

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

METRO HISTORIC ZONING COMMISSION (MHZC) MINUTES FEBRUARY 20, 2019

Commissioners Present: Chairman Bell, Leigh Fitts, Kaitlyn Jones, Elizabeth Mayhall, Ben Mosley, Brian Tibbs

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

Applicants: Manuel Zeitlin, Martin Wieck, Will Jenner

Councilmembers: None

Public: Christine Modisher, John Moran, Christopher Loss, Mathew Miletich, Steve Adams, Phil Thomason

Chairman Bell called the meeting to order at 2:04 p.m.

Chairman Bell read information about the amount of time people have to speak, the process of 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.

Ms. Zeigler informed the Commission that the applicant for 2020 10th Ave S has requested a deferral and the applicant for 929 Montrose Avenue has requested to be removed from the consent agenda. If approved, the item will be reviewed at the end of "MHZC Actions."

Motion:

Commissioner Mosley moved to approve the revised agenda. Commissioner Jones seconded and the motion passed unanimously.

II. RECOGNITION OF COUNCILMEMBERS

None present.

III. APPROVAL OF MINUTES

a. January 16, 2019

Motion:

Commissioner Jones moved to accept the minutes as presented. Commissioner Mosley seconded and the motion passed unanimously.

IV. CONSENT AGENDA

Staff member, Sean Alexander presented the cases for the consent agenda, with the exception of 929 Montrose.

b. 422 BROADWAY

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2019006421

c. 302 CHAPEL AVE

Application: Demolition-Partial; New Construction—Addition and Outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2019006853

d. 411 BROADWAY

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2019006874

e. 109 2ND AVE N

Application: Signage
Council District: 19
Overlay: Second Avenue Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2019006896

f. 521 FATHERLAND ST

Application: New Construction—Outbuilding; Setback determination
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2019007417

g. 1726 LINDEN AVE

Application: Demolition-Partial; New Construction—Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2019007686

h. 1908 19TH AVE S

Application: Demolition-Partial; New Construction—Addition and Outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2019007687

i. 217 LAUDERDALE RD

Application: Demolition-Partial; New Construction—Addition
Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov

PermitID#: T2019007689

~~j. 929 MONTROSE AVE~~

~~Application: New Construction—Addition~~

~~Council District: 17~~

~~Overlay: Waverly Belmont Neighborhood Conservation Zoning Overlay~~

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

~~PermitID#: T2019007819~~

k. 3542 RICHLAND AVE

Application: New Construction; Infill; Setback Determination

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019008289

l. 1826 WILDWOOD AVE

Application: New Construction—Infill

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019006900

m. 3714 PRINCETON AVE

Application: Demolition – Partial; New Construction—Addition

Council District: 24

Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019007811

n. 1911 BOSCOBEL ST

Application: Demolition-Partial; New Construction—Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019007688

o. 1824 4TH AVE N

Application: New Construction—Addition; Setback Determination

Council District: 19

Overlay: Salemtown Neighborhood Conservation Zoning Overlay

Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

PermitID#: T2019007893

p. 1302 CALVIN AVE

Application: New Construction—Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019007892

Motion:

Commissioner Mayhall moved to approve all items on consent with their applicable conditions with the exception of 929 Montrose Avenue. Commissioner Jones seconded and the motion passed unanimously.

V. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS

q. Application: Kenner Manor Neighborhood Conservation Zoning Overlay

Council District: 24

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

Ms. Zeigler, staff member, presented the case for a new overlay on Kenner Avenue.

First, the boundaries are different from what was noticed to the neighborhood. Initially, the boundaries included the entirety of the National Register district but now only include Kenner Avenue.

