

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park

METRO HISTORIC ZONING COMMISSION (MHZC) MINUTES

February 17, 2016

Commissioners Present: Chairman Brian Tibbs, Vice-chair Ann Nielson, Menié Bell, Richard Fletcher, Hunter Gee, Ben Mosley

Zoning Staff: Sean Alexander, Melissa Baldock, Melissa Sajid, Robin Zeigler (historic zoning administrator), Macy Forrest Amos (city attorney)

Council Member: Councilman Scott Davis

Applicants: Jeff Corbett, Scott Morton, Michael Shears, James Edwards, Justin Franks, Preston Quirk, Nick Dryden, Peggy Newman, Harold Johnson

Public: Shannon Kearney

Chairman Tibbs called the meeting to order at 2:11 p.m. Chairman Tibbs read the instructions for the meeting, appeals process, and the consent agenda.

I. RECOGNITION OF COUNCILMEMBERS

II. APPROVAL OF MINUTES

a. January 20, 2016

Motion:

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

III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTION

There are no cases for an overlay.

IV. CONSENT AGENDA

Staff member, Melissa Sajid, presented the cases on consent.

b. 3812 CENTRAL AVE

Application: New construction—Outbuilding; Setback determination

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 2099723

c. 1429 ROBERTS AVE

Application: Partial demolition; New construction-addition

Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 2094598

d. 1401 PARIS AVE

Application: New Construction-Addition and Detached Accessory Dwelling Unit; Setback Determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 2099830 & 2099831

e. 2701 NATCHEZ TR

Application: New Construction-Addition; Setback determination
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 2099821

f. 1218 6th AVE N

Application: New Construction-Addition; Repairs
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 2099832

g. 1229 6th AVE N

Application: New Construction-Addition; Setback determination
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 2099826

h. 626 SHELBY AVE

Application: Demolition-Accessory Structure; New Construction--Detached Accessory Dwelling Unit; Setback Determination
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 2099817 and 2099808

i. 1905 OAKHILL DR

Application: New Construction-Infill (Change to previously approved)
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 2100231

j. 2121 W LINDEN AVE

Application: New Construction—Outbuilding; Setback determination
Council District: 18
Overlay: Hillsboro – West End Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA SAJID
Permit ID #: 2099654

k. 1504 FORREST AVE

Application: New Construction—Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA SAJID
Permit ID #: 2099212

l. 2405 OAKLAND AVE

Application: New construction-Outbuilding; Setback determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: PAUL HOFFMAN
Permit ID# 2099112

m. 2410 OAKLAND AVE

Application: New construction-Detached Accessory Dwelling Unit
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: PAUL HOFFMAN
Permit ID# 2099113

n. 416 NORTH 17TH 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 #: 2100279

o. 945 MANSFIELD AVE

Application: New construction-outbuilding; Detached accessory dwelling unit
Council District: 05
Overlay: Maxwell Heights Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 2100272

p. 2108 GRANTLAND AVE

Application: New construction-outbuilding addition; Detached accessory dwelling unit
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 2100260

q. 1624 ORDWAY PL

Application: New construction-addition; Partial demolition
Council District: 06
Overlay: Lockeland Springs – East End Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA SAJID
Permit ID #: 2098944

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

Motion:

Vice-chair Nielson moved to approve all consent agenda items with their respective recommended conditions. Commissioner Mosley 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.

None

VI. MHZC ACTIONS

r. 1206 CHAPEL AVE

Application: Demolition; New construction-infill
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 2093829 and 2093830

Commissioner Gee recused himself from this case and left the room.

Staff member, Melissa Baldock noted that the Commission received public comment via email and a printed email was passed out at the beginning of the meeting from Councilmember Withers.

1206 Chapel Avenue is an application to demolish the existing structure on the site and to construct a duplex infill. Last month, the Commissioners disapproved an application for infill on this site, citing concerns about the proposed rear setback determination and the attached garages. This application represents a revised design for the infill.

