

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park

METRO HISTORIC ZONING COMMISSION (MHZC) MINUTES

November 16, 2016

Commissioners Present: Menié Bell, Samuel Champion, Elizabeth Mayhall, Ben Mosley, Cyril Stewart
Zoning Staff: Sean Alexander, Paul Hoffman, Melissa Sajid, Robin Zeigler (historic zoning administrator), Macy Forrest Amos (city attorney)
Applicants: Nathan Lyon, Jason Gibson, Chris Goldbeck and Seth Arg
Public: Councilmember Murphy, Irwin Venick, Jess Slaton, Kathy Anderson, Louis Jackson

Commissioner Bell, serving as Chair, called the meeting to order at 2:03 p.m. and read information regarding the meeting and appeals.

I. RECOGNITION OF COUNCILMEMBERS

Councilmember Murphy requested to speak when the case was introduced.

II. APPROVAL OF MINUTES

Minutes were deferred until next month.

Chairman Bell read information regarding the consent agenda.

III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTION

There were no requests for an overlay.

Commissioner Bell asked if 1613 Lillian Street, a request for a DADU, and 208-210 Broadway, a request for rooftop addition and alterations could be moved to the consent agenda. There were no comments from the public or Commissioners regarding an alteration to the consent agenda.

Commissioner Mosley noted that 1613 Lillian doesn't appear to have complete drawings and asked that Staff assure that they are complete prior to issuing a permit to assure that the applicant is not stopped during construction.

Motion:

**Commissioner Mosley moved to move 1613 Lillian and 208-210 Broadway to the consent agenda.
Commissioner Champion seconded and the motion passed unanimously.**

IV. CONSENT AGENDA

Staff member, Melissa Sajid, read the items on consent.

a. 1912 FRANKLIN AVENUE

Application: New construction-outbuilding (detached accessory dwelling unit)

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

b. 1609 MCEWEN AVENUE

Application: Partial demolition; New construction-addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

c. 300 SCOTT AVENUE

Application: New construction-outbuilding (detached accessory dwelling unit), Setback determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

d. 1309 STRATTON AVENUE

Application: New construction-outbuilding (detached accessory dwelling unit), Setback determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA SAJID

e. 750 ROYCROFT PLACE

Application: New construction-outbuilding, Setback determination

Council District: 17

Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay

Project Lead: MELISSA BALDOCK

f. 2100 20TH AVENUE SOUTH

Application: New construction-addition

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: PAUL HOFFMAN

g. 2106 20th AVENUE SOUTH

Application: New construction-outbuilding (detached accessory dwelling unit)

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

h. 1409 ASHWOOD AVENUE

Application: New construction-addition

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

i. 2308 BELMONT BOULEVARD

Application: New construction-addition; Partial demolition

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA SAJID

j. 118 LAUDERDALE ROAD

Application: New construction-addition

Council District: 24

Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA SAJID

k. 1021 PARIS AVENUE
Application: New construction-outbuilding, Setback determination
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA BALDOCK

l. 110 THIRD AVENUE SOUTH
Application: New construction-storefront, Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: MELISSA SAJID

m. 1218 SIXTH AVENUE NORTH
Application: New construction-outbuilding; Setback determination
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: SEAN ALEXANDER

Motion:
Commissioner Mosley moved to approve the consent agenda items with their respective conditions, including 1613 Lillian Street and 208-210 Broadway. Commissioner Stewart seconded and the motion passed unanimously.

V. PREVIOUSLY DEFERRED ITEMS

a. 3910 KIMPALONG AVENUE
Application: New construction-infill
Council District: 24
Overlay: Woodlawn West Neighborhood Conservation Zoning Overlay
Project Lead: PAUL HOFFMAN

Staff member, Paul Hoffman, provided the details of the proposed infill for 3910 Kimpalong Ave, an application for infill construction. The current building on the site is not contributing, and has been approved administratively for demolition. The context for setback from the street is 47 to 52 feet. The site plan submitted during our reports shows the front setback at 61 feet, which would require a rear setback determination. The applicant has submitted a revised site plan that meets the condition.