The National Park Service found the district eligible for the National Register of Historic Places under Criterion A of the National Register's criteria in the area of community planning and development, and Criterion C for architecture. Kenner Manor is significant in the early suburbanization of Nashville, Tennessee, as large land estates were subdivided into smaller tracts in the early-twentieth century. The Kenner Manor Historic District is representative of the transition between streetcar suburbs and early automobile suburbs, as a strictly grid-patterned layout evolved to more curvilinear streets and larger lot sizes. The range of architectural styles and forms employed within Kenner Manor represents the predominate trends in the early- to mid-twentieth century, featuring the Craftsman, Colonial Revival, Tudor Revival, and English Cottage Revival styles. Most common house forms in the neighborhood include Bungalow and Minimal Traditional houses. Kenner Manor retains a strong integrity of location, design, setting, materials, feeling, and association.

Staff suggests a recommendation of approval for the overlay as the district meets criterion 5 of section 17.36.120 since the district is already listed in the National Register of Historic Places.

Staff recommends adoption of the design guidelines since they meet the Secretary of Interior's Standards. They are very similar to all other existing neighborhood conservation zoning overlays with a few minor exceptions that are specific to the context of this neighborhood.

Phil Thomason, board member of the neighborhood association, spoke in favor of the project and provided background on neighborhood discussions.

Christine Modisher, president of the neighborhood association; John Moran, 136 Kenner Ave; and Christopher Loss, 131 Kenner Ave also spoke in favor.

Mathew Miletich, 167 Kenner Ave, and Steve Adams, 189 Kenner, spoke in opposition.

Commissioner Mosley stated that their role is to determine whether it qualifies and he finds that it does.

Commissioner Mayhall requested a clarification of the level of support. Mr. Thomason said that 2/3 of owner-occupied houses were in favor and that they had not heard from many non-owner-occupied lots.

Motion:

Commissioner Mosley moved to recommend approval for the overlay as the district meets criterion 5 of section 17.36.120 since the district is already listed in the National Register of Historic Places and to approve the design guidelines as they meet the Secretary of Interior Standards. Commissioner Jones seconded and the motion passed unanimously.

VI. PREVIOUSLY DEFERRED ITEMS

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

r. 2020 10TH AVE S

Application: New Construction—Addition

Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2019001466

Deferred at request of owner.

VII. PRELIMINARY & FINAL SP REVIEW

None

VIII. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS

None

IX. MHZC ACTIONS

s. 128 2ND AVENUE NORTH

Application: Alteration
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Staff member, Robin Zeigler presented the proposal to remove the top floor windows and replace them with a pushed-back wall and roll up doors. These windows are not historic and so replacement is appropriate but the proposed windows and plan do not meet the design guidelines.

The project does not meet section H.3-6 for the design and configuration of the proposed replacement windows. The proposed windows do not replicate original windows or a style that is appropriate to the historic building's style and period. A photograph, from the early 1900s shows that the building had industrial steel windows.

The project does not meet section 5, which states that steel windows should be replaced with steel or aluminum window designs that replicate the appearance of the original windows. Typically, these industrial windows were fixed windows with a central light or collection of about four lights creating a larger square that was operable as a hopper or awning type of window.

A roll-up window or door would mean that the entirety of the opening would be open rather than just a central portion and no part of the window would remain visible. With historic windows, because the design was a hopper or awning type, the open portion of the window remained fully visible when open. These two images of the pre-existing roll up doors on the second level show that a gap is created when they are open.

In addition, the proposal locates the windows three feet (3') back from the exterior wall with a partial covering of a railing, both design features that do not mimic historic conditions.

The project does not meet section H.9 that states that window grilles and balcony rails are not appropriate window treatments. A balcony type of railing is proposed for this project.

Pushing back the windows three feet (3') from the exterior of the historic wall does not meet section I for walls as it does not retain the original plane and creates a recess where one did not exist historically. Section I.1. requires that original walls, including plane and openings should be retained. Pushing back the windows and adding the railings creates a balcony that does not meet section I.2. of the design guidelines, which states that balconies should not be added to public facades.

Historically, it appears that the steel windows of the top floor were continuous and did not have areas of wall between them. Staff finds that introducing this section of wall is inappropriate as it will effectively change the dimension of the windows within the historic masonry openings. The project does not meet section J for materials.

