

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

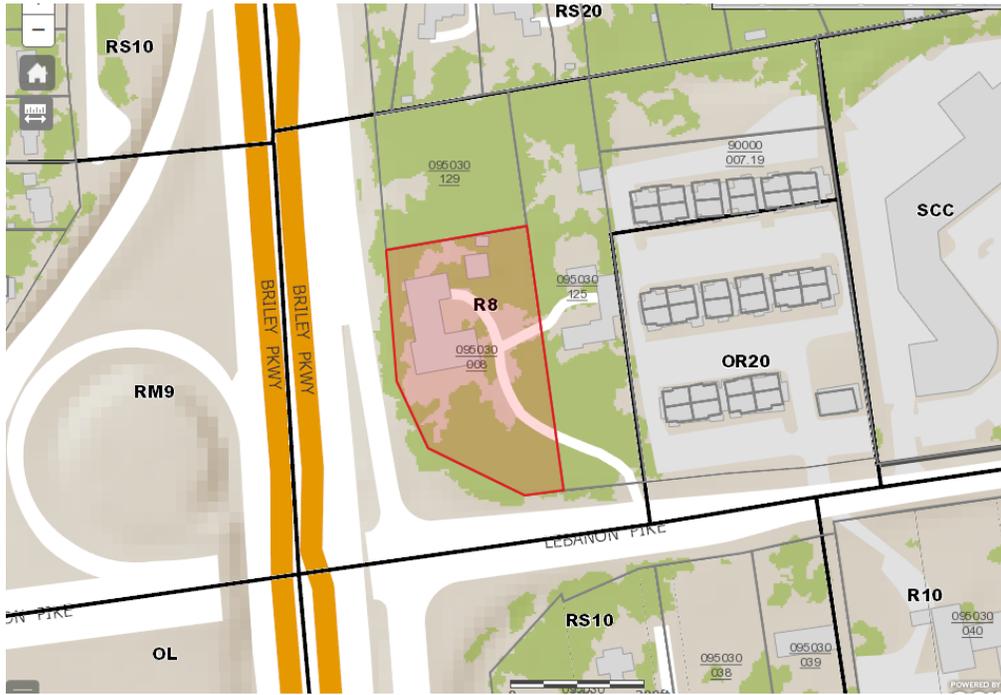
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
2250 Lebanon Road, Belair
April 19, 2017

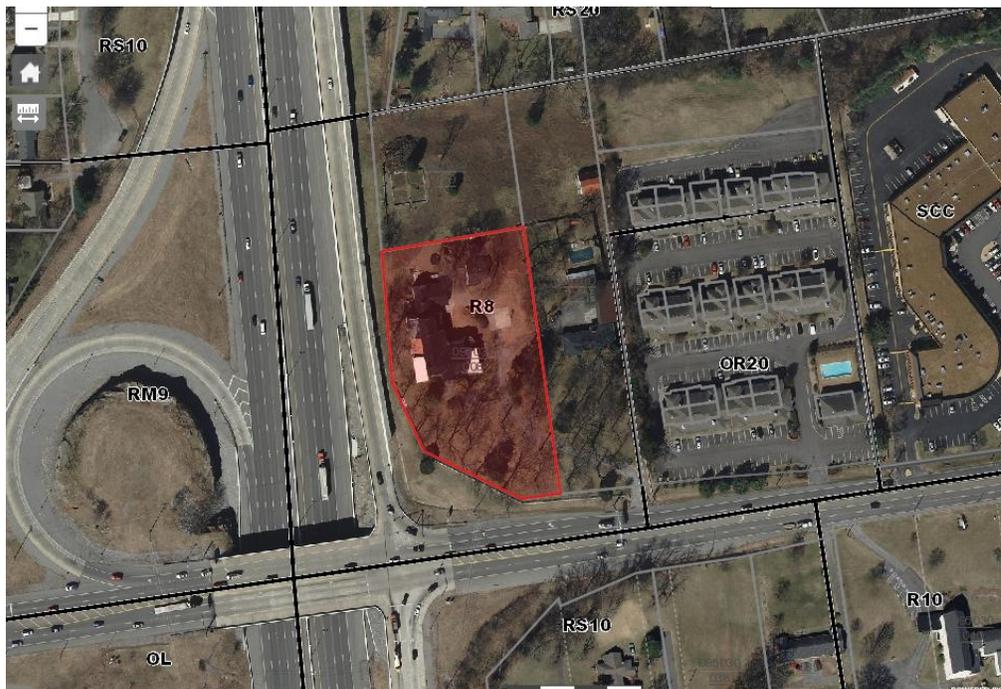
Application: Neighborhood Landmark recommendation
Map and Parcel Numbers: 09503000800
Council Districts: 15
Applicant: Lewis & Connie James
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