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 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 application has been revised so that it no longer needs a setback determination. It will meet all base zoning setbacks. The applicant has also removed the attached garages. The parking for the site will now be provided via two parking pads. One parking pad will be accessed via the side alley. The other parking pad will be accessed via a relocated single-bay driveway. Staff finds the relocated driveway to be appropriate since there is already an existing curb cut on the site which will be removed and because curb cuts and driveways are commonly seen in Eastwood. Staff recommends that the driveway be concrete strips to the midpoint of the house. With this condition, staff finds that the proposed curb cut, driveway, and parking pads meet the design guidelines.

The structure's footprint has been reduced from 3,680 sq. ft to 3,150 sq. ft. The width and height of the structure have not changed since the previous application. The proposed duplex infill will be one-and-a-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 the 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;
- Front walkways be added from Chapel Avenue to the front porches;
- The driveway be concrete strips to at least the midpoint of the house; and
- The HVAC be located behind the house or on either side, beyond the mid-point of the house.

Jeff Corbett, applicant for the project, explained that they have worked with the Councilman and the neighborhood and not only addressed the request to detach the garage but removed it altogether.

Scott Morton, designer for the project, explained the changes from the previous proposal. He handed out a drawing showing that the new design is two feet shorter than several other projects recently approved. He stated that they are in agreement with all of staff's conditions.

There were no requests from the public to speak.

Commissioner Fletcher stated it was an improvement over last month and thanked the applicant for making the changes.

Motion:

Commissioner Fletcher 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 asphalt shingle and metal roof color, dimensions and texture;**
- **Front walkways be added from Chapel Avenue to the front porches;**
- **The driveway be concrete strips to at least the midpoint of the house; and**
- **The HVAC be located behind the house or on either side, beyond the mid-point of the house.**

Commissioner Mosley seconded and the motion passed unanimously, finding the project meets Sections II.B. and III.B. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Commissioner Gee returned at 2:27 p.m. prior to the presentation for 2704 Oakland Avenue.

s. 2704 OAKLAND AVE

Application: New construction-outbuilding; Setback determination

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2100293

The applicant is proposing to construct a detached outbuilding at the rear of the lot. The applicant is not proposing to use the building as a detached accessory dwelling at this time.

The outbuilding will have a 750 square foot footprint and will be located ten feet off the rear alley and three feet off the left side property line. Staff finds the area and location to be appropriate.

The height at 23' tall to ridge matches ridge height of house, and the eave height of 13' tall is one foot taller than the eave height of the historic house. The Guidelines state that eaves for 1-story outbuildings should not be taller than ten feet.

The eaves will be in line with the eaves of the house because the grade is lower at the rear, but to Staff this does not justify the building being taller; nor would it be required that an outbuilding must be shorter to keep the eaves in line if the grade rose at the back.

The materials will generally match those on the house: cement-fiber siding, board and batten, asphalt shingle roof. Staff would ask to approve the windows and door selections administratively. Two facades will have sectional glass overhead doors. As these resemble garage doors, staff asks that on the street-facing elevation the door be a single bay width or that there be two bays.

The roof will be a side-facing gable, matching the roof form of the house, with a gabled front dormer and a shed-roofed rear dormer.

Staff recommends approval of the proposed outbuilding with the conditions that:

- The eave heights shall be reduced to ten feet (10');
- The garage door facing the street shall be one bay wide or shall be two single bays; and
- The window and door selections are approved by MHZC Staff prior to purchase and installation.

With these conditions, Staff finds that the proposed outbuilding would meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

There were no requests from the public to speak. Commissioner Gee asked about the 10' eave requirement and Mr. Alexander explained that the italicized information was written to match the requirements of detached accessory dwelling units.

Commissioner Mosley explained that the proportion of the proposed without the 10' limitation on the eave height makes it lean more towards being equivalent to the house rather than subordinate. Commissioner Fletcher agreed.

Motion:

Commissioner Fletcher moved to approve with the conditions that:

- **The eave heights shall be reduced to ten feet (10');**
- **The garage door facing the street shall be one bay wide or shall be two single bays; and**
- **The window and door selections are approved by MHZC Staff prior to purchase and installation.**

Commissioner Mosley seconded. The motion passed unanimously.