This recommendation is consistent with past decisions. In 2016, the Commission disapproved a request for multiple rollup window/doors on 105 Broadway. One roll-up door was approved as it was in the same general location as a historic roll-up door but all others were disapproved. The decision was appealed and the court upheld the Commission's decision. Roll-up doors have been approved on new construction, such as rooftop additions or rear additions, but not as replacement windows on historic buildings.

There is a similar condition, in terms of lack of windows in openings with a pushed-back interior wall, at 154 2nd Ave North; however, that is work done without a Preservation Permit. 166 2nd Avenue North has a similar stepped back wall that was in place prior to the creation of the overlay.

Staff recommends disapproval finding that the proposal does not meet sections H of the Second Avenue design guidelines for replacement windows, sections I for wall alterations and section J for replacement materials.

Manuel Zeitlin, architect for the project noted that the second floor already has the conditions that they are asking for and the brick in the center was there. They want a solution that opens up the top floor. They are not opposed to bringing the new wall closer to the historic wall. They like the idea of the garage doors but are open to a folding door. He asked the Commission for their advice.

Commissioner Mayhall asked if they should defer since the applicant is interested in working out a solution. Ms. Zeigler said that they have been talking with the applicant for a couple of years and they do not have anything to recommend that will completely open up the top floor. Commissioner Mayhall confirmed that there are windows that will open, that would meet the design guidelines. Ms. Zeigler noted that they would not recommend a type that completely opens to leave a gaping hole.

Commissioner Mosley noted that they reviewed a request for a double-hung type of window that was hinged in the middle to open like an awning and that was not found to meet the design guidelines since the opening would have a blank open space.

Commissioner Jones noted three issues that she did not feel met the guidelines: roll up doors do not meet the guidelines, if a roll up door is used it creates large holes when open, the proposed balcony is changing the façade in a manner that does not meet the design guidelines. Commissioner Mosley agreed stating the first floor condition is an example of significantly moving away from keeping the building in a contributing state.

Motion:

Commissioner Jones moved to disapprove the proposal finding that the proposal does not meet section H.3-5 and 9 of the Second Avenue design guidelines for replacement windows, section I.1 and 2 for wall alterations and section J for replacement materials. Commissioner Mosley seconded and the motion passed unanimously.

t. 1808 LILLIAN ST

Application: New Construction—Addition and Outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019007731 & T2019007747

Staff member, Melissa Baldock, presented the case for 1808 Lillian Street. 1808 Lillian Street is a circa 1910, hipped roof folk Victorian house that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. The application is for a rear addition and a garage. The addition and garage meet required setbacks. Staff finds that the overall height and scale of the addition are appropriate in and of

themselves. However, the size of the addition and outbuilding do not allow for the twenty feet (20') of space between the two structures, which is typically required.

The design guidelines require a distance of twenty feet (20') between the back of the house/addition and any outbuilding. The applicant is proposing a distance of just fourteen feet, six inches (14'6"). The Commission has reduced the twenty-foot (20') requirement only in cases where there are unusual lot constraints, like an unusually deep front setback, an unusually shallow or shaped lot, extreme slope change, or easements. Staff could not find any unusual constraints on this lot or any reason why the applicant should not be required to meet the twenty-foot (20') distance between the back of the house/addition and the garage. Staff therefore recommends that the addition and garage be reconfigured so that there is a minimum distance of twenty feet (20') between the two structures.

The addition is inset appropriately – at the back corner, it is inset two feet (2'), but later steps back out to be inset one foot (1') for the remainder of its depth. The addition will not quite double the footprint of the historic house. The entire second level is inset a minimum of two feet (2') from the back corners of the house and most of it is inset a full three feet (3').

Staff appreciates that the applicant is keeping the height of the house lower than that of the historic house. There is one section that is two-story in form with a tall eave height of approximately nineteen feet (19'). Staff finds this portion of the addition to be appropriate for two reasons. One, this part of the addition is inset two feet (2') from the back of the house. In addition, this part of the addition is only eight feet, two inches (8'2") deep and the rest of the addition is one-and-a-half stories in form.

