



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

METRO HISTORIC ZONING COMMISSION SUMMARY MEETING MINUTES

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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October 16, 2013

Commissioners Present: Brian Tibbs, Chair; Ann Nielson, Vice-chair, Hunter Gee, Rose Cantrell, Sam Champion, Richard Fletcher

Zoning Staff: Sean Alexander, Melissa Baldock, Paul Hoffman, Robin Zeigler (Historic Zoning Administrator), Susan T. Jones (City Attorney)

Applicants: Tong Wang, Gail Wales, Jeremy Bockman, Jamie Pfeffer

Public: Miriam Mimms, Katherine Formosa, Suzanne Elmer, Robert Company, Sylvia Newman

Chairperson Tibbs called the meeting to order at 2:03 p.m. and read aloud the processes for appealing the decisions of the Metro Historic Zoning Commission and the time limits on presentations.

MINUTES:

Commissioner Fletcher moved to approve the September 19, 2013 minutes without changes. Commissioner Gee seconded and the motion passed unanimously.

Chairperson Tibbs read aloud the process for the Consent Agenda.

I. CONSENT AGENDA

1701 RUSSELL ST

Application: New construction--outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1942398

303 N 16TH ST

Application: New construction--outbuilding; Setback reduction

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1942399

1711 LINDEN AVE

Application: New construction - addition

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1942076

712 FATHERLAND ST

Application: New construction - addition
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 1908851

408 BROADWAY

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 1938209

Staff member, Melissa Baldock, read the items on the consent agenda, explaining that 2201 25th Avenue was removed because of public comment received. There were no additional requests to remove an item from the consent agenda.

Motion:

Commissioner Nielson moved to approve all items on the consent agenda with the applicable conditions and with the removal of 2201 25th Avenue. Commissioner Bell seconded and the motion passed unanimously.

II. NEW BUSINESS

2201 25TH AVE S

Application: New construction-addition
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: ROBIN ZEIGLER
Permit ID #: 1941357

Staff member, Robin Zeigler, explained that an email in reference to the next case was forwarded to the commission. The case for 2201 25th Avenue South, located at the corner of 25th and Blair Boulevard is a non-contributing building constructed in the mid-20th century. The applicant is requesting to add a 400 square foot addition to the rear of the building, which will back up to the side of a non-contributing building facing Blair.

The existing house itself has a small massing compared to the historic context and the addition will be even smaller—being approximately as wide as the existing house but significantly shorter and only 12' deep. The addition is located at the rear of the property, the most appropriate location for additions; however, this will require a reduction to the rear setback that should be 20' and will only be 12'. The rear of this house will be approximately 24' from the house to its rear, which is oriented towards Blair. This distance is in keeping with the block which ranges mainly between 11' and 19' of open space between buildings.

The setback meets the MHZC's policy for setbacks because the distance between buildings is appropriate for the historic development, the lot is not as deep as the majority of lots in the neighborhood and there is no rear alley. The need for setback reductions on corner lots is fairly common because these lots are typically ½ as deep as mid-block lots. Ms. Zeigler showed several examples of corner lots that had had setback reductions, might require setback reductions and that were historically developed with less than 20' rear setbacks.

Staff recommends approval of the addition and the rear setback reduction with the conditions that Staff review final details of windows and doors and that the HVAC be located towards the rear of the property, if a new location is necessary. Staff finds the project to meet the requirements for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay and the MHZC's policy for setback reductions.

Councilmember Allen spoke on behalf of neighbors who felt that the rear setback reduction is not consistent with the rest of the neighborhood. She explained that she understood that the Commission can give variances and that the corner lots get special treatment but since this is a non-contributing lot it is hard to understand why it is being given special treatments. She has not heard from the owner, only the neighbors. If this is being applied to a non-contributing building that gives them more square footage, she asked, how does that preserve the historic neighborhood. She asked that the Commission take the concerns of the neighbors into account.

Miriam Mimms (2410 Blair Boulevard) stated that she assisted with obtaining the overlay for the neighborhood and she has complied with the requirements when she requested for her own addition. The applicant was aware of the overlay when he purchased the building. She opposes the variance and maintains that the approval will not be good for the neighborhood.

