

MEGAN BARRY  
MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park

## METRO HISTORIC ZONING COMMISSION SUMMARY MEETING MINUTES

October 21, 2015

**Commissioners Present:** Chairman Brian Tibbs, Vice-chair Ann Nielson, Rose Cantrell, Jim Hoobler (Commissioner Bell's alternate), Aaron Kaalberg, Ben Mosley

**Zoning Staff:** Sean Alexander, Melissa Baldock, Paul Hoffman, Melissa Sajid, Robin Zeigler (historic zoning administrator), Susan Jones (city attorney)

**Applicants:** John Root, Manuel Zeitlin

**Public:** Megan Patton, Shannon Kearney, Lisa Bastarach

Chairman Tibbs called the meeting to order at 2:05 p.m. and read aloud the process for appealing the decisions of the Metro Historic Zoning Commission and the time limits on presentations.

### I. RECOGNITION OF COUNCILMEMBERS

Councilman O'Connell, district 19, provided a broad message to the Commission letting them know that their work matters and that people expect them to lead. He thanked them for their service and said he was looking forward to working with them.

### II. APPROVAL OF MINUTES

a. September 16, 2015

**Motion:**

**Commissioner Cantrell moved to approve the minutes as presented. Vice-chair Neilson seconded and the motion passed unanimously.**

### III. OVERLAY RECOMMENDATIONS

b. None

### 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.

**a. 1210 PARIS AVE**

Application: Demolition-outbuilding; New construction-Detached accessory dwelling unit

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 2075768

**b. 1501 HOLLY ST**

Application: Demolition-outbuilding; New construction-Detached accessory dwelling unit  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 2075772

**c. 1809 CEDAR LN**

Application: New construction-addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 2076206

**d. 907 N 16TH ST**

Application: New construction-Detached accessory dwelling unit; Setback determination  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 2075963

**e. 143 WINDSOR DR**

Application: New construction-addition  
Council District: 23  
Overlay: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 2075972

**f. 1306 BEECHWOOD AVE**

Application: New construction-addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 2075974

**g. 611 BOSCOBEL ST**

Application: New construction-additions  
Council District: 06  
Overlay: Edgefield Historic Preservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 2075947

**h. 2510 ESSEX PL**

Application: New construction-outbuilding; Setback determination  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 2075774

**i. 2213 GRANTLAND AVE**

Application: New construction-addition and outbuilding  
Council District: 17  
Overlay: Woodland-in-Waverly Historic Preservation Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 2075776 and 2075781

**j. 3614 WHITLAND AVE**

Application: New construction-addition; Partial demolition  
Council District: 24  
Overlay: Whitland Neighborhood Conservation Zoning Overlay  
Project Lead: MELISSA SAJID  
Permit ID #: 2074381

**k. 1807 BLAIR BLVD**

Application: New construction-addition and outbuilding; Partial demolition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: MELISSA SAJID  
Permit ID #: 2075709 and 2076341

**l. 215 SCOTT AVENUE**

Application: New construction-detached accessory dwelling unit (DADU)  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: PAUL HOFFMAN  
Permit ID #: 2076291

**m. 247 CHEROKEE ROAD**

Application: New construction-addition  
Council District: 24  
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay  
Project Lead: PAUL HOFFMAN  
Permit ID #: 2076284

**n. 2515 ESSEX PL**

Application: New construction-addition and outbuilding  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 2075977 and 2072699

**o. 108 BOWLING AVE**

Application: New construction-addition and outbuilding  
Council District: 24  
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 2075909 and 2075911

There were no requests to remove any items from the consent agenda. Commissioner Kaalberg stated that he needed to recuse himself for the Holly Street property.