The applicant is proposing some changes to the window openings on the historic house, which MHZC considers to be partial demolition. At the very back of the house, the applicant intends to retain the existing wood window but move it further towards the front of the house by about eighteen inches (18"). Staff finds this to be appropriate since both the window and the opening size will remain as it is now and this change is at the back of the house. Also on the left façade, the applicant intends to keep the window closest to the front of the house, but remove the paired windows towards the back. The window opening will remain the same size, but casement windows will be installed in order to provide egress to the bedroom. In a conservation zoning overlay like Lockeland Springs, MHZC does not review the replacement of windows and therefore will not review this change. However, staff and the applicant will work together to see if there is a way to preserve the existing windows and meet the egress requirements.

The applicant is proposing to remove a window opening on the right façade. The window is all the way at the back of the historic house, under a shed roof form that is different from the main hip roof of the house. Staff finds that the removal of this window opening is acceptable because it is located all the way at the back of the house and is not highly visible from the street.

The height, scale, materials, design, etc. of both the addition and the garage meet the design guidelines, except that they do not allow for the required distance of twenty feet (20') between the two structures.

Staff recommends approval of the project with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. The siding reveal on the addition and the outbuilding have a maximum reveal of five inches (5");
3. There be a minimum distance of twenty feet (20') between the back of the house/addition and the garage;
4. Staff approve the roof color and shingle of the addition and outbuilding; and
5. Staff approve the HVAC location.

With these conditions, staff finds that the proposed addition and outbuilding meet Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Commission asked some clarifying questions of staff.

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

Commissioner Mosley felt like there was some solutions that the applicant can work on with staff, such as taking a few feet out of both the outbuilding and the addition.

Motion:

Commissioner Mosley moved to recommend approval of the project with the following conditions:

- 1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;**
- 2. The siding reveal on the addition and the outbuilding have a maximum reveal of five inches (5”);**
- 3. There be a minimum distance of twenty feet (20’) between the back of the house/addition and the garage;**
- 4. Staff approve the roof color and shingle of the addition and outbuilding; and**
- 5. Staff approve the HVAC location;**

finding that with these conditions, the proposed addition and outbuilding meet Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Commissioner Mosely seconded and the motion passed unanimously.

u. 307 S 10TH ST

Application: New Construction—Infill & Two Outbuildings
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2019007899

Staff member, Jenny Warren, presented the case for new construction at 307 S 10th Street. The existing house at 307 S 10th Street does not contribute to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Staff issued a demolition permit for the structure in December. This application is for the construction of a duplex structure and two outbuildings.

South 10th Street marks the western boundary of the overlay. The subject lot is on the east side of 10th Street, between Fatherland Street and Shelby Avenue. The entire east side of this block consists of non-contributing ranch houses. There is a gas station at the corner of Shelby and the mixed-use Shops at Fatherland on the Fatherland corner.

The context includes a 1960s apartment building across the street, next to it is a large church, dating to the 1980s and on the right is the Fatherland Shops. The proposed setback of the new construction will be approximately forty-one feet (41’) from the front property line. This places the infill in between the setbacks of the houses on either side, which is appropriate. The side and rear setbacks all meet the base zoning requirements.

The proposed height is approximately thirty feet (30’) from finished floor and the proposed eaves are about twenty feet (20’) high. The width will be about thirty-three feet (33’) at the street, stepping out to a maximum width of forty feet (40’) at the back.

There is no nearby historic context. While the proposed infill will be larger than the non-contributing houses on the block, it is consistent with the height of other nearby properties. The Shops at Fatherland building seen at the top here, was approved by the Commission and constructed in 2015. In the middle is the 1960s apartment building across the street. The next block north contains two recent condominium developments, which are two and three stories tall, and date to 2015-2017. The Commission approved both of these as well. Staff finds that the height and scale are appropriate because there is no historic context and because the height and scale are comparable to other projects approved by the Commission in the vicinity.

The proposed materials include lap siding and an architectural shingle roof. Staff should approve the final materials, including windows and doors, prior to purchase and installation.