Katherine Formosa (2503 Blair Boulevard) lives next door to the proposed project. Ms. Formosa stated that maintaining the district is important and the setback reduction would impose on her privacy and set a poor precedent for the neighborhood. Suzanne Elmer, 3003 Blakemore Avenue. HWE is expanding the neighborhood and the guidelines are ample to allow for and encourage new development. The setback reduction is significant in terms of future requests and precedent setting. The property owner purchased the property knowing about the overlay and if he needed to add on to the property, he should have made the purchase contingent receiving a permit. The overlay, Ms. Elmer asserted, is intended to protect the neighborhood from piecemeal exceptions. She requests that the setback reduction be denied.

Sylvia S. Newman (2700 Westwood Avenue) passed out two letters from neighbors. The owner is a new owner, explained Ms. Newman, and he bought the property knowing about the overlay. She is concerned that the variance will erode what the overlay means. She bought into the neighborhood because it is historic and the setback reduction will set a dangerous precedent.

Robert Campany (2507 Blair Blvd) stated that he had no new arguments but wanted to speak in support of the comments already expressed.

Tong Wang, owner of the property, explained that the corner lot was located on two streets very busy and he cannot rent to young families because there is no backyard and no safe place for children to play. The additional space will add a playroom to each unit.

Commissioner Fletcher asked if other similar cases had been approved. Ms. Zeigler explained that this type of scenario had been approved all over all of the districts. She further explained that the request was not a variance and that the Commission has the ability to set the appropriate setbacks within the historic overlay, based on the historic development.

Commissioner Fletcher asked staff about the argument that was made that the setback reduction was inappropriate for non-contributing buildings. Ms. Zeigler answered that the setback reductions were based on historic development, not the contributory status of the building itself.

Commissioner Gee asked for clarification that the setbacks are established by the ordinance. Ms. Zeigler explained that the ordinance allows the Commission to set the setbacks. As a matter of policy, the Commission starts with the setbacks recommended by the bulk zoning. Commissioner Gee reiterated the public comments stating that the addition would be in violation of the code requirements and explained that that wasn't actually the case since the Commission has the authority to set setbacks that are consistent with the design guidelines and the district. The Commission and staff discussed the use of the building and the inability of the Commission to address the use.

Commissioner Gee asked if additions to non-contributing structures had to comply with the design guidelines and if the Staff felt that the proposal met the design guidelines, which Ms. Zeigler said it did.

Commissioner Gee expressed understanding of the neighborhood's concerns but explained that if this project was on a different property it would be approved so we need to be carefully not to let the contributory status alter the decision on the setback question. He might not like the way it looks but if it fits the design guidelines and the community development that is

what they are asked to consider.

Upon request, Mr. Benoit Dawant (2408 Blair) was invited to speak after the public hearing had been closed. He expressed concern that allowing this will transform the rest of the non-contributing homes to something that is bigger. He asked the Commission not to grant the setback reduction.

Motion:

Commissioner Gee moved to approve the addition and the rear setback reduction with the conditions that Staff review final details of windows and doors and that they HVAC be located towards the rear of the property, if a new location is necessary. Commissioner Fletcher and Cantrell voted against the project while Commissioners, Nielson, Bell, Gee and Champion voted in favor of the project. The motion carried with the minimum four concurring votes.

111 4TH AVE S

Application: New construction-addition and alterations

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1942632

Staff member, Sean Alexander, presented the case for an addition and alteration at 111 4th Avenue South, a Victorian Era commercial building, constructed before 1897. The building is two-stories tall with a traditional storefront on the lower story. The upperstory features eclectic architectural elements including a large double-hung window with beaded-dentil molding flanked by a pair of arched-top windows, and ornamental rope molding and coping on the cornices. The side facades feature segmental-arch window openings. These openings are original to the building. The 4th Avenue store-front was rehabilitated in 1987 and again in 2011 to an appearance appropriate for the age of the building, but with windows that are operable. The applicant is seeking approval of a plan to remove upperstory windows on the front and sides and replace them with roll-up sectional doors and to construct projecting balconies on the front and both side facades of the building. The design guidelines state that historic window openings and original wall surfaces “should be retained” and that window openings “not original to the building should generally not be introduced.” The guidelines also state that balconies should not be added to public facades.

Staff finds the original wall planes, window openings, and architectural details to be significant features relating to the styles, materials, and methods of construction of the late 19th Century. For this reason, staff finds that the proposal would have an adverse effect on the historic character of the building the district, and would not meet guidelines II-H.1, H.5, and I.1, nor the Secretary of Interior Standards for the Treatment of Historic Properties.