**Motion:**

**Vice-chair Nielson moved to approve all consent agenda items with their respective conditions. Commissioner Mosley seconded and the motion passed unanimously with a recusal from Commissioner Kaalberg.**

**V. PREVIOUSLY DEFERRED ITEMS**

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

None

**VI. MHZC ACTIONS**

**p. 1406 5TH AVE N**

Application: Partial demolition; New construction-addition  
Council District: 19  
Overlay: Germantown Historic Preservation Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 2075919

Staff member, Melissa Baldock, presented the case for an addition to 1406 5<sup>th</sup> Avenue North. 1406 5<sup>th</sup> Avenue North is one of the oldest houses in Germantown. The National Register report for Germantown calls it a “one-story brick raised cottage with a daylight basement” and dates it to c. 1850. However, other research indicates that the structure could date back as early as the 1830s. The applicant proposes to demolish an existing addition and to construct a two-story addition that is over nine feet taller than the one-story historic house. Staff is recommending disapproval of the project, finding that the addition’s height and scale, and roof form overwhelm the historic structure and contrast greatly with the historic house.

The site plan shows the outline of the existing addition that is to be demolished and the footprint of the new addition. The garage on the site plan is not part of the current application. The addition is only inset one foot (1’) from the historic structure, which is insufficient for a two-story addition of this size. The shallow inset contributes to the inappropriateness of the addition’s scale. The front elevation shows the two separate roof forms which extend above the historic house’s roof by 9’6” on the left and 6’ on the right. The eave height of the addition on the left/south elevation is taller than the ridge of the historic house, which is not something the Commission has approved in Germantown or any other historic preservation or conservation overlay in the past. The site does have a significant slope of about ten feet from the front of the property to the rear.

Staff finds that the addition’s mansard roof with a slope of 48/12 contrasts greatly with the historic house’s side gable roof, that has a slope of 5/12. Mansard roofs are not common on historic houses in Germantown, although they have been approved for infill. Nevertheless, staff finds that the proposed mansard roof accentuates the additional height of the addition and is not visually compatible with the historic house and its roof. The addition’s second story contains wall dormers in the mansard roof. Wall dormers are not a common historic feature in Germantown, and they accentuate the perceived height of structures. Staff finds that the proposed wall dormers contribute to the inappropriateness of the proposed addition.

In conclusion, Staff is recommending disapproval of the addition, finding that the addition’s height, scale, mansard roof form, and wall dormers are inappropriate for a mid-19<sup>th</sup> century modest house like this one. Simply put, the proposed addition overwhelms the historic house. While the Commission has approved additions that are taller than a historic house, it has not approved an addition scaled this much larger than the historic structure. Staff finds that the addition does “contrast greatly” with the existing historic structure.

Staff recommends disapproval of the project, finding that the addition does not meet Sections 2.2.3., 2.2.4., 2.5, 2.6, 2.7, 4.2.2., 4.2.3., and 4.25 of the *Germantown Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

John Root, architect for the project, explained that the site is unique because of the historic home, the extreme raise in grade and the exposed bedrock in the back yard. The homes on either side dwarf the existing house. The mansard roof was an attempt to minimize the scale of the roof. The architecture should be obvious that it is not an original part of the home. The height is driven by the desire to conceal a roof deck amenity since the addition is taking up a great deal of the rear yard. They’ve agreed to reduce the height by 4’ and he attempted to hand out new drawings. The commissioners chose not to accept the revised drawings, based on their rules of order and procedure.

Commissioner Mosley said that lowering the height seems to be moving in the correct direction. One other issue is the fact that the addition contrasts greatly and isn’t simply distinguished but actually somewhat foreign to the existing structure.

Mr. Root asked to provide a revised drawing but since it is the Commission’s policy not to accept new information and the staff have not had an opportunity to review the drawings, they did not accept them. Mr. Root said there was no way to transition the existing roof up to the new addition in a manner that preserves the existing home.

Commissioner Mosely mentioned a house that had an approved addition down the street that may be more complimentary and more headed in the right direction than what is currently proposed.

Sonya Link, Germantown resident, stated that she is a member of the Germantown zoning committee and that the original addition proposed is too large and too out of proportion to the original house.