The applicant proposes two outbuildings with a total proposed footprint of nine hundred and ninety-four square feet (994 sq. ft.), which is less than the one thousand square feet (1,000sqft) maximum. Both outbuildings will have garage doors facing the alley.

Outbuilding A will be two-stories with an office upstairs (this will not be a DADU, as the lot is zoned for 2 units and the primary dwelling will contain two units). The outbuildings meet all of the requirements for height, setbacks, materials, etc.

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

1. The finished floor height be kept low, consistent with a typical historic finished floor height, to be verified by MHZC staff in the field;
2. Staff approve the final materials for both the primary structure and the outbuildings, prior to purchase and installation;
3. Staff approve the HVAC location and
4. Walkways be provided from each unit to the sidewalk on South 10th Street.

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

Motion:

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

1. **The finished floor height be kept low, consistent with a typical historic finished floor height, to be verified by MHZC staff in the field;**
2. **Staff approve the final materials for both the primary structure and the outbuildings, prior to purchase and installation;**
3. **Staff approve the HVAC location;**
4. **Walkways be provided from each unit to the sidewalk on South 10th Street;**

finding that with these conditions, the proposed infill and garages meet Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Commissioner Jones seconded and the motion passed unanimously.

v. 1319 7TH AVE N

Application: New Construction—Outbuilding (Detached Accessory Dwelling Unit)
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2019006989

The house located at 1319 7th Avenue North is a one-story clapboard cottage that was constructed circa 1890s and contributes to the character of the Germantown Historic Preservation Zoning Overlay. The application is to construct an outbuilding that includes a dwelling unit.

As a preface to the staff recommendation, some background on the Germantown design guidelines and DADU standards is needed. For most overlays, the design guidelines include a version of the DADU standards that closely mirror those from the Zoning Code. That is not the case with the Germantown overlay. This is because most residential properties in Germantown are not zoned as R (residential) districts, which permit DADUs with conditions, but are instead typically zoned either MU (mixed use) or OR (office-residential). These zoning districts allow for multiple units on a property, but in those cases an additional unit is not considered a DADU and so the DADU standards of the Zoning Code are not applied. As a result, the standards for reviewing outbuildings in Germantown reflect this difference in zoning and diverge somewhat from the DADU standards in the Zoning Code. The property at 1319 7th Ave North is located on one of the few, if not only, blocks in Germantown that is zoned R6.

As proposed, the outbuilding is located at the rear of the lot and the footprint and setbacks meet the design guidelines for the Germantown overlay. The outbuilding will have vehicular access from the alley.

At twenty feet, three inches (20'3") tall, the proposed DADU exceeds the height of the historic house by approximately two feet, nine inches (2'9"), when measured as required by the italicized language in the design guidelines. Section IV.B.1.a of the design guidelines states that outbuildings should not exceed the height of the principal house and goes on to say that "the principle building should be measured from the floor line to the ridge of

the main massing and the outbuilding from grade to ridge.” Staff recommends that the overall height of the outbuilding when measured from grade not exceed the height of the house when measured from finished floor. This condition would satisfy the requirements of both the design guidelines and the ordinance.

The outbuilding’s known materials and knee wall height meet the design guidelines.

While the dormer requirements for DADUs is not included in the Germantown design guidelines, the applicant has worked with staff to make sure that the dormers meet those standards, which helps the DADU read as more of a one-and-a-half story form instead of a full two stories, which is more appropriate behind a single story house even with a slight change in grade.

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

1. The overall height of the outbuilding when measured from grade shall not exceed the height of the house when measured from finished floor; and
2. Staff approve the final details, dimensions and materials for the roof color, windows, doors, garage door, and driveway.

With these conditions, staff finds that the proposed DADU meets Section IV of the Germantown Historic Preservation Zoning design guidelines for New Construction – Outbuildings.

Commissioners asked clarifying questions of staff. Chairman Bell noted that the staff recommendation gave the address as 1319 7th Ave S and it is 1319 7th Ave N that they are reviewing.