The addition of balconies is specifically prohibited under guidelines II-I.2.and guideline III-H.3, as they would damage or obscure historic features and drastically alter the appearance of the building. Additionally - The proposed alteration would likely result in the building being no longer eligible for listing in the National Register of Historic Places.

Staff recommended disapproval of the application, finding it does not meet the design guidelines for the Broadway Historic Preservation Zoning Overlay.

Commissioner Fletcher asked for clarification of balconies approved by the Commission. Mr. Alexander explained that there was one other project, but it was a different case because the building was non-contributing and the case before them today was for a contributing building. The non-contributing building was originally a historic building but because the front façade was removed and corner was removed it was no longer contributing.

In answer to Commissioner Gee’s question the windows themselves are not original but the openings with segmental arches are original and this building did not have a building butted up against its side like buildings on Broadway.

Tucker Herndon, owner of business and building, explained that he purchased the building in 2010 and has made significant repairs. The drawings presented are not what they want to request but instead they would like to enlarge the front windows

and add exterior railings so that there can be interaction by people inside and outside. Mr. Herndon submitted a photograph showing the new concept. Commissioner Tibbs stated that alteration of the window openings would not meet the design guidelines.

The Commissioner suggested that the applicant defer since they were now dealing with a new design that has not been reviewed by staff. The applicant requested a deferral.

1305 LILLIAN ST

Application: New construction - infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1942640

Staff member, Sean Alexander presented the case for a new single-family structure on a vacant lot in the Lockeland Springs-East End overlay. The lots on this block of Lillian Street are pretty steep, and many of them were never developed or were developed much later than the rest of the neighborhood. Because of that most of the context would be considered non-contributing. Several buildings were constructed in the last few years with MHZC approval. The new house will be one and one-half stories tall, with architectural features of the Tudor Revival style, arched vestibule at the front entrance, steeply pitched front gable, and an ornamental brick pattern. The house will have a side-gabled roof with a ridge height of 26' above the finished floor level. The finished floor level is higher toward the front due to the grade of the lot. The elevations show a foundation height of 7' at the front, whereas similarly situated houses have a foundation of 5'. In order to keep the perceived height of the new building compatible with the surrounding context, staff believes that the foundation height at the front should match nearby houses, and that there should be a different material for the foundation to indicate the floor level.

The steep grade prevents the ability to add a usable driveway leading to a rear parking pad or garage. The parking pad is pushed back adequately to allow for a future sidewalk. The setbacks and orientation are appropriate, and consistent with the context. Other dimensions, such as width, and depth are appropriate as are the form and pitch of the roof and the proportion and rhythm of openings.

The primary wall materials are brick, wood and cement-fiber, with a composite shingle roof and wood windows and doors. The stairs and walkway are unknown. Again, staff finds that there needs to be a different material for the foundation to give a visible expression of the floor level on the exterior, and also Staff asks to have final approval on that as well as stair and walkway material and the window and door selections.

Staff recommended approval of the application to construct a new house at 1305 Lillian Street with the conditions that:

-The material of the foundation be changed in order to express the level of the finished first floor on the exterior of the building.

-That the foundation height and grade at the front match the recently constructed houses at 1209 and 1211 Lillian Street.

-Staff to have final approval of the brick, windows and doors, and the material of the stairs and walkways.

Meeting those conditions, Staff finds that the proposed new construction would meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Commissioner Gee asked about final approval of hand rails and balusters, which Mr. Alexander confirmed would need to be approved by Staff.

Fletcher asked about the foundation.

Jamie Pfeffer, architect for the project, stated that they agreed with everything but the change in materials at the foundation level. They had a hard time tracking down precedents where there is more grade exposed at the front rather than the back. The change in material will change the proportion of the house. He asked if they could do a rowlock course or some other way of expressing the foundation.

Commissioner Tibbs asked for an estimate as to how tall the foundation will be and Mr. Pfeffer stated that the dashed line on the elevation was accurate but that it will likely be 8 courses of block.

Commissioner Gee stated that he doesn't disagree with the applicant but it is hard to tell since the elevation isn't complete.

There were no requests from the public to speak.

Motion:

Commissioner Fletcher moved to approve the project with the conditions that

- **the height of the foundation be expressed with a different material to be worked out with staff and applicant**
- **Staff have final approval of the brick, windows and doors, and the material of the stairs and walkways.**

Commissioner Gee seconded and the motion passed unanimously.