<p>Description of Project: Councilmember Jeff Syracuse requests that 2250 Lebanon Road be adopted as a Neighborhood Landmark. Because the property is listed in the National Register of Historic Places, a review of alterations by the MHZC is required as part of the Neighborhood Landmark process.</p> <p>Recommendation Summary: Staff recommends approval of the Neighborhood Landmark to the Planning Commission with the conditions that work on the property does not continue until the following information has been provided for approvals of details and materials and permits have been issued.</p> <ol style="list-style-type: none">1. Applicant provide a full scope-of-work for the project including, alterations, information on all new materials (including but not limited to windows, doors, cladding, trim, porch elements);2. Applicant provide final drawings (no larger than 11 x 17 and to-scale) for new construction such as additions, porches, bars and fountains; <p>With these conditions, Staff finds the proposal to meet the design guidelines for a Historic Landmark and therefore the Neighborhood Landmark designation meets the qualifications of section 17.40.160.J of the zoning ordinance.</p>	<p>Attachments A: Photos B: Comments</p>
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Vicinity Maps



Aerials



Applicable Ordinance:

17.40.160 Neighborhood Landmark (NL) district

J. Metro Historic Zoning Commission Action. Any feature located within an historic overlay district, listed on the national register of historic places, or eligible for the national register of historic places, shall first be referred to and reviewed by the metropolitan historic zoning commission. The commission shall provide a written recommendation to the planning commission on any alterations proposed to the feature which would be subject to any applicable historical design review guidelines.

Background:

The property owner began the process of a Historic Landmark Overlay with a recommendation of approval from the MHZC on October 19, 2016. The overlay was requested as part of a rezoning that includes the proposed Historic Landmark property as well as three other adjoining properties. The Historic Landmark was held back from review by the Planning Commission and Council so that it could track with the rezoning request. The rezoning request is for a Neighborhood Landmark, which requires review of alterations from the MHZC, since one of the four properties is listed in the National Register of Historic Places. MHZC Staff used the design guidelines for Historic Landmarks, since a Historic Landmark designation is also a part of the overall request to analyze the alterations.



Figures 1 and 2: The highlighted portion on the left includes the boundaries for the Historic Landmark and the highlighted portion on the right includes the boundaries of the Neighborhood Landmark.

Analysis and Findings:



Figure 3: The home with dates of construction and location of work noted.



Figure 4: Planned work noted and numbered.

The project includes proposed work and work recently begun (see image 4):

1. Two masonry walls have been removed from the oldest portion of the house. (See the c.1828 portion of Figure 3.) The proposal is to construct two new walls with a brick veneer reusing the historic bricks and construct a new rear/side porch on the left/Briley Parkway side of the house.
2. There is an existing addition towards the middle of the house that was not completed. (See the 1996 portion of Figure 3.) He proposes to clad that portion with EIFS.
3. Behind the right 1-story wing of the house, there is a lower and later addition. The applicant has constructed a new porch in that location that is not complete.
4. Demolition of 1969 ranch and associated outbuilding at the rear of the property
5. Demolition of pool and construction of fountain
6. Alterations to garage associated with 1969 ranch home.
7. Construction of parking lot
8. Construction of event space.
9. Alteration to existing attached garage
10. Alterations to guest house

Project number 1 is appropriate since there was structural damage of the walls. Although they will not be reconstructed as true masonry walls they will be veneered in the original brick and so retain a similar look. The porch is appropriate because the original walls have been removed and it will be minimally visible from the front and in the interior of the lot. Figure 5 shows a possible design, but the owner has not made a final decision; therefore, staff recommends staff review of the final design once it is available.