Councilman Scott Davis arrived and requested to speak. Chairman Tibbs suspended the agenda for the Councilman's comments.

Councilman Davis spoke in favor of 1023 Petway and stated that a letter of support would be submitted prior to the case coming up on the agenda. He explained that his constituents are also in support of the project.

t. 116 CHEROKEE RD

Application: New construction - addition

Council District: 24

Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2100286

The applicant is proposing to enlarge the house with a rear addition and to construct a classical front portico.

The rear addition will sit in from the left side of the house by two feet, and sit in thirteen feet from the right side. On the right façade will be a pair of garage bays, but because they're set so far in from the edge of the house they will

not be visible. There are no alleys in the Cherokee Park neighborhood, and so attached garages are not as uncommon as they are in other neighborhoods.

The materials will be brick to match the existing house, with a section of cement-fiber siding on a wall that's not visible from the street. These materials are appropriate but staff asks to administratively review the window and door selections as they are not known at this time.

The existing gabled pediment over the door would be replaced with a projecting Tuscan portico, and the front door would be replaced with a wider pair of doors, and the size of the center upperstory window would be altered. The design guidelines and the Secretary of Interior Standards for Rehabilitation of Historic Buildings, upon which the guidelines are based, are very clear that conjectural changes like this should not be undertaken.

Recommendation Summary: Staff recommends approval of the rear addition with attached garage at 116 Cherokee Road, with the condition that the window and door selections are approved by Staff, finding that the proposal meets the Design Guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.

Staff recommends disapproval of the front portico addition and alteration of the front door and window, finding that this would not meet the Design Guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.

Commissioner Mosley asked about the proposal for divided lights. Mr. Alexander stated that the existing windows were not likely original and the proposed design would be appropriate for the style of the building. Commissioner Mosley said that he wanted to be sure that the applicant was aware that snap-in or between-the-glass muntins would not be appropriate.

Michael Shears, project manager and contractor for the project, explained that they plan a side dormer that sits in 2' which changes the floor plans so they would like to change the garage window configuration. The wall dormer would be widened and moved down on the garage. The existing windows are replacement windows and they would like to use Neverot windows. They would like to keep the door as-is but with some side-lights. In looking at the neighborhood he found other homes with a flat roof porch.

Ni, architect for the project, showed a picture of a building with a front porch similar to what they are requesting.

There were no requests from the public to speak.

Commissioner Gee asked if the existing entrance was original. Mr. Alexander stated that the earliest photo found, which was taken in 1930, shows the current conditions. There is no other evidence to indicate that the entrance might not be original.

Commissioner Fletcher asked about the wall dormer on the north elevation. Mr. Alexander explained that staff viewed it as a transition wall from 2-stories down to 1 and that if the applicant wants it moved, it may be reviewed differently.

Commissioner Bell asked if there were other buildings with attached garages and Mr. Alexander said there were five or six similar situations in the neighborhood.

Commissioner Mosely stated that another argument for the attached garage was the rear easement and the setback of the vehicular doors. He suggested that the rear dormer change be reviewed by staff.

Commissioner Gee stated that there is a lot of wall that does not have windows and he recommended windows to break up those elevations. He advised staff to look at that when they review the planned alterations. In order to meet the needs of the applicant, Commissioner Gee suggested the applicant consider a covered entrance at one of the side entrances.

Motion:

Commissioner Mosley moved to approve the rear addition with attached garage at 116 Cherokee Road, with the condition that the window and door selections are approved by Staff, finding that the proposal meets the

Design Guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay. Further, he moved to disapprove the front portico addition, finding that it does not meet the Design Guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay. Staff was advised to work with the applicant on the proposed changes mentioned in the presentation. Vice-chair Nielson seconded and the motion passed unanimously.

u. 106 CHEROKEE RD

Application: New construction-addition; Setback determination
Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 2099829

106 Cherokee Road is an application to construct a side porch addition and an attached garage. The addition requires a rear setback determination. The house is located on an unusually wide lot and is shifted to the left side of the lot. There is an existing driveway. Because of the width of the lot, and the fact that the house is shifted on the lot, staff finds that the side porch addition is appropriate.