The applicant, Kelly Williams, explained the purpose of the building and reason for the additional height request. She plans to use the building as an art studio and a second bedroom. She showed photographs of the immediate context and explained what could be constructed behind her. She said that it would not exceed the height of the existing home.

To answer Commissioner Mosley, Ms. Sajid confirmed that the recommendation is to lower the height of the proposal, based on how the italicized information gives guidance on measuring the two buildings.

Commissioner Jones stated that because of the surrounding taller context and commercial uses, and the drop in grade, which prevents the building from actually being taller than the principal building, she feels it meets the design guidelines. Commissioner Tibbs expressed concern about it growing, during construction. Commissioner Mosley agreed that it is a modest house with a proposal of a modest outbuilding, taking into account the immediate context. The applicant has the ability to get it further in the ground so that it will not need to exceed the ridge of the existing house and to be less would be better.

Chairman Bell was swayed by the fact that the historic building is not being altered.

Motion:

Commissioner Tibbs moved to approve the project with the condition that staff approve the final details, dimensions and materials for the roof color, windows, doors, garage door, and driveway; finding, that with this condition the proposed DADU meets Section IV of the Germantown Historic Preservation Zoning design guidelines for New Construction – Outbuildings. Commissioner Jones seconded and the motion passed unanimously.

w. 628 SHELBY AVE

Application: New Construction—Infill
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Paul Hoffman Paul.Hoffman@nashville.gov
PermitID#: T2019007891

Staff member, Paul Hoffman, presented the case for infill at 628 Shelby, an application for construction of infill on the vacant or soon to be vacant lot at 628 Shelby Avenue. The Commission approved demolition of this existing structure in December.

The proposed infill is a one-and-a-half story, two-family residence with a ridge height of thirty feet, three inches (30'3"), and a width of thirty-five feet (35'). This is within the range of historic building heights and widths on this block, and the Commission has approved infill with similar dimensions.

The site plan does not include the adjacent home. Staff requests that a site plan be revised to verify the street setback. The materials have all been approved in the past, including split-face block, fiber-cement lap siding and board and batten.

Each side of the house has a cantilevered bay for a fireplace. These have been required to have a foundation, so Staff recommends that as a condition of approval.

Staff recommends approval of the proposed infill with the conditions:

1. The front setback matches the setback of the neighboring house on this block, to be verified on a revised site plan;
2. The bays have a foundation added;
3. 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;
4. Staff approve the rear porch materials, roofing color, windows and doors prior to purchase and installation; and,
5. HVAC and other utilities shall be located for minimal visibility.

Staff finds that the application meets section III.B.2 for new construction in the Edgefield Historic Preservation Zoning Overlay.

Will Jenner, applicant, stated that he agreed with all conditions. There were no requests from the public to speak

Motion:

Commissioner Mosley moved to approve the proposed infill, with the conditions:

- 1. The front setback matches the setback of the adjacent contributing house on this block, to be verified on a revised site plan;**
- 2. The bays have a foundation added;**
- 3. 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;**
- 4. Staff approve the rear porch materials, roofing color, windows and doors prior to purchase and installation; and,**
- 5. HVAC and other utilities shall be located behind the house or on either side, beyond the mid-point of the house;**

finding that the proposed new construction meets section III.B.2 for new construction in the Edgefield Historic Preservation Zoning Overlay. Commissioner Mayhall seconded and the motion passed unanimously.

x. 2809 27TH AVE S

Application: New Construction—Infill and Outbuilding

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019007826 & T2019007832

Staff member, Melissa Baldock, presented the case for infill and an outbuilding at 2809 27th Ave South. 2809 27th Avenue South is currently a vacant lot. In 2017, MHZC approved the demolition of the house previously on the lot. This application is to construct infill and an outbuilding on a vacant lot. For background, the Commission has approved several other projects on this side of 27th Avenue South in the last few years. The sites marked in red are all by this same applicant and were approved by MHZC in 2017 and 2019. The site at the bottom, marked in blue, is

infill submitted by a different applicant and approved in 2014.