The new building is brick, and is one and a half stories, with a two-story portion at the midpoint. It is 60 feet wide and 28 feet in height. The range of widths of contributing buildings on Kimpalong Ave is 50 to 60 feet, and height up to 28 feet. Staff finds that the height and width are compatible.

The attached garage is not a feature that is appropriate in every situation, but due to there being no rear alley, and that the location is that of an outbuilding historically, staff finds that the attached garage is compatible. The applicant has worked with Staff over the last few weeks to reduce the size and simplify the roof form of the new building. The broken gable form is not found on the street, but there is an example nearby in the district, and Staff finds that the roof form meets the guidelines for compatibility.

The brick walls go to grade, without a material change. While it is most appropriate to have a change in material at the floor level, the Commission has approved a brick foundation when a visible break has been added. Staff recommends the foundation be differentiated with a change in the brick pattern, or a material change. Staff also recommends having final approval of windows, doors, roofing color, masonry and other materials that were not specified. Staff recommends approval of the project with conditions.

Nathan Lyons, owner and builder of the property, addressed the Commission saying that he is agreeable with the conditions in Staff's recommendation.

Irwin Venick, 3916 Kimpalong, stated his opposition to the project. The project is not similar to the historic buildings on the street. The house is significantly larger, in terms of square footage, than the historic context. Contributing buildings are 1.5 stories and this one is really 2 stories in the middle and creates a “dutch-barn” look that is out of character with the district.

Jess Slaton, 3919 Kimpalong, has lived there since 1969. He specializes in architecture and art history. The context is simple Tudors and bungalows. The bays on the façade, battered posts, roof shape, color, and attached garage are not typical of the district. A 3-bay garage is not typical of the district.

Kathy Anderson, 3908 Kimpalong, said she is pleased the house is being demolished but expressed concern with the size of the proposed home, which will be double her home next door.

Councilmember Murphy, noted that many of the long-term residents helped to write the design guidelines. The area is seeing large homes in older established neighborhoods which is creating buildings that are out-of-character. The concern is the large size and attachment of the garage, the large size, the rear setback, and appears out-of-place.

The applicant noted that the plans says 6084 square feet; however, the heated and cooled space is 5129.

Commissioner Mayhall asked if there was a possibility of moving the garage to the rear of the lot. Mr. Lyons said it was safer to have the garage attached.

Commissioner Champion asked if the bulk standard’s setbacks were met and Mr. Hoffman said that the project met the requirements.

Commissioner Stewart asked how staff felt about the project.

Commissioner Mosley stated that the house does not contrast greatly with the historic context. If the garage were detached they may end up with a 10’ connector to the house.

Commissioner Champion stated that the brick color, battered columns and detaching the garage is an easy fix. Historic properties should be allowed to evolve, rather than freeze a neighborhood in time.

Commissioner Stewart explained that the guidelines talk about new construction not “contrasting greatly,” but it is a hard design guideline to meet in terms of knowing how much square footage is too much. He agrees the garage should be detached.

Commissioner Mosley expressed concern that if it is too big then is a recent rehab completed recently in the neighborhood also too large? In terms of the view of the building from the street, it does not contrast greatly. If you remove the attached garage, the house is more in keeping with the neighboring homes. If it is detached, where should it be and does it matter if it is behind the house or in the same general location but attached to the rear of the home?

Motion:

Commissioner Mosley moved to approve with the conditions that:

- 1. The building be moved forward on the lot, to be consistent with the setback of adjacent contributing structures (to be verified by MHZC Staff);**
- 2. The foundation be differentiated with a change in material or the brick pattern;**
- 3. A walkway be added to address the street;**
- 4. That Staff have final review of windows, doors, brick, roofing color, and other materials that have not been specified;**
- 5. That the finished floor height is compatible with that of contributing homes in the district, to be verified by MHZC Staff;**
- 6. HVAC and other utilities are located on the rear façade, or on a side façade beyond the midpoint; finding the project to meets Section II.B of the design guidelines of the Woodlawn West Neighborhood Conservation Zoning Overlay. Commissioner Champion seconded and the motion passed unanimously.**

VI. 208-210 BROADWAY

Application: New construction-additions, Alterations
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: ROBIN ZEIGLER

The project was approved with conditions as part of the consent agenda.