Similar to the application just reviewed at 116 Cherokee Rd, the addition includes an attached garage that is not located at the basement level. In this instance, the garage is attached to the side screen porch addition with a screened in section. Staff finds that attached garages can be appropriate in Cherokee Park, even if they are not at basement level, for several reasons. Cherokee Park does not have alleys, so vehicular access to lots is generally from front curb cuts and driveways. Detached garages are often located closer to the house than to the rear property line because of the lack of alleys. In addition, Cherokee Park's houses were developed later than many other neighborhoods with historic preservation and neighborhood conservation zoning overlays. With a later period of development, attached garages are more common here than they are in other neighborhoods. There are several attached garages in the immediate vicinity to 106 Cherokee Park, although they are not historic conditions.

Staff finds the proposed attached garage to be appropriate because it is located approximately ten feet (10') back from the side porch addition, which will help minimize its visibility from the street. In addition, the garage will be located at the rear of the property, behind the historic house, where garages were historically located. Also, the garage will be subordinate to the historic house by being shorter than it and by meeting all of the other design guidelines.

The proposed addition will meet the side setbacks, but requires a setback determination for the rear. Base zoning requires a twenty-foot (20') rear setback determination, but the applicant is proposing to situate the addition just seven feet (7') from the rear property line. The part of the addition that encroaches on the rear setback is the attached garage, and staff finds the setback to be appropriate in this instance because garages historically were located closer than twenty-feet (20') from the rear property line. In addition, the addition's footprint, height, and scale are otherwise subordinate to the historic structure.

The side addition will be a porch that attaches to an existing addition. It will not attach to the historic brick wall. The side addition is subordinate to the historic house by being several feet shorter than the historic house and by being an appropriate width. All of the known materials have been approved by the Commission in the past.

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

- Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
- Staff approve a brick sample;
- Staff approve a stone sample;
- Staff approve the roof materials, texture, and color; and,
- If the HVAC is relocated, it be situated on the rear of the house, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets Sections II.B. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

James Edwards, architect for the project, explained that the property owner made photographs of 12 existing attached garages and he wanted to make sure that they were presented. The proposal before them is a second submission which assures that there is at least 20' between the house and the garage. The design meets the character and materials of the principle house. The garage is taller than the side addition but will not likely be seen from the street.

Public comment received via email was forwarded to the Commission in advance of the meeting.

There were no requests from the public to speak.

Motion:

Commissioner Mosley moved to approve of the project with the following conditions:

- **Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;**
- **Staff approve a brick sample;**
- **Staff approve a stone sample;**
- **Staff approve the roof materials, texture, and color; and,**
- **If the HVAC is relocated, it be situated on the rear of the house, or on a side façade beyond the midpoint of the house.**

Commissioner Gee seconded, finding the project to meet Sections II.B. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*. The motion passed unanimously.

v. 262 HARDING PL

Application: New construction-addition; Partial demolition

Council District: 23

Overlay: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA SAJID

Permit ID #: 2098942

The request is to permit a rear addition at 262 Harding Place.

The plan before you meets the design guidelines for height, scale, setbacks, and rhythm of spacing, materials, roof shape, orientation, and rhythm and proportions of openings. As proposed, the addition is located at the rear of the historic house and is inset from the existing rear corners as required by the design guidelines for additions. The addition is neither taller nor wider than the house and does not propose to more than double the footprint.

In conclusion, staff recommends approval with conditions, as set forth in the staff recommendation, as the request meets the design guidelines.

Justin Franks, general contractor for the project, stated he was available for questions.

There were no requests from the public to speak.

Commissioner Bell expressed concern over the wall dormers, which are typically not approved. Commissioner Mosley noted that the wall dormers provide a rhythm to the rear addition and are not dominate.

Motion: Commissioner Bell moved to approve with the following conditions:

- **Staff approve the final details, dimensions and materials of trim, doors, masonry and roof color prior to purchase and installation; and**
- **The foundation on the addition shall be stone.**

Commissioner Mosley seconded and the motion passed unanimously.

w. 1606 HOLLY ST

Application: New construction-infill; Outbuilding

Council District: 06

Overlay: Lockeland Springs – East End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA SAJID

Permit ID #: 2098951 and 2098953

This is a request to construct a new two-family residence and two detached, single-bay garages at 1606 Holly Street. The lot is vacant.