To summarize, staff is recommending approval of this project, and the applicant is in agreement with all of the conditions. Staff finds that the project's height, scale, materials, roof form, windows, orientation, and setback all meet the design guidelines.

Staff recommends approval of 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. Staff approve the front setback in the field after staking;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve brick sample;
5. Staff approve the material of the front porch floor and steps;
6. Staff approve the roof shingle color, material, and texture;
7. A walkway be included from the street to the front porch, and staff approve the walkway material; and
8. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections II.B.1. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Applicant, Manuel Zeitlin stated that he agreed with the conditions. There were no requests from the public to speak.

Motion:

Commissioner Tibbs 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. **Staff approve the front setback in the field after staking;**
3. **Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;**
4. **Staff approve brick sample;**
5. **Staff approve the material of the front porch floor and steps;**
6. **Staff approve the roof shingle color, material, and texture;**
7. **A walkway be included from the street to the front porch, and staff approve the walkway material; and**
8. **The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;**

finding that with these conditions, the project meets Sections II.B.1. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay. Commissioner Fitts seconded and the motion passed unanimously.

j. 929 MONTROSE AVE

Application: New Construction—Addition

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019007819

Staff member, Melissa Baldock, presented the case for an addition at 929 Montrose Avenue. 929 Montrose Avenue is a pre-1908 folk Victorian house that contributes to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay. The site is located at the corner of Montrose Avenue and 10th Avenue South. The house has been altered at the rear over the last century. Sometime between 1957 and 1968, the former porch at the rear was enclosed and extended wider than the house. The portion of the rear that extends wider is not shown on the 1957 Sanborn Map, but it does appear on the c. 1968 Property Assessor Photograph.

Today, the entire roof of the back of the house is a low-sloped shed roof. The applicant intends to demolish the existing shed roof at the rear and to reconstruct the roof in a gable form. Staff finds this partial demolition to be appropriate, as this part of the rear of the house has been altered since 1957. Because this part of the roof is not original to the house and because the new roof has an appropriate height, scale, and form, staff finds that these changes meet the design guidelines.

The applicant also intends to alter window openings on the existing house, which is considered partial demolition. On the left/east elevation, the applicant is adding a window opening on the front of the side extension, and is altering the existing windows on the side of this extension. Since this part of the house was constructed after 1957, staff finds that these window alterations constitute appropriate demolition.

The blue area shows the new roof form, which will replace the existing shed roof. Again, staff finds that this new roof form meets the design guidelines in terms of height, scale, and roof form. On the right/west elevation, the applicant is adding a door/stairs (not shown on the elevation, but shown on the floor plan) and is changing two, separate double hung windows to a paired double-hung window. As mentioned earlier, the Sanborn map indicates that in 1957, this back section of the house was inset from the side gable bay, but today the two parts of the house are in the same plane. Since this wall is likely not an historic wall, staff finds that the insertion of door and the changes to the window openings to meet the design guidelines.

The addition will approximately double the footprint of the historic house. Uncovered parking for four cars is planned at the rear, accessed via the alley. The addition meets all base zoning setbacks. The addition will add a second residential unit behind the historic house. The applicant is proposing a two-story addition behind a one-story house. Because the lot slopes down towards the back of the lot, the applicant is able to step the floor line of the addition down so that the addition's ridge and eave heights are just two feet (2') taller than the historic house. Staff finds that this could be appropriate if the addition were inset appropriately.

This left elevation is on the interior of the block. On this side, the new addition steps in close to seven feet (7') from the existing non-historic side addition, this new part of the addition is inset one foot (1') from the line of the historic left sidewall of the house. After a depth of four feet (4'), the addition steps back out to line up with the wall of the existing addition. This part of the addition will have a side-oriented gable in line with the existing addition and extending two feet (2') taller. Staff finds this to be appropriate since the existing side addition is not historic and this part of the new addition is no taller than the original side-oriented gable on the historic house.

