

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park

METRO HISTORIC ZONING COMMISSION (MHZC) MINUTES

January 20, 2016

Commissioners Present: Chairman Brian Tibbs, Vice-chair Ann Nielson, Menié Bell, Rose Cantrell, Hunter Gee, Sam Champion, Aaron Kaalberg, Ben Mosley

Zoning Staff: Sean Alexander, Melissa Baldock, Paul Hoffman, Melissa Sajid, Robin Zeigler (historic zoning administrator), Susan Jones and Macy Forrest Amos (city attorneys)

Council Member: Councilman Brett Withers

Applicants: Rick Clark, Jim Meystedt, Jeremy Walker, Scott Morton, Dave Goodrich

Public: Michael Kreyling, Mary Rebecca Freeman 1404 McChesney; Maggie Troutman, 1302 McChesney; Bruce Brigham, 3802 Oxford; Pete Horton, 726 Benton; Mary Johnston 1310 Howard Ave; Meredith Dooley, 1319 Howard Ave; Susan Elmer, 3003 Blakemore; Russanee Buchi, 3005 Blakemore; Chris Horneky, 1210 Chapel; Will Radford, 1703 5th Avenue North;

Chairman Tibbs called the meeting to order at 2:09 p.m. Chairman Tibbs read the instructions for the meeting, appeals process, and the consent agenda.

I. RECOGNITION OF COUNCILMEMBERS

Councilman Withers was present but let it be known that he preferred to speak to a specific case.

II. APPROVAL OF MINUTES

- a. December 16, 2015

Motion:

Vice-chair Nielson moved to approve the minutes as presented. Commissioner Gee seconded and the motion passed unanimously.

III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTION

- b. Approval of design guidelines for Inglewood Place-Jackson Park Neighborhood Conservation Zoning Overlay

Staff member Robin Zeigler explained that the vote today was to adopt new design guidelines as the recommendation of the overlay itself was done last month. The draft design guidelines are for Inglewood Place only as the boundaries have changed and include the removal of Jackson Park. There was no one present in opposition. Speaking in favor was: Mary Rebecca Freeman 1404 McChesney; Maggie Troutman, 1302 McChesney; Bruce Brigham, 3802 Oxford; Pete Horton, 726 Benton; Mary Johnston 1310 Howard Ave; Meredith Dooley, 1319 Howard Ave

Motion:

Vice-chairman Nielson moved to approve the design guidelines. Commissioner Gee seconded and the motion passed unanimously.

IV. CONSENT AGENDA

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

c. 3812 CENTRAL AVE

Application: Partial demolition; New construction—addition
Council District: 24
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock
Permit ID #: 2093831

d. 2306 WHITE AVE

Application: New construction—addition
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock
Permit ID #: 2093827

e. 1407 EASTLAND AVE

Application: New construction – detached accessory dwelling unit
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: PAUL HOFFMAN
Permit ID #: 2088305

f. 1612 LILLIAN ST

Application: New construction - addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: PAUL HOFFMAN
Permit ID #: 2082430

g. 1536 DOUGLAS AVE

Application: New construction – addition; Partial demolition
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid
Permit ID #: 2094451

h. 1101 SHELBY AVE

Application: New construction – Detached accessory dwelling unit
Council District: 06
Overlay: Lockeland Springs – East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid
Permit ID #: 2092988

i. 1410 BOSCOBEL ST

Application: New construction - outbuilding; Detached Accessory Dwelling Unit
Council District: 06
Overlay: Lockeland Springs – East End Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 2094587

j. 1300 ELMWOOD AVE

Application: New construction – outbuilding
Council District: 18
Overlay: Belmont – Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid
Permit ID #: 2094454

There were no requests from the public or Commissioners to remove any items from the consent agenda.

Motion:

Commissioner Gee moved to approve all consent agenda items with their respective recommended conditions. Vice-chairman Nielson seconded and the motion passed with all in favor.

V. PREVIOUSLY DEFERRED ITEMS

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

VI. MHZC ACTIONS

k. 1010 FORREST AVE

Application: New construction - addition
Council District: 06
Overlay: Lockeland Springs – East End Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 2094584

Staff member Sean Alexander presented the case for a rear addition at 1010 Forrest Avenue:

The applicant is requesting approval after-the-fact to retain and complete construction of a covered, enclosed rear addition that enlarged the building by six hundred seventy square feet (670 sf).