The plan before you meets the design guidelines for height, scale, and rhythm of spacing, materials, roof shape, orientation, and rhythm and proportions of openings. As proposed, the two-family residence is oriented to Holly Street with parking off the alley. The front setback is approximately two feet farther back than the contributing house next door. Staff recommends that the house be moved up so that it is consistent with the existing historic context.

The structure reads as one and one-half stories at the front and is more two stories at the back and will have a ridge height of thirty-two feet, six inches (32' 6") with an eave height of twenty-one feet, three inches (21' 3") at the front. The historic context in the immediate area is about eighteen to forty feet (18' to 40') and includes one, one and one-half, and two story historic homes.

Here are the elevations proposed by the applicant. In conclusion, staff recommends approval of the infill and outbuildings with conditions, as set forth in the staff recommendation, as the request meets the design guidelines.

Emailed public comments were forwarded to the Commission prior to the meeting and printed copies of Councilman Withers' comments were provided to the Commission at the beginning of the meeting.

Commissioner Fletcher asked if the massing was appropriate for the context. Ms. Sajid noted that there are two-story homes in the context that are taller than the proposed building.

Preston Quirk, designer for the project, stated that they agreed with all conditions. The neighbors requested a fence on the right side and they are agreeable to that. It would start about 10' forward of the back corner and continue back to the alley. This is a 59' wide lot where most of the lots are about 50' wide.

Shannon Kearney, representing the Lockeland Springs neighborhood and the adjacent neighbor, expressed concern about the side setbacks and the massing of the structure next to smaller cottages. Neighbors are concerned about the impact of the house on the historic fire station, which should remain the focal point of this area of the neighborhood. They request denial of the project and a redesign.

Mr. Quirk noted that there is a park, which is two lots, between this house and the fire station so he doesn't believe it will impact the fire station.

Commissioner Gee explained that the question of two story homes within the context of one stories is a question that comes up a lot but it is not incompatible with the neighborhood where you often see 2-story homes next to 1-story homes. He feels that the architect has done a good job with disguising the massing.

Vice-chair Nielson asked if the two front trees would be retained and Mr. Quirk said that they would try.

Commissioner Fletcher stated that the proposed feels too large for the neighborhood. Commissioner Gee argued that the side elevations are maximizing the space and that may be where it is too large. Commissioner Mosley suggested a reduction of massing on the left side of the house, the side closest to the one-story home to the left.

Commissioner Gee invited the applicant back and asked if the conditioned space above the rear porches was critical. Removal would shorten the overall mass by ten or twelve feet. Mr. Quirk said it is critical so that they could have 3

bedrooms upstairs and since they designed the front to look like 1.5 stories, they don't have another place to put them.

Commissioner Bell said it is not unusual to have a structure of this size in an eclectic neighborhood.

Commissioner Fletcher expressed concern over the high visibility of the massive side elevation, due to its location next to the park. Vice-chairman Nielson agreed with a concern about the amount of green space that will be covered.

Commissioner Mosley stated that if you look at the lot coverage two doors down, this one is not egregiously different than the existing house. So if you consider the design guideline referencing "open space" this one may not be significantly different from the context. That doesn't speak to the massing and overall form, just to the footprint; however, there are several homes nearby that are large 2-story homes.

Commissioner Bell expressed concern about the volume of space due to the principle building in conjunction with two outbuildings.

Ms. Kearney interjected to explain that one of the two vacant lots to the right is owned by the church across the street and the other is a park.