Mr. Root did not have a rebuttal.

Vice-chair Nielson stated that she is not comfortable approving as submitted and she would like staff to have time to review the revision described by Mr. Root. She suggested that Mr. Root defer.

**Motion:**

**Commissioner Mosley moved to disapprove the addition based on staff's recommendation. Vice-chairman Nielson seconded and the motion passed unanimously.**

**q. 1310 7TH AVE N**

Application: New construction-infill

Council District: 19

Overlay: Germantown Historic Preservation Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 2075913

Staff member, Melissa Baldock, presented the case for infill construction at 1310 7<sup>th</sup> Avenue North. 1310 7<sup>th</sup> Avenue North is an application to demolish an outbuilding and to construct infill. Staff issued an administrative permit for the demolition of the non-contributing primary structure on the site. Staff is recommending disapproval of the infill design because the two 2-story porches on the front façade do not meet the design guidelines and are inappropriate for infill in the Germantown Historic Preservation Overlay. Staff does not recommend approval with conditions because removal of the second-story porches would likely require a complete redesign of the infill.

The outbuilding shown on the site plan is not part of the current application. The proposed infill meets all base zoning setbacks, and staff finds its setbacks, width and rhythm of spacing to meet the design guidelines. Staff notes that because this is a historic preservation overlay, the applicant must seek approval of all permanent landscape features, including fencing, pavers, pathways, driveways, parking pads, etc.

Although the overall height and scale of the proposed infill are appropriate to the historic context, the two 2-story porches do not meet the design guidelines. The design guidelines state that "In new construction, the size of a building, its mass in relation to open spaces and its windows, door openings and porches should be visually compatible with the surrounding buildings." Staff finds that the proposed infill's size, mass, windows, and doors are visually compatible with the surrounding historic buildings, but that the two second-story porches are not visually compatible. Two-story porches are not found on historic structures in Germantown, and they accentuate the height of the infill.

The guidelines further state that "The height of porch roofs shall be compatible, by not contrasting greatly, with those of surrounding historic buildings." The proposed porch roofs are approximately twenty-six feet (26') tall, which is significantly taller than the historic roofs on this block, all of which are one-story in height. Two-story porches are simply not a common historic feature for houses in Germantown.

With the exception of the co-housing project at the corner of Taylor Street and Fifth Avenue North, the Commission has not approved other requests for two-story porches. The Commission found the co-housing project to be appropriate because of its location next to Werthan Bag, which is of a much larger scale than the rest of the district.

On the right/south façade, staff would typically ask for a window opening in the area marked on the slide. The proposed materials have all been approved by the Commission in the past, and the primary roof form meets the design guidelines.

In Conclusion, staff recommends disapproval of the project, finding that the infill's two-story porches on the front façade do not meet Sections 2.2.2., 2.2.3., 2.6., and 2.7. of the *Germantown Historic Preservation Overlay: Handbook and Design Guidelines*. Staff does not recommend approval with conditions because removal of the second-story porches would likely require a complete redesign of the infill.

Commissioner Mosley asked about the dual entry on the primary porch. Ms. Baldock explained that one is going to an office and the other to the residential portion and that two-entrances are typical for historic duplexes, and therefore compatible.

Mr. Root, architect for the project, stated that they attended a neighborhood meeting and they would like to propose some changes but since they cannot present revisions, he would like to defer.

**Motion:**

**Commissioner Cantrell moved to defer the project at the applicant's request. Vice-chairman Nielson seconded and the motion passed unanimously.**

Commissioner Mosley stated that he thought there may be some public comment and asked if should they be allowed to speak today. Ms. Jones stated that since the project was deferred the entire public hearing should be deferred for that particular case.

**r. 411 BROADWAY**

Application: Alteration; Signage

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: MELISSA SAJID

Permit ID #: 2075714

Melissa Sajid, staff, presented the case for signage and alteration to the storefront at 411 Broadway.