The situation began when a permit was issued in April of 2015 “TO CONSTRUCT A NEW UNCOVERED DECK ATTACHED TO REAR OF RED DOOR SALOON....IRR-SHAPED....36' X 25”

In December a member of the MHZC Staff observed that a roof was being constructed, which would need MHZC approval. Upon further investigation, we determined that what was constructed is more than just a covered porch, but an enclosed conditioned space with a 200 square foot fully-enclosed walk-in cooler that is stepped-out eight feet beyond the edge of the right side of the building. The left side wall steps out as well only a few inches, but typically any addition would be required to sit in from the side of an historic building. The roof on the addition is a rear-sloping shed, which is not compatible with the rear-facing gable roof to which it attached. The walls of the new structure are clad with wood siding, with portions of vertical siding on the lower walls and skirting a crawl-space below the floor-level, and the roof is a stretched vinyl cloth.

With the walls that are stepped out from the sides of the building, the awkward intersection of the new roof to the old, and the incompatible exterior materials, staff finds that the addition does not meet the LSEE design guidelines.

Staff recommends disapproval of the covered, enclosed rear addition, finding the width, roof form, and materials to be incompatible with the historic building; and that the addition therefore does not meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Rick Clark, co-owner of the business, explained that he was ignorant of the process and placed dependency on the contractor to obtain any needed permits. The project evolved during construction.

Commissioner Fletcher arrived at 2:21 p.m.

Michael Kreyling, representing ReDiscover East, stated that the design staff has done their job and concluded that the project is incompatible. He stressed the integrity of the review and design process. He asked that the owner dismantle what has been done and start over, following the process.

Councilman Withers explained that the design process is a good process that should be upheld. Speaking on behalf of the business owners who have followed the process, he agreed that a removal of the unapproved construction should be considered.

Commissioner Mosley arrived at 2:25 p.m.

Vice-chairman Nielson asked if staff had discussed solutions with the property owner. Mr. Alexander responded that he spoke with the owner and the designer and had made recommendations in terms of the roof but didn't feel that there was an easily solution working with the existing construction.

In answer to a question from Vice-chair Nielson, Mr. Alexander explained that they also did not have a site plan, which was needed.

Commissioner Champion stated that even if it was not intentional, the applicant still needed to meet the design guidelines.

Commissioner Gee asked if there was an occupancy permit. The owner said he did not know but they are using the space for diners and the beer board has inspected it. Ms. Jones, legal counsel for the board, said that the application is to continue to use something that has not been properly approved. If the Commission disapproves it then applicant remains in violation and that could be enforced through environmental court.

The Commission discussed with legal counsel whether or not the owner could continue to use the section until it is in compliance. The business owner stated he was willing to close the patio. Commissioner Gee asked if the Use & Occupancy would automatically be revoked and Ms. Jones said it was not automatic but up to the Codes Director.

Motion:

Commissioner Kaalberg move to disapprove the covered, enclosed rear addition, finding the width, roof form, and materials to be incompatible with the historic building; and that the addition therefore does not meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. In addition, staff is directed not to refer to enforcement in a manner that would prevent use of the addition until a second option can be reviewed by staff or by the Commission. Commissioner Cantrell seconded with Commissioners Mosley and Fletcher abstaining.

I. 1907 BEECHWOOD AVE

Application: New construction - addition

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2094572

Staff member, Sean Alexander, presented the case for an addition at 1907 Beechwood Avenue.

This house is a one-and-one-half story side-gabled Craftsman with a front-gabled porch, with a brick-veneered first story and stuccoed gables. While the style, form, and character of the house are common in the area, this building was actually constructed on a lot in a different neighborhood and moved here in 1989-1990.

The applicant proposes to enlarge the house with additions at the rear. The footprint of the house will not change.

Although the additions can be described as side-dormers on the sides of the existing rear-oriented gable, the outer upperstory walls would sit directly above the first story walls below. Dormer walls are typically set back so as to fit within the plane of the roof – not doing this would essentially create a full second story.

While it may be easier to stack the walls directly above, that configuration is not the way dormers were constructed historically and the Commission has therefore consistently required dormers on one or one-and-one-half story houses to sit back at least two feet.

By not setting in the upperstories in either side, this application effectively is requesting to construct a two-story addition to a one and one-half story house. Staff finds the scale and the roof form to be incompatible with the historic form.