Motion:

Commissioner Gee moved to approve with the following conditions:

- **The front setback shall be reduced so that it is consistent with the historic house located at 1608 Holly Street;**
- **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; and**
- **Staff approve the roof color, dimensions and texture.**

Commissioner Mosley seconded, finding the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*. Commissioners Bell and Fletcher voted in opposition to the project. Chairman Tibbs voted in favor, resulting in four concurring votes.

x. 1411 BOSCOBEL ST

Application: Demolition-principle building; New construction-infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 2099727 and 2099729

1411 Boscobel is an application to demolish the existing non-contributing structure and to construct a new duplex infill. The existing structure was constructed in the 1950s and is considered to be non-contributing. Staff therefore finds its demolition to be appropriate. The infill meets all base zoning setbacks. The house is 40' wide, which staff finds meets the context. Staff asks that the existing gravel parking pad in front of the house be removed and that the parking and vehicular access be entirely via the alley.

Because of the lack of historic context on the 1400 block of Boscobel Street and because of the modern, tall infill construction on the block built prior to the expansion of the overlay, the design guidelines state that "*Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.*" The proposed infill is two stories tall with a maximum height of thirty feet (30') from grade. The foundation height is drawn at two feet (2'). Because there is a substantial cross slope to the lot, staff recommends inspection of the foundation wall and finished floor height to ensure their appropriateness. The house will be forty feet (40') wide and will have a footprint of two thousand, eight hundred ninety-six square feet (2,896 sq. ft.).

Staff has some concerns about the leaded windows and doors proposed for the front façade, as the design guidelines specifically prohibit “faux leaded” windows and doors. Staff recommends approval of all windows and doors and will work with the applicant to find appropriate windows and doors for the front façade. Staff asks that a trim board be added between the first and second stories to break up the massing of the wall. Staff also asks that the wall that divides the porch be removed.

In conclusion, staff recommends approval with the following conditions:

- The finished floor height be consistent with the finished floor heights of the adjacent historic houses
- Staff approve the windows and doors, roof color, and brick sample;
- A trim board be added between the two levels;
- The front porch wall be removed;
- The existing front gravel driveway be removed; and
- The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

Commissioner Mosley stated that the porch width looks to be appropriate but expressed concern about the depth, stating that they are too thin and a better interpretation of historic porch post massing would be appropriate. Since the building is not a modern design but imitative, there should be more of a nod to historic scaling. Commissioner Gee agreed. Commissioner Mosley stated that is also the case for other details such as the eave brackets and depth of the porch and other design elements that might change when those issues are addressed.

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

Motion:

Commissioner Mosley moved to approve the project 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;**
- **Staff approve the brick sample;**
- **A trim board be added between the two levels;**
- **The front porch wall be removed;**
- **The existing front gravel driveway be removed;**
- **The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;**
- **The depth of the porch posts have a scale to match historic porch posts or, that the foundation be brick and the proposed brick posts be another material/design;**
- **The porch have a minimal depth, after increasing the depth of the posts.**

Commissioner Gee seconded finding the project to meet Sections II.B. and IV.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*. The vote was unanimous.

y. 1216 ROSA PARKS BLVD

Application: New construction - infill

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2100300

Commissioner Gee recused himself and left the room at 3:51 p.m.

Staff member, Sean Alexander, presented the proposal to construct two new buildings on the lots: a four story mixed-use building at the northern half of the property and a two-story commercial building to the south.

The building will be built up to the Monroe Street sidewalk, and eleven feet (11') off the Rosa Parks sidewalk. Staff finds this location to meet the guidelines for infill on the Rosa Parks corridor, and has received feedback from the Planning and Public Works departments that they are compatible with the planned right-of-way expansion.

The walls of the building will be fifty-five feet tall. The primary elevations will be broken up horizontally and vertically, with pedestrian-oriented storefronts on the ground level and mixed uses above.

The materials will include brick, concrete, stone and steel, aluminum storefronts and windows, with industrial steel windows at the corners of the upper three stories.

The material and architectural makeup of the surrounding context is very diverse, and Staff finds that the materials of the proposed infill are all generally compatible. While the materials themselves are appropriate, more information about the details and finishes is needed, so staff recommends that the applicant return to the commission with more detailed drawings providing a fuller explanation of the design of the project.

The building will sit in line with the non-contributing adjacent building to the south. This setback is appropriate because it helps maintain a consistent building edge, transitions to the new building at the corner, and it is compatible with planned right-of-way expansion.