The addition's materials are largely appropriate, except the walls will be clad with cement-fiber siding, with a ten inch (10") reveal on the first story and a five-inch (5") reveal on parts of the second story and cedar shake on other parts. The Commission has typically approved siding with a reveal greater than five inches (5") only as an accent material. In this case, staff finds that the ten inch (10") siding is the primary material, not an accent material. Staff therefore recommends that the primary cladding lap siding have a maximum reveal of five inches (5"). Ten-inch (10") lap siding would be appropriate as an accent material.

On the right elevation, which faces 10th Avenue South, the addition insets just one foot, six inches (1'6") at the back corner of the house for a depth of four feet (4'), then it steps back out to line up with the main right side wall of the historic house. The two-story portion of the addition begins after the addition steps back out to line up with the main wall of the house. Since the addition's eave and ridge height are two feet (2') taller than those of the historic house, staff finds that the taller portion of the addition should be inset a minimum of two feet (2') on this side. This will help keep the larger scale of the two-story addition from overwhelming the one-story historic house.

Staff is okay with the taller portion on the left side, as the addition on this side is behind a portion of the house that is not historic and this part of the new addition is no taller than the main historic house's form. However, staff does recommend that the two-story portion of the house be inset a minimum of two feet (2') from the line of the historic house, on the right side. Staff finds that inseting the taller portion of the addition two feet (2') on the right side will help keep the scale of the addition more in keeping with the scale of the historic house.

The applicant has submitted as part of this application elevation drawings of 1005 Paris Avenue, which the Commission approved in September 2018. The applicant will discuss this project.

Staff recommends approval of the project with the following conditions:

1. The taller portion of the addition be inset two feet (2') from the main side wall of the house on the right/10th Avenue South elevation;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof shingle color;
4. Staff approve the porch floor and step materials for the side and rear porches;
5. The primary exterior cladding on the addition shall have a maximum reveal of five inches (5"); and
6. 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 addition meets Sections III., IV., and V. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines.

Martin Wieck, architect for the project, explained how 1005 Paris Ave's addition is similar to what they are now requesting for Montrose. He explained the reasons for the proposed design. The existing roofline is unusual and they do not have the height that a typical Victorian-era building, like this one, would have. He stated that he agreed with all conditions except for the recommendation that the taller portion be inset two feet (2').

There were no requests from the public to speak.

Commissioner Mosley stated that at issue was not a tall eave alone but also windows. If you have tall windows and eaves and then try to put in shorter windows and doors with window above, architecturally that reads as two-stories—all the elements go together. Because of the tall knee wall, the addition reads as a two-story or pushing the edge of a one-and-a-half story. Commissioner Jones agreed and stated that she did not see any reason not to meet the design guidelines, specifically the two foot (2') inset, especially since space is gained with the drop in grade. Commissioner Tibbs commended the solution but agreed that the two foot (2') step back could be met.

Motion:

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

1. **The taller portion of the addition be inset two feet (2') from the main side wall of the house on the right/10th Ave S elevation;**
2. **Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;**
3. **Staff approve the roof shingle color;**
4. **Staff approve the porch floor and step materials for the side and rear porches;**
5. **The primary exterior cladding on the addition shall have a maximum reveal of five inches (5"); and**
6. **The HVAC be located behind the house or on either side, beyond the mid-point of the house;**

finding with these conditions, the addition meets Sections III., IV., and V. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines. Commissioner Mosley seconded and the motion passed unanimously.

X. OTHER BUSINESS

y. REVISION TO RULES OF ORDER AND PROCEDURE

There are several minor changes recommended. There is new language proposed for section "X. Enforcement" that sets up a "Show Cause Hearing" process, which will allow staff to bring violations to the Commission, prior to going to court. Susan Jones, legal counsel, provided additional information about the purpose and procedures regarding a show-cause hearing.

Motion:

Commissioner Mosley moved to approve the changes to the Rules of Order along with non-substantive changes such as grammatical errors. Commissioner Tibbs seconded and the motion passed unanimously.

z. ADMINISTRATIVE ACTIONS & UPDATES

aa. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

Ms. Zeigler reminded the board about the Old House Fair on March 2.

Meeting adjourned at 4:05pm.