The house is currently being rehabbed with much of the interior framing being replaced with new studs and engineered lumber. This presents an opportunity for the framing to be configured in a way that makes setting in the dormers easier.

Staff recommends approval of the proposal to construct dormer additions at 1907 Beechwood Avenue with the conditions that the dormers sit in two feet (2') from the side walls of the existing building, and that the window selections are approved by MHZC Staff prior to selection. Meeting those conditions, Staff finds that the proposal will meet the applicable design guidelines for additions in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Chris Holt, general contractor for the project, handed out photographs of dormers in the neighborhood that do not sit back. He stated that sitting the dormers in will make the rooms below uninhabitable because the framing would be 24" deep combined with a low ceiling height.

Commissioner Mosley stated that 1209 Beechwood, presented in the applicant's materials, is an addition with a stacked dormer which is different than what the applicant proposed, which was the addition of a dormer on to a historic building. Mr. Alexander added that the projects presented by the applicant did not appear to be the same type of project as what the applicant is proposing and not all are located in the overlay.

There were no requests from the public to speak.

Commissioner Gee said that what was proposed really isn't a dormer because of the design and the fact that it is not full of windows, as dormers historically were. Commissioner Gee asked if there is concern about the lack of glazing in the dormer. Mr. Alexander said there was but if the dormers were set back that would be mitigated. Commissioner Gee continued that if the addition is not a dormer it's contrary to what the commission has ever allowed because it is really a second story addition on top of a historic home. He is also not sure that it is possible to obtain usable space on the second level with what is proposed.

Commissioner Fletcher noted that it should also sit in from the rear wall so that it is truly a dormer.

Motion:

Commissioner Fletcher moved to approve the proposal to construct dormers at 1907 Beechwood Avenue with the conditions that the dormers sit in two feet (2') from the side walls of the existing building. Commissioner Kaalberg seconded. After discussion, Commissioner Fletcher amended the motion to include that the applicant shall work with Staff to add more windows to the face of the dormer and that the rear wall of the dormer shall sit back at least two foot (2') from the rear wall. Commissioner Gee seconded the amendment. The vote for the amendment and the original motion were unanimous.

Commissioner Gee noted that he was comfortable with the motion but that it may trigger a redesign of the project. He stated that it was not their job to redesign the project for the applicant.

m. 906 BOSCOBEL ST

Application: New construction-infill

Council District: 06

Overlay: Edgefield Historic Preservation Zoning Overlay

Project Lead: PAUL HOFFMAN

Permit ID #: 2094542

Staff member Paul Hoffman, presented the case for infill at 906 Boscobel Street. In 2013 a Specific Plan (SP) was approved for the property, permitting a second structure in front of the existing non-contributing building.

The project also meets the design guidelines for materials, proportion and rhythm of openings, orientation and appurtenances.

In conclusion, Staff recommends approval of the proposed infill, with the conditions listed in Staff's recommendation. Staff finds that the proposed infill meets the design guidelines for the Edgefield Historic Preservation Zoning Overlay.

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

Motion:

Commissioner Champion moved to approve with the conditions that 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; Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and, Staff approve the roof color and masonry color, dimensions and texture. Commissioner Kaalberg seconded and the motion passed unanimously.

n. 500 32ND AVE SOUTH

Application: New construction—infill

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock

Permit ID #: 2093826

Melissa Baldock presented the case for a new building at 500 32nd Ave S. Ms. Baldock stated she believed that the applicant agreed with the staff conditions which are:

- 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;
- Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
- Staff approve the roof color, dimensions, and texture;
- Staff approve a brick sample;
- The front porch stairs be concrete rather than brick;
- A walkway be added from 32nd Avenue South to the front porch;
- A window be added on the 32nd Avenue façade, on the right, in the area of the master closet; and
- the HVAC shall be located behind the house or on the non-side street side facade, beyond the mid-point of the house.

With these conditions, staff finds that the infill meets Section II.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

The applicant was not present. Ms. Baldock said that they received the staff recommendation and did not voice any objections to the conditions.

Susan Elmer (3003 Blakemore) who lives a couple of homes down, didn't find out about the project until this morning. She asked if the board could defer projects. Ms. Jones stated that it could not defer because projects must have a decision within a certain amount of days. Ms. Elmer then requested disapproval because the 10' side setback is too short and because the house is too large for the historic context.