The building will be two-stories divided in three bays, with a front-oriented gable. The gable will be shifted from the center of the building, and extend out about the width of a bay to the left. A stair tower will extend the width to the left, at about the midpoint of the building. The building may be primarily accessed by an entrance on the left side facing the parking lot, but the façade that addresses Rosa Parks Boulevard will have the appearance of a primary façade. Staff finds the orientation to meet the design guidelines.

The materials will include brick, concrete, stone and steel, aluminum storefronts and windows, with industrial steel windows.

The material and architectural makeup of the surrounding context is very diverse, and Staff finds that the materials of the proposed infill are all generally compatible. While the materials themselves are appropriate, more information about the details and finishes is needed, and staff recommends that the applicant return to the commission with more detailed drawings, providing a fuller explanation of the design of the project.

Nick Dryden, architect for the project, explained that they are in preliminary schematic design but the primary materials are brick, metal and glass. They have had good feedback from the neighborhood.

Commissioner Mosley noted that there have been discussions in the neighborhood and social media comments but he has not been a part of those discussions and does not believe that it will affect his decision.

Mr. Dryden acknowledged that this a gateway site for the entrance into historic Germantown and they were cognizant of that when designing the project.

Brit DePriest owns property in the neighborhood. He was at the neighborhood meeting the previous night, where one of the concerns voiced was the rear elevation, which will be seen from the interior of the neighborhood. Mr. Dryden explained that the material was meant to be different from the front and that establishing a dialogue with the neighborhood would be helpful.

Commissioner Mosley agreed that it is a dynamic site and that this proposal is the most sensitive proposal presented for this site, in terms of addressing the interior of the neighborhood as well as the commercial area across the street. Commissioner Bell agreed and noted that Werthan Bag is in the next block and the proposal is respectful of that historic site.

Mr. Dryden was invited back to address Commissioner Bell's question about the neighborhood's support of massing and scale. Mr. Dryden noted that there were some questions about the stair/elevator tower because of its proximity

to Monroe and because it will be the highest point. They will consider breaking up that mass with a lighter material so it doesn't feel as heavy, or possibly continuing the brick up.

Commissioner Fletcher asked if there was a possibility of replacing parking with green space. Mr. Dryden said that an increase of green space is under consideration and that a portion of the parking may be a plaza used for events.

Motion:

Commissioner Mosley moved to approve the setbacks, orientations, mass, scale, height and roof form of this project and that the applicant return for approval of details including walls, windows, doors, signage, site features, appurtenances, and lighting. Commissioner Bell seconded and the motion passed unanimously.

Commissioner Gee returned at 4:14 p.m.

z. 1220 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 #: 2100298

Staff member Sean Alexander, noted that public comment was forwarded to the Commission prior to the meeting.

The applicant proposes to demolish a non-contributing building and construct a new one and one-half story two-family dwelling in its place.

Staff finds the scale and character of the proposed infill to be compatible with the surrounding context and recommends approval with standard conditions for administrative approval of materials and mechanicals.

Recommendation Summary: Staff recommends approval of the proposed demolition of a non-contributing building and construction of a new one and one-half story duplex, 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 color of the asphalt shingle roof prior to purchase and installation;
- Staff approve the final details, dimensions and materials of windows and doors, and other unknown materials prior to purchase and installation; and,
- The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

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

Commissioner Mosley asked for a clarification of the porch posts. Mr. Alexander responded that that is one of the unknown materials staff would like additional information on.

Peggy Newman, designer for the project, noted that the porch posts will be wood. She asked for clarification of the condition referencing floor height. Commissioner Mosley and Mr. Alexander explained. She asked if the railing between the two porches could be solid. Commissioner Mosely explained that the reason for not having a full wall was to keep the building from looking like two different buildings combined. They would like to avoid the solid appearance and keep the railings open. Commissioner Gee, agreed, stating that the dividing railing should be a consistent design to the rest of the porch.

There were no requests from the public to speak.

