather than replacement.

Commissioner Mayhall asked if staff could provide the applicant with some advice and resources for repair and Mr. Alexander said he would.

Commissioner Mosley stated that because the chimney is in the front, it is a character-defining feature.

Motion:

Commissioner Mosley moved to disapprove the application to demolish the original chimney on the house at 2535 Ashwood Avenue, finding that doing so would be an inappropriate demolition under section III.B.1. of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay. Commissioner Stewart seconded and the motion passed unanimously.

p. 1231 6TH AVE N

Application: Alteration—Paint

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

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

PermitID#: T2019060281

Application removed at the request of the applicant.

q. 3921 KIMPALONG AVE

Application: New construction—Detached Accessory Dwelling Unit (DADU); Setback determination

Council District: 24

Overlay: Woodlawn West Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019060584

Staff member, Paul Hoffman, presented the case for 3921 Kimpalong Avenue, an application for a detached accessory dwelling unit at the rear of the lot. The applicant is requesting a setback determination for the side from five feet (5') to three feet (3'). This existing outbuilding will be removed for the new structure, this demolition meets the design guidelines for appropriate demolition.

The proposed DADU has a footprint of one-thousand (1,000) square feet, which is allowed for a lot this size. The height is twenty-five feet (25'), with an eave height of ten feet (10'). It meets the guidelines for massing, roof form, design and materials. The outbuilding will be located at the rear of the lot and accessed from the existing driveway. There is no alley. There are power lines across the rear property line with an easement of ten feet (10') from each neighboring rear yard. The applicant is requesting a setback determination from five feet (5') on this side to three feet (3'). At greater than seven-hundred (700) square feet, Code requires five feet (5') of side setback. As the Commission has decided in the past to stick with base zoning requirements, staff recommends that the side setback is kept at five feet (5').

Staff recommends approval of the application with the conditions:

1. The right-side setback is increased to five feet (5');
2. Staff approve the final details, dimensions and materials of roofing color, windows, doors and garage doors prior to purchase and installation.

With these conditions, the proposed outbuilding/detached accessory dwelling unit (DADU) will meet Section II.B for new construction of the Woodlawn West Neighborhood Conservation Zoning Overlay.

Tyler LeMarinel, architect for the project said that a rear easement requires the garage to be closer to the back of the house than typical and they are requesting the setback determination based on the geometry of pulling in and out of the garage.

Commissioners asked clarifying questions of the applicant about the site and the proposal.

There were no requests from the public to speak.

Commissioner Mosely noted that the building is highly visible and the two separate garage doors result in the garage being more compatible for the neighborhood than the one-door that would mean that the building could meet the design guidelines. Commissioners Stewart and Price agreed, also noting the rear utility easement.

Motion:

Commissioner Stewart moved to approve the application with the condition that staff approve the final details, dimensions and materials of roofing color, windows, doors and garage doors prior to purchase and installation; finding that with these conditions, the proposed outbuilding/detached accessory dwelling unit

(DADU) will meet Section II.B for new construction of the Woodlawn West Neighborhood Conservation Zoning Overlay. Commissioner Boyd seconded and the motion passed unanimously.

r. 1012 MAIN ST (1004 FORREST AVENUE)

Application: New Construction—Infill

Council District: 6

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019061115

[Public comment was received from Councilmember Withers via email.]

Staff member, Sean Alexander, presented the case for infill at 1012 Main Street, an application to construct a mixed-use development comprising townhouses and commercial. The site is currently a vacant lot, recently had a used car dealership. It is on Main Street right where it becomes Gallatin Avenue, with additional frontage on Forrest Avenue.

The project will have two stories along the street-front elevations, following grade that drops from northeast down to southwest, with a wall height of twenty-six feet, six inches (26'6"), with a third story stepped back ten feet (10'). The maximum wall height will be thirty-seven feet (37'). The guidelines allow one or two stories between twenty and thirty feet (20'-30'), with third stories stepped back for an additional fifteen feet (15').

The project consists of three structures, in part because the property covers two lots that the applicant was not able to combine. I mentioned that the two street facing buildings will be three stories tall with the third story stepped back from primary facades. The courtyard building will have similar heights.

On the street-facing buildings, the Main Street elevation is shown here. The primary exterior materials will be brick and cement-fiber panels. These are appropriate materials. The brick is proposed to be painted white and blue – the brick selection needs to be approved, and staff recommends that the color and texture of the brick be red to be compatible with historic brick.

The proportion of windows is regular and generally appropriate on the townhouses and commercial component at the corner.

The commercial component will have glass railings at the top of the parapet. There is not an historic precedent for glass extending above a parapet wall. Continuing brick would be more typical of the forms in the Five Points area and would result in an appropriate wall height.