1314 LILLIAN ST

Application: Demolition; New construction - infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1942110

Staff member, Sean Alexander presented the case for a new building at 1314 Lillian Street. There currently is a circa 1950s non-contributing house at 1314 Lillian which would be demolished and replaced with a new one and one-half story single-family structure. The demolition of a non-contributing building meets guideline III.B.2.

The new house will be one and one-half stories tall. The rough dimensions of the building will be 29 feet tall, 28 feet wide, similar to a side-gabled bungalow with a projecting front porch, which is pretty consistent with the historic character of the neighborhood. The height and scale meet section II.B.1. and 2.

The front setback will be approximately 15 feet, and the house will be shifted to the left to allow a driveway along the right side of the house. Although there is an alley behind the property, it's not accessible because of the very steep grade. Staff finds the location and orientation to be appropriate given the mixed historic development, and lot topography.

The materials to be used have all been found to be appropriate and have been approved several times for infill: cement-fiber siding, composite shingle roof, split faced block foundation. Staff does ask to have approval of final window and door selections prior to purchase and installation, and with that we find the materials will meet section II.B.4. Staff also asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

The roof form is an 8:12 side-oriented gable with a gabled front dormer. The windows are generally appropriate in proportion and rhythm, and meet the design guidelines.

Staff recommended approval of the application to demolish a non-contributing building and construct a new one and one-half story house at 1314 Lillian Street with the conditions that Staff approve the selection of specific windows and doors and the location of exterior HVAC units, finding the proposal to meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Jamie Pfeffer, architect for the project, stated that he agreed with the conditions and was available for questions.

There were no requests from the public to speak.

Motion

Commissioner Bell moved to prove with that Staff approve the selection of specific windows and doors and the location of exterior HVAC units. Commissioner Cantrell seconded and the motion passed unanimously.

Commissioner Champion left the meeting at 3:08 p.m. and his absence did not affect quorum.

1721 5TH AVE N

Application: New construction--infill

Council District: 19

Overlay: Salemtown Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1942396

Melissa Baldock presented 1721 5th Avenue North, an application to construct a duplex on a vacant lot. The proposed infill will be centered on the lot and will meet all base zoning setbacks. At the front, the structure will be seven feet (7') from each of the side property lines, although further back, the width of the structure expands so that it is five feet (5') from the side property lines. The overall width of the structure will be 36 feet at the front and 40 feet at the back. Staff finds that the width meets the neighborhood context. The front of the structure will be set twenty feet (20') from the front property line, which will be similar to the setback for the structure next door at 1819 5th Avenue North. The house will have a footprint of approximately 2,760 sq. ft. The site plan shows a "future garage", but the garage is not part of the application before the Commission.

The duplex will be one-and-a-half stories and will have a symmetrical front façade with two identical entrances, one to each unit. The infill will face 5th Avenue North, and will have a full-width front porch that is eight feet (8') deep. The house will have an eave height of approximately eleven feet (11'), and a ridge height of approximately thirty feet (30') from grade when seen from the front. Staff finds this meets the context, where the houses have heights that range from sixteen feet to thirty-two feet (32'). The house's primary roof form will be a side gable. The front slope of the gable will have an 8/12 pitch, while the back portion will have a 4/12 pitch. The front gabled dormers are set back from the front wall of the house by two feet (2'), which is appropriate.

The primary cladding for the structure will be fiber cement siding with a five inch (5") reveal. The main roof will be asphalt shingle, while the porch roof will be standing seam metal. Staff asks to approve the shingle and the metal color. The trim will be wood or cement fiberboard. On each of the side facades, the full-height bays will be clad-in-board and batten, providing a modern accent. The board-and-batten material was not specified, and staff asks to review it. The materials for the foundation, the porch columns, porch floor, windows and doors, were not specified, and staff asks to review these materials.

The primary windows on the infill are twice as tall as they are wide, thereby meeting the historic proportions for window openings. Staff asks that a condition of approval be that all double and triple window openings have a four to six inch (4"-6") mullion in between them. There are no large expanses of wall space without a window and door opening, which meets the typical rhythm of openings for historic structures.