The request is for signage and alterations at 411 Broadway, located in the Broadway Historic Preservation Zoning Overlay. This request has three parts. The applicant has requested a new projecting sign on the front façade, storefront alterations to permit a ticket window, and a new wall sign on the alley façade. Also, the existing Paradise Park projecting sign on the front façade is to remain.

The new projecting sign is consistent with the design guidelines with the exception of size. The maximum signage permitted for the building is 120 SF. The existing Paradise Park projecting sign is 117 SF and the proposed sign is just under 13 SF. Therefore, the proposed projecting sign exceeds the allotment. Staff recommends approval of the new projecting sign with the condition that the size be reduced to not exceed the allotment.

The second part of the request is for storefront alteration to permit a new operable ticket window on the front façade. Staff recommends approval of the alteration as it meets the design guidelines.

The third part of the request is for a wall sign on the alley façade. This sign is a window decal which is a vinyl, non-rigid material. As such, staff has applied the provisions for painted signs to evaluate. The proposed sign does not comply with the guidelines on three accounts.

1. Size: The proposed sign is 326 SF which exceeds the maximum allowed area of 125 SF by a significant amount.
2. Material: Vinyl is specifically called out as inappropriate. Signs should be made of rigid, weatherable materials.
3. Location – The sign will cover an existing window, and the guidelines specifically prohibit any type of signage from covering openings or architectural features.
4. In addition, there are other options. The sign could be attached to the inside of the glass or hung inside the building so that it is visible from outside of the building. Both options would not be reviewed by the Commission.

Staff recommends approval with conditions of the storefront alteration and new projecting sign, including the condition that the size of the sign be reduced so that it does not exceed the allotment. Staff recommends approval of the window decal on the alley façade as it does not comply with the design guidelines for size, location or material.

Manuel Zeitlin, architect for the project, explained that the existing sign is a historic sign and there are really no other alterations to the existing building. Greyline is leasing lobby space for a ticket area. The purpose of the arrow sign is just to direct people to the ticket booth. It is small and of similar design to the building and would have to reduce to approximately three square feet, which would be almost useless. The side sign doesn't read well but the wall is a 3-story block wall and the purpose is to be public art more than signage. The material can be changed.

Chairman Tibbs stated that the small sign wouldn't meet the design guidelines so he suggested that the applicant defer so that more work could be done to create a policy that encourages the retention of historic signage.

Commissioner Mosley stated that the existing signage is historic with the exception of the name changing and that is almost punitive for an applicant to be held to the same allotment that would encourage the removal of historic signage.

Ms. Zeigler explained that whether the side decal is considered public art or a sign it does not meet the design guidelines for location and size.

There were no requests from the public to speak.

Commissioner Mosley asked for clarification of the ticket window. Mr. Zeitlin was invited back to explain and he said that the window will still be a full pane of glass that just slides into the casement window to a ticket counter inside. In terms of the side sign, he said that they didn't want to start allowing for signage on windows and he is interested in seeing what the applicant comes up with.

**Motion:**

**Commissioner Cantrell moved to defer the two signs and to approve the alteration to the storefront window with the conditions that materials are administratively approved prior to purchase and installation.**

**Commissioner Mosley seconded and the motion passed unanimously.**

**s. 1921 19TH AVE S**

Application: New construction-outbuilding; Setback determination

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA SAJID

Permit ID #: 2075695

Melissa Sajid, staff, presented the case for an outbuilding at 1921 19<sup>th</sup> Avenue South.

This is a request for an outbuilding and setback determination at 1921 19<sup>th</sup> Avenue South in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The initial application was for a DADU but was converted to a detached garage. The DADU is not currently permitted by zoning here since the primary structure is a duplex. The owner plans to reclassify the primary structure as single-family and convert the detached garage to a DADU in the near future. Therefore, staff has applied the DADU standards to this application.