Russanee Buchi (3005 Blakemore) lives adjacent to the property and stated that the setback off Blakemore should match the existing structure. The infill houses catty-corner to this are both detrimental to the historic nature of the neighborhood. Because there are two kitchens, it appears to be a thinly veiled duplex, according to Ms. Buchi.

The commission invited Ms. Elmer back to speak. She wanted to let the commission know that she contacted Councilmember Allen who stated that a deferral would be appropriate.

In answer to the commission's questions about setbacks, Ms. Baldock and Ms. Zeigler explained the orientation of the lot, existing conditions, the base zoning, and the requested setback.

Commissioner Kaalberg stated the front of the house should have a more dominant design facing 32nd. The two entrances make it confusing and the side elevation appears to be more dominant. Commissioner Mosley stated that it is a corner lot with house designed for a corner lot. He also pointed out that the side setback is really more than 10', which is just the edge of the stair but the closest portion of the house is really 17' and some areas sit back further. He did not find it egregious in anyway. Commissioner Gee agreed and said that they couldn't compare a side setback to a front setback for a corner lot with a differing orientation.

Motion:

Commissioner Cantrell 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;**
- **staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;**
- **staff approve the roof color, dimensions, and texture;**
- **staff approve a brick sample;**
- **the front porch stairs be concrete rather than brick;**
- **a walkway be added from 32nd Avenue South to the front porch;**
- **a window be added on the 32nd Avenue façade, on the right, in the area of the master closet;**
- **and the HVAC shall be located behind the house or on the non-side street side facade, beyond the mid-point of the house.**

Commissioner Gee seconded and the motion passed unanimously.

o. 1209 FORREST AVE

Application: New construction-infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: PAUL HOFFMAN

Permit ID #: 2094541

Staff member, Paul Hoffman, presented the case for 1209 Forrest Avenue which was an application for construction of a new single-family residence. The former house that was located here was damaged by fire last spring, and the Commission approved its demolition in December. Staff finds that the project meets the design guidelines. There are a few conditions on materials.

Jim Myster, general contractor, said they are willing to meet all conditions.

There were no requests from the public to speak.

Motion:

Commissioner Champion moved to approve the proposed infill, with the conditions that

- **A window is added to the right side of the building;**
- **a walkway is added to connect the house to the street; double windows have a four to six inch (4-6") mullion between them;**

- **Siding will be smooth-faced with a reveal not to exceed five inches (5”); porch steps be concrete instead of brick;**
- **the chimney have masonry or stucco cladding;**
- **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;**
- **Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;**
- **the HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and,**
- **Staff approve the roof color and masonry color, dimensions and texture.**

Commissioner Kaalberg seconded and the motion passed unanimously.

Commissioner Gee left the meeting at 3:32 p.m.

p. 994 MCFERRIN AVE

Application: New construction—infill
 Council District: 05
 Overlay: Greenwood Neighborhood Conservation Zoning Overlay
 Project Lead: Melissa Baldock
 Permit ID #: 2093824

Staff member, Melissa Baldock, presented the case for 994 McFerrin which is an application for infill construction on a vacant lot at the corner of Petway and McFerrin Avenues. The lot was formerly part of the lot next door at 998 McFerrin, but was subdivided from it in the fall.

Jeremey Walker, applicant for the project, stated that he agreed with all the conditions.

There were no requests from the public to speak.

Motion:

Commissioner Fletcher moved to approve with the conditions:

- **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;**
- **Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;**
- **Staff approve the roof color and masonry color, dimensions and texture;**
- **The HVAC shall be located behind the house or on the interior side facade, beyond the mid-point of the house; and**
- **the driveway/curb cut for the site be a shared driveway with the site next door at 998 McFerrin, accessed via the “20’ access easement” shown on the subdivision plat.**

Commissioner Cantrell seconded and the motion passed unanimously.

q. 1206 CHAPEL AVE

Application: Demolition; New construction—infill; Setback determination
 Council District: 06
 Overlay: Eastwood Neighborhood Conservation Zoning Overlay
 Project Lead: Melissa Baldock
 Permit ID #: 2093829, 2093830

Staff member, Melissa Baldock noted that the Commissioners received public comment regarding this project, and there were members of the public present to speak on the item.

1206 Chapel Avenue is an application to demolish the existing structure on the site and to construct a duplex infill. The infill requires a change to the rear setback.

The existing structure was constructed c. 1951, outside of the period of significance of the *Eastwood Neighborhood Conservation Zoning Overlay*. In addition, its materials are not consistent with the historic character of the district. As such, 1206 Chapel Avenue does not contribute to the historic character of the neighborhood, and its demolition meets the design guidelines.