The Forrest Ave elevation has similar proportions and materials. On the Forrest Avenue façade of the corner commercial component, the proposal shows a windowless wall that would be painted with a mural. Murals are nice, but they are not permanent, and we do not review them – we review the architecture of the permanent structure, and the guidelines require glazing to turn the corner twenty feet (20') on a secondary street elevation and have a compatible proportion and rhythm of openings.

Metal siding is proposed for the rear of the street-fronting buildings and on the courtyard building. The guidelines say that metal siding is not permitted, but because it is being used on non-streetfacing elevations staff finds that it would not have a negative effect on the historic character of the area.

Staff recommends approval of the proposed infill development at 1012 Main Street and 1004 Forrest Avenue with the following conditions:

1. The parapets on the corner commercial component shall be brick instead of glass;
2. The masonry selections shall be approved by MHZC staff;
3. Brick shall be a historic red brick color;
4. The window and door selections are administratively approved; and

5. Windows and/or doors shall be added on the Forrest Avenue façade of the corner commercial component on the first and second stories. Meeting those conditions, staff finds that the proposal meets the design guidelines for New Construction in the Five Points area of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Commissioners asked clarifying questions of staff.

Steve Powell, representing the applicant, explained that the client is ready to do red brick as required and their plan is then to paint the brick, paint not being reviewed in this district. He read a portion of the email from Councilmember Withers supporting the mural in lieu of the glazing required by the design guidelines. He explained that the mural location is prominent portion of the building.

There were no requests from the public to speak.

In answer to Commissioner Mosley's question, Mr. Alexander explained that the brick color is reviewed, even though someone might paint over it, as the paint might fade or be removed at some point.

Commissioner Mosley drew a distinction between uninterrupted façade without articulation and the proposed that is well broken up on both sides of the proposed mural wall, which is a minimal linear dimension. Commissioner Tibbs agreed that the composition of the proposal is appropriate. The blank wall provides some visual calm against an otherwise articulated building. Commissioner Fitts said that the entirety of the building is well-activated on the rest of the street-facing side of the building, so agreed with Commissioners Mosley and Tibbs.

Motion:

Commissioner Stewart moved to approve the proposed infill development at 1012 Main Street and 1004 Forrest Avenue with the following conditions:

- 1. The parapets on the corner commercial component shall be brick instead of glass;**
- 2. The masonry selections shall be approved by MHZC staff;**
- 3. Brick shall be a historic red brick color; and**
- 4. The window and door selections are administratively approved;**

finding that with those conditions, the proposal meets the design guidelines for New Construction in the Five Points area of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Commissioner Mosley seconded and the motion passed unanimously.

s. 4709 ELKINS AVE

Application: Demolition

Council District: 24

Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019060548

Staff member Paul Hoffman presented the case for demolition of 4709 Elkins. This is an application for demolition, arguing for economic hardship. The building dates to 1914, when it was originally a single-family home until at least 1968. After that time it was converted to a triplex, when the current roof addition was added. The applicant tells us that it has been unoccupied since 2004.

The Department of Codes and Building Safety contacted the owner earlier this year about several property standards violations, noting that gutters, exterior wood surfaces, and the roof system were required to be corrected. Staff first viewed the building in August, and then again in September after the owner had removed a large amount of personal property to accommodate inspecting. Two existing outbuildings in the rear yard are proposed to be removed. This demolition meets the guidelines for appropriate demolition.

The engineers report on the structure notes that the structural systems suffer from poor and/or inadequate design and construction. The load-bearing systems have been damaged by water and termites. There is crushing and twisting of most of the beams and joists and rotting of at least half the structure. The engineer concludes that "the stability of

the home has been severely affected. Given the disrepair of the major structural supports, it is questionable if the home could be safely and economically be saved.”

Staff inspected the building twice. Our inspections confirmed the condition of the structure. It is staff’s review that the building has suffered from deferred maintenance and poor construction of the structural elements to begin with. The roof addition has also been a major contributor to the damage to the building. We did not observe any original features on the interior.

Staff found nearby comps and estimated a fair market value of \$470,951 for the home once rehabbed. The applicant acquired three bids for repair and rehabilitation of the structure. We adjusted these estimates for items that would not be considered for the scope of this review and compared the expenditures to the fair market value of the home once brought up to habitability.

The range of expenditures represents a significant loss in any case. Staff recommends approval of the application for full demolition, finding that the cost of necessary repairs exceeds the value of the home. The proposed demolition meets Section III.B.2 for appropriate demolition.

Christie Wilson, representative of the owner and neighbor, said the lot will be sold and an appropriate home constructed in its place.

There were no requests from the public to speak.