VII. MHZC ACTIONS

n. 1404 LINDEN AVENUE

Application: New construction-infill
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER

Sean Alexander, staff member, presented the case for 1404 Linden Avenue.

The applicant proposes to demolish the existing building and construct a new two-story duplex. A pair of single-car garages will also be built at the rear of the lot. The existing building is non-contributing, so demolition meets the design guidelines.

The new building will have two distinct halves: on the left a 2-story front-oriented gable that is somewhat typical of a Victorian house, and on the right, a side-oriented gable with a form similar to a Craftsman house. The right half will be mostly 2-stories, although the roof slopes down at the front to give it somewhat of a 1.5 story appearance.

The building will be 36' wide at the front, widening to 40' at roughly the midpoint. The depth of the building, front-to-back, will be 79' feet.

Although the surrounding area includes some buildings that are nearly as tall or as wide or as deep as the proposed infill, Staff finds that the combined effect of being taller, wider, and deeper than nearby buildings produces a building for which the scale is incompatibly large. In addition, it will be significantly taller than the historic buildings to either side.

Staff finds the scale and massing are not compatible with surrounding houses.

The materials are typical of infill construction, but the window and door selections would need final approval.

The windows on the front elevations are fairly typical. On the side elevations the window pattern is irregular with many 1st story windows small and square compared to those above. Typically 1st story windows are vertically oriented and larger than those of upperstories. The proportion and rhythm of openings will not be compatible with the proportions of windows on historic houses, and will not meet section II.B.1.g of the design guidelines.

Information on walkway paving, driveway and parking paving, and HVAC locations is needed.

Two detached single-car garages are proposed, and both would meet the guidelines for accessory buildings. Outbuildings should not be approved unless a principal building is approved first.

The applicant was not present and there were no requests from the public to speak. Mr. Alexander noted that the applicant does not agree with the report.

Commissioner Champion asked about the maximum ridge height for the neighborhood. Mr. Alexander said that the appropriate height is dictated by the historic context.

Commissioner Mosley asked how the building compares to the two on either side, in terms of depth. Mr. Alexander said that one is 71' deep, including the porches. It is deep but it also isn't as tall as the proposed. In any one aspect it might be compatible but the combination of all makes the building out-of-scale.

Motion:

Commissioner Stewart moved to disapprove the proposed infill, finding that the principal building would not be compatible with surrounding historic houses, and that the project does not meet the following sections of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines: II.B.1.a (Height), II.B.1.b (Scale), II.B.1.c (Setbacks and Rhythm of Spacing), II.B.1.g (Proportions and Rhythm of Openings). Commissioner Champion seconded and the motion passed unanimously.

o. 1107 BOSCOBEL STREET

Application: New construction-infill and outbuilding, Setback determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Staff member, Paul Hoffman, presented the case for infill at 1107 Boscobel Street. 1107 Boscobel is currently a vacant lot. At the August 2016 Metro Historic Zoning Commission hearing, the Commission voted to approve the demolition of the historic house on the lot based on economic hardship. The applicant is proposing to construct a new duplex infill on the site and a garage. The garage will not contain a dwelling unit.

The duplex will meet all base zoning setbacks. The garage, however, will require a setback determination. Because the footprint of the outbuilding is larger than 700 sq. ft., the base zoning setbacks are 20' from the rear and 5' from the sides. The proposed outbuilding will be just 10' from the rear and just 3' from the left side. Staff finds these setbacks to be appropriate and to be in keeping with the Commission's past decisions.