The site plans show that the outbuilding is situated in the rear yard as is typical. Access is via the alley and the existing driveway. The applicant has requested a setback determination for the left side. The Zoning Code requires 5', and the applicant has requested 3'. The plan proposes for the outbuilding to use both the alley and the existing driveway for access. This configuration along with the desired interior layout creates an odd angle for parking which is why the applicant has requested the setback determination.

Staff finds that the requested reduction is inappropriate and that the required 5' setback should be maintained for the following reasons:

1. This is a larger outbuilding that will be converted to a DADU. Staff has typically supported reductions for smaller outbuildings that are not intended for living space. That is not the case here.
2. The lot is larger than the standard lot and includes alley access. There is room to accommodate the additional 2' on the site.
3. Finally, there are other options available that would make it possible to maintain the 5' setback. These include relocating the interior stairs to reduce the angle for parking or limiting access to the alley.

The proposed outbuilding is 1.5 stories and meets the guidelines for height, scale, materials, roof form and location. It meets all criteria with the exception of the side setback.

In conclusion, staff recommends approval with conditions as set forth in the staff recommendation, including increasing the side setback to 5'.

Commissioner Mosley asked if there was an existing garage at the location or any outbuildings shown on Sanborn maps. Ms. Sajid said that there was an early outbuilding on the Sanborn maps; however, the proposed is much larger and intended to be used as a dwelling.

Caryll Alpert, owner of the property stated that they would like the building analyzed as a garage and not an outbuilding since they don't know what they want to do with it in the future. They want the garage structure to match up with the existing driveway. After she saw the staff recommendation she looked for other projects that are similar to hers. She handed out a list of other properties that were approved in the past that are similar and read the list for the Commission. Her neighbors do not have objection. It will help them if they could have the building line up with driveway.

Commissioner Tibbs invited the applicant back up to rebut. She said that it is now a garage and not a DADU and she does not know what the future might hold. Ms. Zeigler said she wanted to be sure that the applicant understood that if they have it approved as an outbuilding and in a manner that does not meet the standards of the ordinance, they would not then be able to turn it into a DADU.

Because the applicant requested time to discuss the issue with her husband, Commissioner Mosley moved to move the application to the end of the agenda. Commissioner Cantrell seconded and the motion passed unanimously.

The applicant returned at the end of the meeting and asked if they decided at a later date, prior to construction, that they wanted a detached accessory dwelling unit (DADU), would it need to come back to the Commission and Ms. Zeigler explained that all DADUs do come through the Commission.

**Motion:**

**Commissioner Mosley moved to approve the building as an outbuilding, not a DADU, with the conditions that Staff approve the final details, dimensions and materials of windows, doors, garage doors and roof color prior to purchase and installation. Commissioner Cantrell seconded and the motion passed unanimously.**

**t. 1201 LILLIAN ST**

Application: New construction-infill; Demolition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA SAJID

Permit ID #: 2073128

Staff member, Ms. Sajid presented the case for the demolition of a noncontributing house and new construction for infill at 1201 Lillian Street.

This is a request for demolition and to construct a new 1.5 story house with attached parking at 1201 Lillian Street in the Lockeland Springs – East End Neighborhood Conservation Zoning Overlay. The existing house does not contribute to the character of the neighborhood. Staff finds that the proposed demolition meets the design guidelines.

The proposed new infill meets the guidelines for height, scale, orientation, setback, rhythm of spacing, materials and roof shape. In addition, the proposed house reflects the context of recently approved houses, including those located to the left of the site on Lillian Street.

Staff recommends adding a window on the left façade near the front per the guidelines. With this as a condition, the house will comply with the guidelines for the rhythm and proportion of openings.

In conclusion, staff recommends approval with conditions as set forth in the staff recommendation, including adding the window on the left façade.

There were no requests from the public to speak and the applicant declined to present.