The site is unusually shaped. It is wider than typical lots, with a frontage of seventy-three feet (73') along Chapel Avenue. At the same time, it is shallower than typical lots, with depths of one hundred and thirty one feet (131 ft.) along the south side of the lot/side alley, and one hundred feet (100 ft.) along the north edge of the site. You can see in the map how the back forty feet (40') of the lot was previously deeded to the property next door at 1210 Chapel Avenue.

The structure will have a footprint of approximately 3,680 sq. ft. It meets the front and side setbacks for base zoning. However, it does require a change in the rear setback. The applicant is proposing to situate a portion of the garage just five feet (5') from the rear property line and the bulk of the infill fifteen feet (15') from the rear property line. Staff finds that the proposed rear setback is appropriate because the lot is truncated and unusually shallow. In addition, the section of the infill that is just five feet (5') from the rear property line is a one-story garage that is only ten feet, eight inches wide by twenty-four feet deep (10'8" X 24'). Staff recommends approval of the rear setback determination.

The duplex will have three attached garage bays along its south side façade, facing the side alley. Although the design guidelines state that garages should generally be detached, and can only be attached when they are located at the basement level, staff finds these attached garages at the first floor level to be appropriate. The lot for 1206 Chapel Avenue is approximately forty feet (40') shallower than is typical for the neighborhood. Constructing a detached garage is impractical on this lot because of the truncated nature of the lot.

The attached garage bays will be accessed via the side alley that runs along the south side property line. They will be inset between seven and fourteen feet (7' – 14') behind the bulk of the house's side wall, which will help to reduce their visibility from Chapel Avenue.

The proposed duplex infill will be one-and-one-half stories in height, with a ridge height of approximately twenty-eight feet (28') from grade at the front. Staff finds this to meet the historic context where historic houses range in height from twenty-one feet to thirty feet (21' – 30'). The width of the house at the front will be approximately forty-four feet, four inches (44'4"), and at its widest, the house will be forty-eight feet, four inches (48'4") wide. This is wider than typical historic houses in the immediate vicinity, which have widths between thirty and forty feet (30' – 40'). However, staff finds that the proposed width is appropriate because the site is unusually wide at seventy-three (73'). Therefore, the rhythm of spacing along the street will not be greatly affected.

The duplex will have two separate entries on the front façade. The entry to the right unit will be behind a partial-width front porch that is six feet (6') deep. The entry to the left unit will be recessed behind a sixteen foot, eight inch (16'8") deep porch on the left portion of the side façade. Two front entries, with one being recessed behind a deeper portion of the porch on the side, is a configuration that is seen in historic East Nashville houses, and staff therefore finds the entries to be appropriate.

All of the known materials have been approved by the Commission in the past.

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

- 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;
- Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
- Staff approve the asphalt shingle and metal roof color, dimensions and texture; and,
- the HVAC be located behind the house or on either side, beyond the mid-point of the house.

Scott Morton, applicant for the project, handed out drawings to explain the project. He described the conditions of the lot and how that drove the design. He stated that he did not feel the project set a precedent because of the unique conditions of the lot.

Commissioner Fletcher asked if there would still be a discussion about the rear setback if they were asking for a single family home? Mr. Morton explained that it is the goal of the client to construct a duplex and that is what is supported by base zoning.

Councilman Withers appreciated the fact that the project is similar in height to other buildings in the area. The design techniques involved to reduce perceived massing are good but he is concerned about the width of the building. The lots nearby are wide but they have smaller historic buildings. He argued that the attached garage will be seen from the street because the house to the left is a small historic home. The rear setback determination is being requested because of a truncated lot but that was a known condition when the applicants purchased the lot. Attached garages at ground level do not meet the design guidelines and he is concerned about the precedent it will set.

Michael Kreyling stated that precedent will be set that will allow for buildings to cover more than 50% of the lot, as this one does.

Chris Horneky (1210 Chapel) said that they recently bought the house next door and their neighbors have all come to their home to talk about their concerns regarding the massing of the house. He asked that the proposal be disapproved.

Mr. Morton corrected the lot coverage stated by Mr. Kreyling that the project will cover 49 % of the lot. He read the design guidelines for attached garages and stated that this property does not have a rear alley. He feels the project meets the intent of the design guidelines.