The proposed new duplex will be two stories tall, with a maximum height of thirty-one feet, six inches (31'6") from grade and an eave height of twenty-two feet (22') from grade. This is one foot taller than what the Commission approved for two infill duplexes on either side of 1107 Boscobel. Both 1105 and 1109 Boscobel were approved by MHZC to be two stories and approximately thirty feet, six inches (30'6") from grade, with eave heights of approximately twenty-one feet (21'). Staff finds no reason why the house at 1107 Boscobel should be one foot taller than the houses on either side.

Although the Commission has approved two-story houses near this site, the historic context is predominately one and 1.5 stories with a handful of two story structures nearby.

Staff recommends that the overall ridge and eave heights be reduced by one foot to be no more than thirty feet, six inches (30'6") and twenty-one feet (21'), respectively. This will ensure that the house is more in keeping with the historic context.

The width of the house will be thirty-four feet (34') at the front. Approximately twenty four feet (24') from the front of the house on the right/east side and thirty-two feet (32') from the front on the left/west side, the house expands out with bays that are approximately two feet (2') wide. The total width will therefore be approximately thirty-eight feet (38'). Staff finds this to be appropriate as historic houses on this block range in width from thirty-one feet to forty-one feet and this width is in keeping with the infill houses approved for 1105 and 1109 Boscobel.

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

Staff recommends approval of the infill with conditions.

Jason Gibson, architect for the project, asked to add the 1' additional height that is requested. They have pushed the house down as far as they can.

There were no requests from the public to speak.

Commissioner Mosley asked for clarification of how height is measured, to assure it is consistent between homes and projects. Mr. Hoffman said that staff certainly strives to be consistent. Commissioner Stewart asked for additional clarification for the request of the additional height. The applicant stated that the buyer wants a 10' ceiling on the first floor and 9' on the second floor.

Commissioner Champion said that desired ceiling heights was not a good reason for allowing for additional height that is not consistent with the neighborhood. Commissioner Mayhall agreed.

Motion:

Commissioner Champion moved to approve with the conditions that:

- 1. The ridge height be reduced to be no taller than thirty feet, six inches (30'6") and the eave height be reduced to be no taller than twenty-one feet (21');**
- 2. 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;**
- 3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;**
- 4. Staff approve the shingle and the metal roof colors and texture; and**
- 5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; finding that the project meets Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines. Commissioner Stewart seconded and the motion passed unanimously.**

p. 1411 BOSCOBEL STREET

Application: New construction-infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Staff member, Sean Alexander, presented the case for infill at 1411 Boscobel Street.

1411 Boscobel Street is a 1950s house that does not contribute to the historic context of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. In February 2016, the Metro Historic Zoning Commission approved the demolition of the existing structure and the construction of a new duplex infill. This current application is a re-design of the previously-approved plans for the duplex.

This block of Boscobel has little historic context, and many two to three story, modern homes were built on the block prior to the expansion of the conservation zoning overlay. The design guidelines state that houses on this block can be two stories, forty feet wide, and have a flat roof because of the lack of historic context on the block.

The site plan has not significantly changed in the redesign. The project meets all base zoning setbacks. There is an existing front driveway and staff recommends that the driveway be removed. The applicant is planning parking pads accessed via the alley.

The proposed infill is two stories tall with a maximum height of thirty-one feet, two inches (31'2") from average grade. This is similar to the height of the previously-approved plans, and staff finds the height to be appropriate on this block of Boscobel where there is little historic context and new infill construction is thirty feet (30') or taller.

The proposed design has some modern elements that would not be appropriate on most blocks of Lockeland Springs, but which are appropriate for this block of Boscobel because of the lack of historic context. These include the second story balcony and the use of a stained horizontal cedar boards on the front porch and balcony.

The design of the front of the house has varying planes, particularly on the second level. Staff recommends simplifying these planes in order to keep the overall form of the house in line with what is typically approved in Lockeland Springs for infill.

