

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
2808 Belmont Boulevard
January 18, 2017

Application: Historic Bed & Breakfast Homestay for the Mousson House

Map and Parcel Numbers: 11704028900

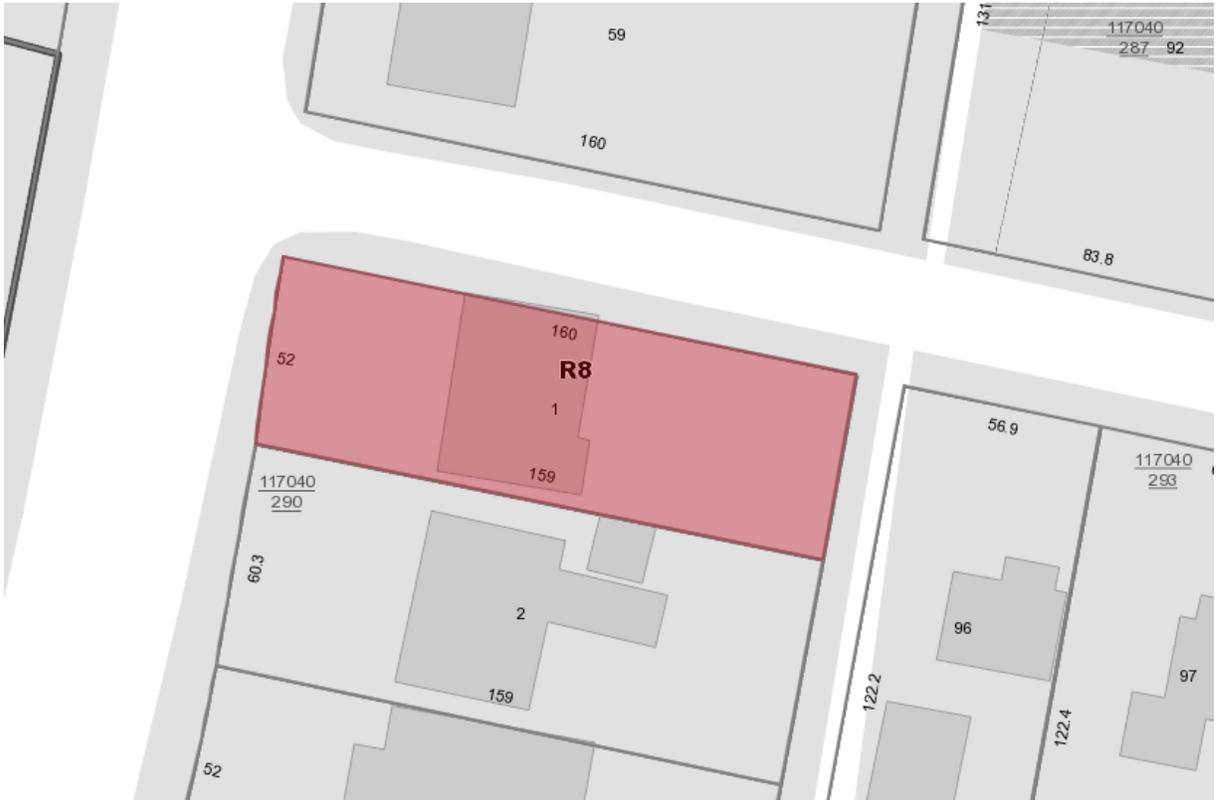
Council Districts: 18

Applicant: Councilman Burkley Allen

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

<p>Description of Project: Property owner, Kelly Noser, requests a Historic Bed & Breakfast Homestay for the Mousson House at 2808 Belmont Boulevard.</p>	<p>Attachments A: Photographs</p>
<p>Recommendation Summary: Finding that the property qualifies as a historic building and because no exterior alterations or signage is requested, staff advises the Commission to recommend approval of the proposed Mousson House Historic Bed & Breakfast Homestay to the Metro Council with the condition that the applicant obtain a permit for the new use from the Codes Department. Staff recommends adoption of the existing Historic Landmark design guidelines for permitting of future exterior alterations.</p>	

Vicinity Maps



Applicable Ordinance:

Article III. Historic Overlay Districts

17.36.120 Historic Districts Defined. C. Historic Bed & Breakfast Homestay.

1. An historic bed and breakfast homestay is defined as a building or structure, containing three or fewer furnished guest rooms for pay within a private, owner-occupied historically significant structure. Meals may be provided to overnight guests, and the maximum stay for any guest shall be fourteen consecutive days. An historic bed and breakfast homestay shall meet one of the following criteria:

1. The bed and breakfast homestay is associated with an event that has made a significant contribution to local, state or national history;
2. It is associated with the lives of persons significant in local, state or national history;
3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value; or
4. It is listed or is eligible for listing in the National Register of Historic Places.