**Motion:**

**Commissioner Mosley moved to approve with the conditions that the finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; an additional window is to be incorporated on the west façade near the front of the house so that there will be no expanse greater than eleven feet (11') without an opening on any of the primary elevations; Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; the HVAC be located behind the house or on either side, beyond the mid-point of the house; and Staff approve the roof color, dimensions and texture. Vice-chairman Nielson seconded and the motion passed unanimously.**

**u. 1521 FATHERLAND ST**

Application: New construction-infill; Setback determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA SAJID

Permit ID #: 2075707

Staff member, Melissa Sajid presented the case for the new construction of infill at 1521 Fatherland Street.

This is a request for infill and a setback determination at 1521 Fatherland Street which is at the corner of Fatherland Street and South 16<sup>th</sup> Street in the Lockeland Springs – East End Neighborhood Conservation Zoning Overlay. The lot is currently vacant and was recently subdivided into two lots. The subject property is the corner lot and vehicular access is taken from the alley at the rear of the site.

Staff recommends disapproval as the proposed two-story house does not meet the design guidelines for scale. The proposed house meets the design guidelines for orientation, setback, rhythm of spacing, materials, roof shape and rhythm and proportion of openings. The applicant has requested a side setback determination for the side on South 16<sup>th</sup> Street. The required setback is 10', and the applicant proposes 7'. Staff finds that setback reduction is appropriate given the context and is consistent with the design guidelines. The outbuilding shown on the site plan is not included with this request.

The plan proposes a two-story residence with an overall height of 29'-30' from grade and an eave height of approximately 20'.

The staff report includes photos that illustrate the residential context in the area. The majority of the houses in the area are 1 – 1.5 stories. There is a church across S. 16<sup>th</sup> Street from the site that is two stories. However, it is not a residential structure.

In conclusion, staff recommends disapproval of the proposed infill as it does not meet the design guidelines for scale. The proposed house is two stories whereas the existing residential context is 1 – 1.5 stories.

Commissioner Kaalberg asked if staff had an opinion about the pivoted orientation. Ms. Sajid explained that the building is appropriately oriented and the rear portion is the main portion that pivots so Staff did not find that it would have an inappropriate affect on the neighborhood.

John Root, architect for the project, explained that solar orientation was a factor in the plan. He claimed that they could not disqualify the church across the street, in terms of scale in the neighborhood. He provided drawings of other projects approved that are two-stories and surrounded by one-story homes. The scale of the project is mitigated by a number of layering of forms.

Megan Patton, 1518 Fatherland, said she was happy to hear of the recommendation for disapproval. There is only one two-story home on her street within 4 blocks and that the Seventeenth and Russell context provided by the applicant has a different feel from this area of the neighborhood.

Shannon Kearney, 1804 Lakehurst, stated that other buildings that have been approved that are out of scale have a negative impact on the neighborhood. As an example she referenced a house constructed in Little Hollywood.

Lisa Bastarach, 1626 Shelby, representing the neighborhood association, read a letter submitted by Elizabeth Smith, president of the neighborhood association.

Ms. Zeigler stated that the commission received two emails that were against the project.

Mr. Root explained that the project meets the design guidelines and the premise to deny based on two-storied does not hold water as the context is the entire neighborhood. Their goal was to preserve green space. If it is reduced to 1.5 stories than the mass is more like a four-square. The 2-story portion is responding to the church across the street.

Commissioner Cantrell stated she is familiar with the neighborhood and the proposed house upsets the rhythm of the area by being too large. Commissioner Kaalberg agreed that two stories may be too much but he agrees that the lot has been empty for so long it will certainly generate discussion no matter what is proposed.

Commissioner Mosley said he struggled with equating the massing of a church with the residential surrounding neighborhood, which is intentionally different. From a massing standpoint, the historic two-story home down the street is within scale of the single story homes; however, the proposed is a much larger massing than the historic home.

**Motion:**

**Vice-chairman Nielson moved to disapprove. Commissioner Cantrell seconded and the motion passed unanimously.**

**v. 3111 OVERLOOK DRIVE**

Application: New construction-infill

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: PAUL HOFFMAN

Permit ID#: 2067897

Staff member, Paul Hoffman, presented the case for infill construction at 3111 Overlook Drive.