In summary, Staff recommends approval of the duplex infill with the following conditions: (1) Staff review and approve the materials for the porch columns, porch floor, foundation, and side bay accent materials; (2) Staff review and approve all window and door selections prior to purchase and installation; (3) Staff review and approve the roof shingle and metal color; (4) Double and triple window openings have a four to six inch (4"-6") mullion in between them; and (5) The HVAC unit be placed at the rear, or on a side façade beyond the midpoint of the house. With these conditions, staff finds that the project meets Section III of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Commissioner Fletcher asked if the two sides should be different, and Ms. Baldock explained that typically historic duplexes were all one massing with a symmetrical façade and an equal hierarchy between entrances, as proposed.

Ms. Nielson clarified that the drawings in the packet were correct, since the presentation included an older version of drawings and Ms. Baldock confirmed.

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

Motion:

Vice-chairperson Nielson moved to approve the project with the conditions that:

- 1. Staff review and approve the materials for the porch columns, porch floor, foundation, and side bay accent materials**
- 2. Staff review and approve all window and door selections prior to purchase and installation.**
- 3. Staff review and approve the roof shingle and metal color.**
- 4. Double and triple window openings have a four to six inch (4"-6") mullion in between them.**
- 5. The HVAC unit be placed at the rear, or on a side façade beyond the midpoint of the house.**

Commissioner Bell seconded and the motion passed unanimously.

2805 BLAKEMORE AVE

Application: Demolition; New construction--infill and outbuilding

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1942403

Melissa Baldock presented 2805 Blakemore, an application to demolish an existing structure, and to construct infill and an outbuilding. The existing structure at 2805 Blakemore Avenue is a one-story brick house constructed sometime between 1944 and 1951. The house's form, materials, and details do not contribute to the historic character of the district. The house is listed as non-contributing in the Hillsboro-West End Neighborhood Conservation Zoning Overlay, and staff finds that its demolition meets Section III.B.2.b. of the design guidelines.

The new infill and the new garage will meet all base zoning setbacks. The infill will be shifted to the left side of the lot to allow for a driveway, which is existing. The front setback will match the setbacks of the two neighboring structures. The house will be forty feet (40') wide at the front, with a maximum width of forty-two feet, three inches (42'3"). This matches the historic context, where the houses are between thirty-eight (38') and fifty-two feet (52') wide. The infill's footprint will be approximately two thousand, seven hundred, and eighty-five square feet (2,785 sq. ft.).

The proposed infill will have a one-and-half story form, which is typical of this part of the Hillsboro-West End neighborhood. It will have an eave height of approximately thirteen feet (13') and a ridge height of twenty-six feet, ten inches (26'10") from grade. The primary roof form is a side gable with an 11/12 pitch. The front porch has a gable with a 7/12 pitch. A central front dormer also has a 7/12 gabled roof form. The right slope of the gable merges with the right slope of the front porch. While not typically seen, staff finds that the combined dormer and porch roof forms meet the design guidelines.

The primary material for the infill will be brick veneer, and the foundation will be split face concrete block. Five inch (5") cement fiberboard siding and stucco or cement fiberboard panels will be used as accent materials. The front porch floor will be a concrete slab. The windows will be wood. The roof will be architectural composite shingles. The trim will be wood or cement fiberboard. The rear porch will be screened. Staff finds that the known materials meet the design guidelines. The window proportion and rhythm of openings also meet the design guidelines.

The project includes a one-story garage that is twenty-two by twenty-six feet (22'X26'), or five hundred and seventy-two square feet (572 sq. ft.). The garage meets all base zoning setbacks, and will have garage doors that face the interior of the lot. The garage will be accessed via an existing driveway which will be extended to the rear of the property. The garage will have an eave height of eight feet (8') and a ridge height of fifteen feet (15'), which is appropriate. The roof will be gabled with a slope of approximately 7/12.

In summary, Staff recommends approval with the condition that staff provide final review of windows, doors, brick, location of HVAC, and roof color.

Commissioner Fletcher asked about square windows in the back which Ms. Baldock explained was appropriate since it was towards the back of the building and minimally visible.

The applicant stated he agreed with the conditions. There were no requests from the public to speak.

Motion:

Commissioner Bell moved to approve the projection with the condition that staff provide final review of windows, doors, brick sample, location of HVAC, and roof color. Vice-chairperson Nielson seconded and the motion passed unanimously.