Commissioner Kaalberg said he agreed that the height and scale from the front is appropriate and that the width is more than what they typically see and the lot is wider; however, it is not appropriate to go both wider and deeper than the context, which this project does. He shares the concerns expressed about precedent for attached garages, because the design guidelines state that the project must meet all three requirements of attached garages and this one may not meet any of them, certainly not all of them. It may be that this lot just isn't large enough to accommodate everything the applicant is proposing for two-families. Commissioner Fletcher agreed.

Commissioner Mosley agreed that the width does not contrast with the context. The garages may be appropriate because of the odd shape of the lot. The conditions of this lot were known at the time of purchase and when you do that you start to carve away at some of your options.

Motion:

Commissioner Kaalberg moved to disapprove the project, finding it does not meet section II.B. F and H as it relates to setbacks, orientation and placement of garage, and because the rear setback does not meet the historic context. Chairman Fletcher seconded and the motion passed with Commissioner Mosley in opposition.

r. 1701 FIFTH AVENUE N

Application: Demolition; New construction - infill and outbuilding; Setback Determination

Council District: 19

Overlay: Salemtown Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2094566

The applicant proposes to demolish the existing house and construct a new building with a footprint of two thousand seven hundred square feet (2700 sf) and a detached outbuilding with a five hundred seventy square foot (570 sf) footprint on the property.

With a few standard conditions Staff finds the project to be appropriate.

Staff member, Sean Alexander, stated staff's recommendation of approval of the proposed demolition and new construction with conditions that:

- The front setback shall match that of the adjacent historic house; and
- Staff shall approve roof color, window and door selections prior to purchase and installation;

Meeting those conditions, Staff finds that the proposal would meet the applicable design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Commissioner Bell and Champion asked questions about the orientation of the rear unit, which were addressed by Mr. Alexander.

The applicant stated that he agreed with all conditions.

Will Radford (1703 5th Avenue North) asked questions about dimensions but did not have any objections.

Motion:

Vice-chairman Nielson moved to approve the proposed demolition and new construction with the conditions that

- **the front setback shall match that of the adjacent historic house; and,**
- **Staff shall approve roof color, window and door selections prior to purchase and installation.**

Commissioner Cantrell seconded. The motion carried with Commissioners Cantrell, Champion and Kaalberg and Vice-chairman Nielson, voting in favor and Commissioners Bell, Mosley and Fletcher voting against the project. With four concurring votes in favor, the motion passed.

Commissioners Mosley and Bell stated that he thought the building should meet both sides of the street. Ms. Zeigler said that even though it wasn't an official part of the motion, staff would ask the applicant if they were open to adding a second entrance on the left-side rear.

s. 2525 SUNSET PL

Application: Demolition; New construction - infill and outbuilding

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2094579

The applicant proposes to demolish a non-contributing existing house and construct a new two-story house with a footprint of two thousand, three hundred eighty square feet (2380 sf) and a detached outbuilding with a footprint of six hundred seventy-three square feet (673 sf).

With a few standard Conditions Staff finds the project to be appropriate.

Staff recommends approval of the proposed demolition and new construction with conditions that:

- Staff shall approve masonry samples, roof color, window and door selections prior to purchase and installation;
- The shutters shall be appropriately sized to the window openings; and
- The exterior HVAC equipment shall be located on the rear or behind the mid-point on a non-street-facing façade.

Meeting those conditions, Staff finds that the proposal would meet the applicable design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Dave Goodrich, applicant stated he was available for questions and agreed to all conditions.

There was no request from the public to speak.

Motion:

Commissioner Fletcher moved to approve the proposed demolition and new construction with conditions that:

- **Staff shall approve masonry samples, roof color, window and door selections prior to purchase and installation;**
- **The shutters shall be appropriately sized to the window openings; and**
- **The exterior HVAC equipment shall be located on the rear or behind the mid-point on a non-street-facing façade.**

Commissioner Bell seconded and the motion passed unanimously.

V. PRELIMINARY SP REVIEW

None

VI. ADMINISTRATIVE ACTIONS

p. None

None

p. OTHER BUSINESS

q. Administrative Permits Issued for Prior month

The Commission took a five minute break and resumed at 4:30 pm.

r. CLG Training

Deputy Officer of the Tennessee Historical Commission, Claudette Stager, presented information about historic forms and styles.

RATIFIED BY COMMISSION ON 2/17/16.