Mr. Hoffman explained that the ridge height of the proposed building will be 31 feet, which is compatible with the context of homes as tall as 34 feet. At its widest, the width will be 80 feet, in an ell shape, although the bulk of it will be 68 feet. A building this wide would not be appropriate everywhere. However, the lot is 100 feet wide, and has steep grade and a limited building area. The context is also later than most of the other overlays, with wider homes built in the 1940s and 50s. The design includes an attached garage; attached garages are more common in this area than in other districts. It will be at the rear of the building.

In summary, the project meets the remaining design guidelines, and Staff recommends approval of this application, with the conditions that Staff verify the finished floor height; Staff approve the windows, doors, roof color and masonry; and the HVAC be located to meet the design guidelines for minimal visibility. With these conditions, Staff finds that the project meets the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

The applicant was present but declined to present. There were no requests from the public to speak.

**Motion:**

**Commissioner Cantrell moved to approve with the conditions that Staff verify the finished floor height; staff approve the windows, doors, roof color and masonry; and the HVAC be located beyond the midpoint of the house for minimal visibility. Vice-chairman Nielson seconded and the motion passed unanimously.**

**w. 3901 KIMPALONG AVE**

Application: Demolition; New construction-infill and outbuilding

Council District: 24

Overlay: Woodlawn West Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2705967, 2075968 and 2075970

Staff member Sean Alexander presented the case for demolition and new construction at 3901 Kimpalong Avenue. The house there currently is a one-story Modern Ranch with painted brick walls, constructed circa 1950. The historic context is mostly 1.5 story Tudor Revival style houses, brick and stone on the first story, often with stucco or half-timber in the gable fields. In that context, the existing house is non-contributing historically or architecturally, therefore staff finds that demolition is appropriate.

The current proposal is to construct a new house, 1.5 Stories, 26' tall, 12' eave height, which staff finds compatible with surrounding houses. The width will be 45' at front, widening to 61' with a bay on back-right of the house. This will also be compatible with surrounding houses.

The setbacks and street alignment will be compatible with historic context.

The house will not be imitative of historic architecture, but will have similarities in its roof form, rhythm and proportion of windows, and materials. The materials are brick on first story, stucco or siding on the upper story. Staff recommends that the upper story wall be stucco, or that it is flush with the first story if it is siding. Staff also asks to approve windows, doors, roof color, and a brick sample.

The proposal also includes an outbuilding. It will be an 800 square foot, 16' tall, one story two car garage. The setbacks and materials will be appropriate. Staff asks that the garage have two single-bay vehicle doors rather than one double-door.

**Recommendation Summary:** Staff recommends approval of the proposed demolition, infill and outbuilding with the conditions that:

- The brick, roof color and window and door selections are approved by MHZC Staff prior to purchase and installation;
- The upper level material be stucco or the walls be flush;
- The front parking space is eliminated;
- The HVAC be located behind the midpoint of the building or on the rear; and,
- The street-facing garage bays have individual doors.

Meeting those conditions, Staff finds that the project will meet the design guidelines for new construction in the Woodlawn West Neighborhood Conservation Zoning Overlay.

Commissioner Mosley asked for clarification of the materials.

The applicant was present but declined to present. There were no requests from the public to speak.

**Motion:**

**Vice-chairman Nielson moved to approve with the conditions that the brick, roof color and window and door selections are approved by MHZC Staff prior to purchase and installation; the upper level material be stucco or the walls be flush; the front parking space is eliminated; the HVAC be located behind the midpoint of the building or on the rear; and, the street-facing garage bays have individual doors. Commissioner Kaalberg seconded and the motion passed unanimously.**

*The meeting concluded at 3:55pm.*

RATIFIED BY COMMISSION ON NOVEMBER 18, 2015