1831 4TH AVE N

Application: New construction--infill

Council District: 19

Overlay: Salemton Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1942393

Melissa Baldock presented 1831 4th Avenue North, an application to construct infill on a vacant lot. The proposed infill will be centered on the lot and will meet all base zoning requirements for setbacks. The structure will be five feet (5') from each of the side property lines, thereby abutting the setback lines. In many cases, it is not appropriate for new infill to abut both side setback lines. However, staff finds it appropriate in this case because the infill's width of twenty-five feet (25') matches the historic context, and the structure is only one-and-a-half stories tall. The infill will be placed approximately eleven feet, six inches (11'6") from the front property line, which matches the front setback of the neighboring property at 1833 4th Avenue North. The infill will be twenty-five feet (25') wide and approximately fifty-four feet (54') deep. By comparison, houses that are on narrow lots like this one range in width from twenty to thirty feet (20'-30'). The house's footprint will be approximately one thousand, three hundred and fifty square feet (1,350 sq. ft.).

The infill will be oriented to face 4th Avenue North. It will have a slightly-off centered entrance behind a partial-width front porch. The infill will have a gabled-el form. The front gable bay will have a 12/12 slope, while the side gable will have a slope of 7.5/12. The infill will have a foundation height of no more than two feet (2') at the front, an eave height of twelve feet (12'), and a ridge height of twenty-eight feet (28'). This matches the historic context, where the structures range in height from approximately sixteen feet to thirty-one feet (16'-31').

The primary cladding material for the infill will be five inch (5") cement fiberboard lap siding. Fiber cement board-and-batten is proposed as an accent material in the gable field and dormer. The decorative brackets and porch columns will be wood, and the trim will be wood or cement fiberboard. The foundation will be split face concrete block, and the roof will be architectural shingles. Staff asks to approve the roof color. The porch floor will be wood. The materials for the windows and doors were not specified, and staff asks to approve them before purchase and installation.

In summary, Staff recommends approval of the project with the condition that staff review the roof color and the window and door specifications prior to purchase and installation. With this condition, staff finds that the infill meets Section III of the *Salemton Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

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

Motion:

Commissioner Fletcher moved to approve the project with the condition that staff review the roof color and the window and door specifications prior to purchase and installation. Commissioner Cantrell seconded and the motion passed unanimously.

1616 FORREST AVE

Application: Demolition; New construction--infill & outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1942177

Staff member, Sean Alexander, presented the case for demolition and infill at 1616 Forrest Avenue. There currently is a circa 1950s non-contributing house at 1616 Forrest which would be demolished and replaced with a new one and one-half story single-family structure. The demolition of a non-contributing building meets guideline III.B.2.

The rough dimensions of the new house will be 26 feet tall with a 2 foot tall foundation, and it will be 35 feet wide. Staff finds the height and scale to be similar to many historic Craftsman bungalows, and compatible with the surrounding buildings and to meet guidelines II.B.1 and II.B.2. The front of the house will be aligned with adjacent historic houses, and the house will be centered on the lot maintaining the rhythm of the street established by existing houses. It will meet the current setback requirements. The orientation matches the context, with a walkway from the front porch to the street, and a garage behind the house accessed from the alley. The materials will be fairly standard for infill: cement-fiber siding, composite shingle roof, split faced block foundation. Staff does ask to have approval of final window and door selections prior to purchase and installation, and also for materials not known at this time like the porch floor, columns, and railing. Staff also asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The roof form is an 8:12 side-oriented gable with a gabled front dormer, the windows are generally appropriate in proportion and rhythm, and meet the design guidelines.

The garage will be a one story, two car garage with materials that are the same as the house. A very similar design was built by the applicant on Fatherland Street.

Staff recommends approval of the application to demolish a non-contributing building and construct a new one and one-half story house at 1616 Forrest Avenue with the conditions that Staff approve the selection of specific windows and doors, the material of the porch floor columns, and railings, and the location of exterior HVAC units, finding the proposal to meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Commissioner Fletcher asked about the appropriateness of the proposed roof slope and Mr. Alexander stated that it would be minimally visible and typical of historic bungalows.

Commissioner Bell asked for clarification of the front setback and Mr. Alexander explained it would meet the design guidelines.

Jeremy Bockman stated he agreed with the conditions and was available for questions. There were no requests from the public to speak.

Motion:

Commissioner Cantrell moved to approve the project with the conditions that staff approves the final exterior materials prior to selection. Vice-chairperson Nielson seconded and the motion passed unanimously.

There be no other business, the meeting was adjourned.

RATIFIED BY MHZC ON NOVEMBER 20, 2013