Motion:

Commissioner Fletcher moved to approve the proposed demolition of a non-contributing building and construction of a new one and one-half story duplex, with the conditions that:

- **The roof color and the windows and doors are approved by MHZC Staff prior to their purchase and selection;**

- **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 color of the asphalt shingle roof prior to purchase and installation;**
- **The dividing railing should match the design of the rest of the porch;**
- **Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,**
- **The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.**

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

aa. 813 BOSCOBEL ST

Application: New construction - Addition; Partial demolition
 Council District: 06
 Overlay: Edgefield Historic Preservation Zoning Overlay
 Project Lead: MELISSA SAJID
 Permit ID #: 2098971

813 Boscobel was deferred at the owner's request prior to the meeting.

V. PRELIMINARY SP REVIEW

bb. 1023 PETWAY AVE

Application: Preliminary SP Review-Infill
 Council District: 05
 Overlay: Greenwood Neighborhood Conservation Zoning Overlay
 Project Lead: MELISSA BALDOCK
 Permit ID #: 2099818

Staff member Melissa Baldock handed out the letter referenced by Councilman Davis earlier in the meeting.

1023 Petway is an application for a preliminary SP review to construct duplex infill. Currently on the site there is a non-contributing structure. MHZC staff has already issued a demolition permit for this structure. The site is currently zoned RS5, which only allows for single family development. The applicant is applying to the Planning Commission to allow for a duplex infill on the site.

For this application, the Historic Zoning Commission should consider the appropriateness of the site plan and overall massing for the site. MHZC does not have the authority to approve the use, and as such, MHZC's recommendation to the Planning Commission should focus on whether the proposed site plan and massing are appropriate for the historic context. The recommendation to the Planning Commission should not address the appropriateness of the rezoning itself.

Since the writing of the staff recommendation, the applicant has adjusted the front setback of the proposed infill so that it is the average of the two adjacent houses. The proposed duplex will meet all base zoning setbacks. Vehicular access to the site will be via an existing curb cut on the west side of the property. The site does not have an improved alley, so curb cut access and a driveway are appropriate. The driveway will be extended to the rear of the house, where uncovered parking spaces will be created in the rear yard. Staff recommends that walkways be added from the sidewalk to the front entries.

The proposed infill will be one-and-one-half stories and approximately twenty-eight feet, six inches (28'6") tall from grade. Staff finds that this meets the historic context. Historic structures in the area are largely 1½ stories, with heights between 18' -- 26', but there are some taller houses that are over 30' in height nearby. The structure will be 35' wide. Staff finds that this meets the historic context where historic structures are between 30' – 40' wide. The duplex is oriented so that both units face Petway Avenue, which is appropriate. There are two front doors of equal

prominence on the front façade, which is typical of historic duplexes. The entries will be behind a full-width front porch that is a minimum of seven feet (7') deep.

Staff recommends approval of the project with the following conditions:

- Walkways be added from the sidewalk to the front porch;
- 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; and
- IF the SP is approved by the Planning Commission, the applicant return to the Commission with a second application for review of materials; windows and doors; proportion and rhythm of openings; appurtenances and utility locations; and the overall detailing of the project.

With these conditions, staff finds that the proposed site plan and massing of the infill meets Sections II.B. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Harold Johnson, applicant for the project, was present but did not present.

Commissioner Bell asked about the design of the front, upper level windows. Ms. Baldock explained that the level of detail will be reviewed at the second step of the process, if the Planning Commission approves the SP.

There were no requests from the public to speak.

Motion:

Commissioner Mosley moved to approve the preliminary plan with the conditions:

- **The front setback be approximately thirty-four feet (34');**
- **Walkways be added from the sidewalk to the front porch;**
- **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; and**
- **IF the SP is approved by the Planning Commission, the applicant returns to the Commission with a second application for review of materials; windows and doors; proportion and rhythm of openings; appurtenances and utility locations; and the overall detailing of the project.**

With these conditions, staff finds that the proposed site plan and massing of the infill meets Sections II.B. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

VI. ADMINISTRATIVE ACTIONS

There are no cases for administrative review.

VII. OTHER BUSINESS

cc. Administrative Permits Issued for Prior month

Ms. Zeigler reminded the commission of the Old House Fair and provided details.

RATIFIED BY COMMISSION ON 3/16/2016