Commissioner Stewart and Tibbs stated that the numbers and information provided show that the project would be more of a reconstruction rather than a repair.

Motion:

Commissioner Stewart moved to approve the application for full demolition, finding that the cost of necessary repairs exceeds the value of the home. The proposed demolition meets Section III.B.2 for appropriate demolition. Commissioner Tibbs seconded and the motion passed unanimously.

t. 2020 10TH AVE S

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

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019060481

Staff member, Melissa Sajid, presented the case for an outbuilding at 2020 10th Avenue South.

This is a request to construct an outbuilding that will be a detached accessory dwelling unit at 2020 10th Ave S. The house located at this address contributes to the historic character of the Waverly-Belmont neighborhood. It was likely built c. 1880, making it one of the oldest house in the neighborhood. The Commission approved an addition and alterations to the historic house in June 2019.

The outbuilding meets all of the design guidelines except for the overall height, which is taller than the historic house, and the distance from the house. The minimum distance between a house and outbuilding per the design guidelines is twenty feet (20’). This application proposes a separation of seventeen feet (17’).

The proposed DADU is twenty-five feet (25’) tall. The historic house, however, is eighteen feet (18’) tall from finished floor and will be twenty feet (20’) from finished floor with the approved addition. The maximum height per the design guidelines is twenty-five feet (25’) or the height of the house, whichever is less. In order to meet the design guidelines, the overall height of the outbuilding must be reduced by at least five feet (5’), which would result in a complete redesign of the project. For this reason, staff is recommending disapproval of the project.

In conclusion, staff recommends disapproval of the proposed outbuilding, finding that it does not meet Section III.H.1.c for height and Section III.H.6.d for setbacks of the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines.

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

Motion:

Commissioner Mayhall moved to disapprove the proposed outbuilding, finding that it does not meet Section III.H.1.c for height and Section III.H.6.d for setbacks of the Waverly Belmont Neighborhood Conservation Zoning Overlay design guidelines. Commissioner Price seconded and the motion passed unanimously.

u. 1102 BATE AVE

Application: New Construction—Infill

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019060295

Staff member, Melissa Baldock, presented the case for infill at 1102 Bate Avenue. 1102 Bate Avenue is an application for infill on a vacant lot. The lot has long been the side yard to the house next door at 1104 Bate Avenue. Historic maps imply that there was never a house on the lot. Staff is recommending approval of the infill with our standard conditions. The applicant has designed the house so that its height, scale, and form are compatible with the historic house next door at 1104 Bate Avenue.

The house will be one-and-a-half stories with a maximum height of approximately thirty-two feet (32') from grade at the front. By comparison, the historic house at 1104 Bate Avenue is thirty-four feet (34') tall from grade. Staff finds the overall height and scale to be appropriate.

The infill has a tall foundation at the front. The lot has a significant cross slope to it, and the house next door at 1104 Bate Avenue also has a tall foundation at the front, which decreases in height towards the back of the house. The proposed infill's foundation at the front will be lower than the foundation height of the house next door at 1104 Bate by approximately one foot (1'). Staff finds the height of the foundation, as drawn, to be appropriate because it is similar to the foundation and finished floor heights of the house next door. However, staff recommends approval of the foundation and finished floor height during construction to ensure that the foundation height is appropriate.

Staff recommends approval of the infill with the following conditions:

1. The foundation and finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. A walkway be added from the front porch to the street, with Staff approving the materials for walkway and stair.
4. Staff approve the roof color and masonry color, dimensions and texture; and
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill meets Section III of the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Commissioner Mosley expressed concern about the construction of this and past/future railings.

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

Motion:

Commissioner Price moved approve the infill with the following conditions:

1. **The foundation and finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;**
 2. **Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;**
 3. **A walkway be added from the front porch to the street, with Staff approving the materials for walkway and stair;**
 4. **Staff approve the roof color and masonry color, dimensions and texture; and**
 5. **The HVAC be located behind the house or on either side, beyond the mid-point of the house;**
- finding that with these conditions, the proposed infill meets Section III of the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay. Commissioner Boyd seconded and the motion passed unanimously.**

X. OTHER BUSINESS

v. ADMINISTRATIVE ACTIONS & UPDATES

Ms. Zeigler provided a recap of the realtor training. She explained that since Hastings Architecture provided free rental space and speakers David Paine, Richard Tune, Kirsten Vaselaar volunteered their time, that all fees collected from the attendees by the Metro Historical Commission Foundation will go towards the work of the Foundation.

w. MHZC TRAINING

Commissioners received training on their own via review of the YouTube presentation by economist Donovan Rypkema regarding Nashville's economic impact study. No training was provided at the meeting.