2. In addition to the criteria listed in subsection C.1. of this section, the historic bed and breakfast homestay shall satisfy the following conditions:

- a. Exterior work proposed to be done will be subject to design review guidelines adopted by the metropolitan historic zoning commission for determining the architectural compatibility and historical significance of such work. The design review guidelines for historic landmarks shall apply to historic bed and breakfast homestays. The metropolitan historic zoning commission's approval of work shall be granted in writing as a condition for issuance of a zoning permit.
- b. Owner-occupied. The owner of the property must reside permanently in the historic home. Where there is more than one owner of the home, or where an estate, corporation, limited partnership or similar entity is the owner, a person with controlling interest, or possessing the largest number of outstanding shares owned by any single individual or corporation, shall reside permanently in the historic home. If two or more persons own equal shares that represent the largest ownership, at least one of the persons shall reside permanently in the historic home.
- c. No more than one off-street parking space shall be provided for each guest room. The commission shall advise on the appropriate location and potential adverse impacts caused by the off-street parking of vehicles, and may recommend fencing, screening and landscaping to buffer and protect surrounding residential properties.
- d. No signs shall be permitted for advertising. An accessory residential sign, not to exceed the dimensions of one square foot of area, displaying the name and/or address of the owner may be permitted.
- e. The bulk regulations of the district for a residence shall apply. Overnight guest rooms may be located within historically significant accessory structures.
- f. The owner shall maintain and make available to the zoning administrator a guest register for each calendar year.
- g. Meal service shall be restricted to overnight guests only; no cooking facilities shall be permitted in any guest room.
- h. The metropolitan fire marshal shall approve the structure for safety.

Background:

2808 Belmont Blvd is a single-residence Bungalow style home built in 1928 at the corner of Belmont Blvd and Kirkwood Avenue. 2808 Belmont is one of more than 1000 properties within the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The home's architectural character is representative of many homes that contribute to the historical nature and diversity of the neighborhood.

Over 100 years ago, the Belmont Land Company began developing the area of Nashville as a “street car hub,” which provided a substantial boost to overall development of the neighborhood. The house at 2808 was built almost 20 years after those streetcar lines were constructed. The streetcar lines ran from Cedar Lane, which is one block south of the house, to Blair Blvd. The neighborhood became a National Register Historic District in 1980.

Soon after the house was built, it was rented by a German immigrant named Carl Otto Katz, his wife Hannah, also of German descent but born in New York, and their 4-year old son, John, who was born in Tennessee. The Katz family rented the house for \$70 per month, based on the 1930 U.S. Census.

By 1930, Henry and Frances Mousson lived in the home and their adult divorced daughter, Minnie Louise lived in the “rear.” Henry and T Dewery worked/owned Mousson’s Barbecue Stand located at 1716 21st Avenue South. The Mousson family lived in the house through 1945; by 1947, Henry had died, but Frances still lived in the house.

Property records show Minnie Boyd bought the house in 1949. Since then, the house has had only 4 owners, including the current ones -- a family from Australia and Alabama, with a teenage daughter born in Nashville – who bought the house in mid-2016.

The house has architectural styles similar to “kit homes” of the time period. Kit homes are also known as Honor Bilt Homes, Sears Homes, Gordon Van Tine, Aladdin, Lewis Homes, Harris Brothers, or Sterling Homes, depending on the company that provided the kit. Most kit homes were bungalow style houses built from plans and materials sold throughout the early 1900’s.

The last owner of the house, Will Daly, completed several projects to enhance the structure of the house and maintain the historic nature. Structurally, Mr. Daly reinforced the foundation along the Kirkwood side of the house. Additionally, a structure in the backyard, which had once served as a garage, collapsed due to disrepair; Mr. Daly reinforced a concrete parking pad where the garage stood. In the interior of the house, Mr. Daly renovated the kitchen, replacing light fixtures that had been added by previous owners with more period-appropriate lights, obtained from a self-described architectural-archaeology business in Nashville. The light fixtures in the three front rooms of the house, the doorbell, hardwood and tile flooring, beautiful doors, heavy metal heating grates, the massive limestone fireplace, and most hardware are original to the house. The front porch of the house has two pillars that were original to the design of the house and characteristic of many homes in the area.

(Above history provided by the owner.)

Analysis & Findings:

The building is listed as a contributing building to the Belmont-Hillsboro National Register District and therefore meets criterion 4 of section 17.36.120 of the zoning ordinance.

There are no exterior alterations, additional parking or signage requested therefore the designation meets section 17.36.120.2.a,c, and d.

The applicant will be required to obtain a permit from the codes department to satisfy other requirements of the ordinance such as proof that the building is owner-occupied, bulk regulations have been met, fire inspection has been conducted, there is no more than 3 guest rooms and they are all located within the principle building, maintenance of a guest register each year and information regarding meal services.

Recommendation:

Finding that the property qualifies as a historic building and because no exterior alterations or signage is requested, staff advises the Commission to recommend approval of the proposed Mousson House Historic Bed & Breakfast Homestay to the Metro Council with the condition that the applicant obtain a permit for the new use from the Codes Department. Staff recommends adoption of the existing Historic Landmark design guidelines for permitting of future exterior alterations.

PHOTOGRAPHS