The applicant has proposed two different front door designs for the two different units. Staff recommends that the doors be identical in order to maintain a cohesive look to the infill. In the past, the Commission has required duplexes to look like one building, as they did historically. Changes in window and door design or vertical changes in material accentuate that the building is two units and have not been approved in the past.

Staff also recommends that all double and triple window openings have a 4 to 6 inch mullion in between them.

The plans show a wall dividing the porch to separate the two units, and staff recommends that the wall be removed in the area of the porch (although it may remain in the recessed area). In the past, the Commission has not allowed a wall dividing a porch as it accentuates the fact that the building is two units.

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

Commissioner Mosley expressed concern about the wall on the front level becoming a post as it is part of the design intent. He asked that that condition be reviewed and approved by staff prior to the beginning of construction. Commissioner Stewart stated that the wall become a post and agreed with Commissioner Mosley that it should be decided prior to construction. Mosley clarified that a spindly column, in 3-D, will not meet the intent of the design.

Motion:

Commissioner Stewart moved to approve with the conditions that:

- 1. The applicant provide detail drawings of the front porch with the wall removed, prior to permitting;**
- 2. 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;**
- 3. The various planes on the front façade be simplified;**
- 4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation, and the two front entry doors be identical;**
- 5. Staff approve the roof color;**
- 6. The front porch wall be removed;**
- 7. All double and triple window openings have a four to six inch (4" – 6") mullion in between them;**
- 8. The existing front gravel driveway be removed; and**
- 9. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; finding the proposed demolition and infill meet Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*. Commissioner Champion seconded and the motion passed unanimously.**

q. 204 ELMINGTON AVENUE

Application: New construction-infill and outbuilding, Demolition

Council District: 18

Overlay: Elmington Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Melissa Sajid, staff member, presented the case for infill at 204 Elmington Avenue.

The ranch-style house located at 204 Elmington Avenue was built c. 1971 and does not contribute to the historic character of the Elmington Place Neighborhood Conservation Zoning Overlay. The applicant proposes to demolish the existing house and construct a single-family infill and a garage on the lot. The garage will not include a dwelling unit. The project proposes a new curb cut and driveway, which staff finds to be appropriate as the site lacks alley access and currently does not have any other vehicular access. The infill and outbuilding meet all base zoning setbacks, and the front setback of the infill will be the approximate average of the two adjacent historic houses.

The proposed infill will be 1.5 stories with an eave height of 11'-6" from grade and a ridge height of 28'-2". Staff finds this height to match the historic context, where most of the houses are 1.5 stories with a few 2-story houses. The house will be 39'-7" wide on a 60' wide lot, which meets the historic context.

All of the known materials have been approved by the Commission in the past. The primary cladding material will be 5" lap siding with mitered corners. Stone will be used for the foundation, chimney, and porch column posts.

Here are the side elevations. The house will be connected to the garage with a 6' wide connector that will be fully open on both sides. The Commission has approved similar connectors in the past.

In conclusion, staff recommends approval of the project with conditions.

The applicant, Chris Goldbeck and Seth Argo, stated that they agreed with the conditions.

Commissioner Mosley reminded the applicant that if they find that a railing is needed, to work with Staff on the design prior to installation.

There were no requests from the public to speak.

Motion:

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

- 1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;**
- 2. Staff approve a stone sample;**
- 3. Staff approve the roof color, dimensions, and texture;**
- 4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,**
- 5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; finding that the project meets Sections II.B. and III.B. of the Elmington Place Neighborhood Conservation Zoning Overlay design guidelines. Commissioner Champion seconded and the motion passed unanimously,**

VII. PRELIMINARY SP REVIEW

There are no requests for a preliminary SP review.

VI. OTHER BUSINESS

r. CLG TRAINING

Provided by Louis Jackson, Tennessee Historical Commission

VIII. ADMINISTRATIVE ACTIONS

s. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

Meeting adjourned at 3:32 p.m.

RATIFIED BY COMMISSION ON 12/21/16