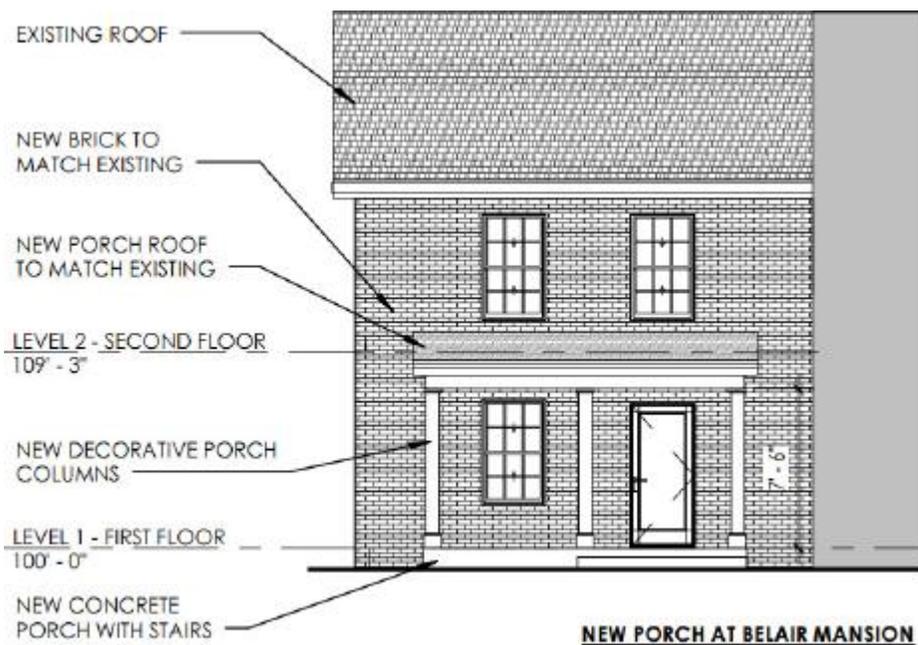


Figure 5: Rear/left porch proposed to be added to the c.1828 portion of the building.

For project number 2, because EIFS is not a material that meets the design guidelines and has not been approved by the Commission in the past, Staff recommends a condition that the 1996 addition be clad in smooth-faced wood or fiber-cement lap siding with a maximum reveal of 5”, brick, stucco or smooth-face or textured fiber-cement panels. Staff recommends review of final choice.

Project number 3 is mostly complete. (See figure 6.) Staff finds it to be appropriate since it does not affect the earliest portions of the house and is of a simple design, rather than one that would create a false sense of history. Staff requests additional information regarding finish materials, the replacement windows and door and the roof material and color.



Figure 6: right side of home, behind right wing.

Project 4 includes demolition of the 1969 ranch home at 2254 Lebanon Pike and associated barn towards the rear of the lot, which is appropriate since they are both non-contributing elements to the property and the area.



Figures 7 and 8: This building and the associated pool will be demolished.



Figure 9: This building will be demolished.

Project 5 is the replacement of the pool with a fountain. The pool is not a historic feature. Staff recommends review of the material and design of the new fountain.



Figure 10: Pool will be replaced with a fountain.

Project 6 includes alterations to the garage, immediately behind the ranch home. The proposal include replacing the siding, replace garage doors with pedestrian doors and windows and adding a porch to the section shown in figure 11. The section shown in figure 12 will receive new siding and a new overhang. The building is non-contributing and so alterations are appropriate; however, staff recommends final review of alterations to assure that they are appropriate for the overall historic site.



Figure 11: One side of garage



Figure 12: Garage to be remodeled

Project 7 is the construction of parking lots at the rear of the historic home and to the right/front of the historic home. The rear parking is in an appropriate location and will be screened from the historic building with landscaping.

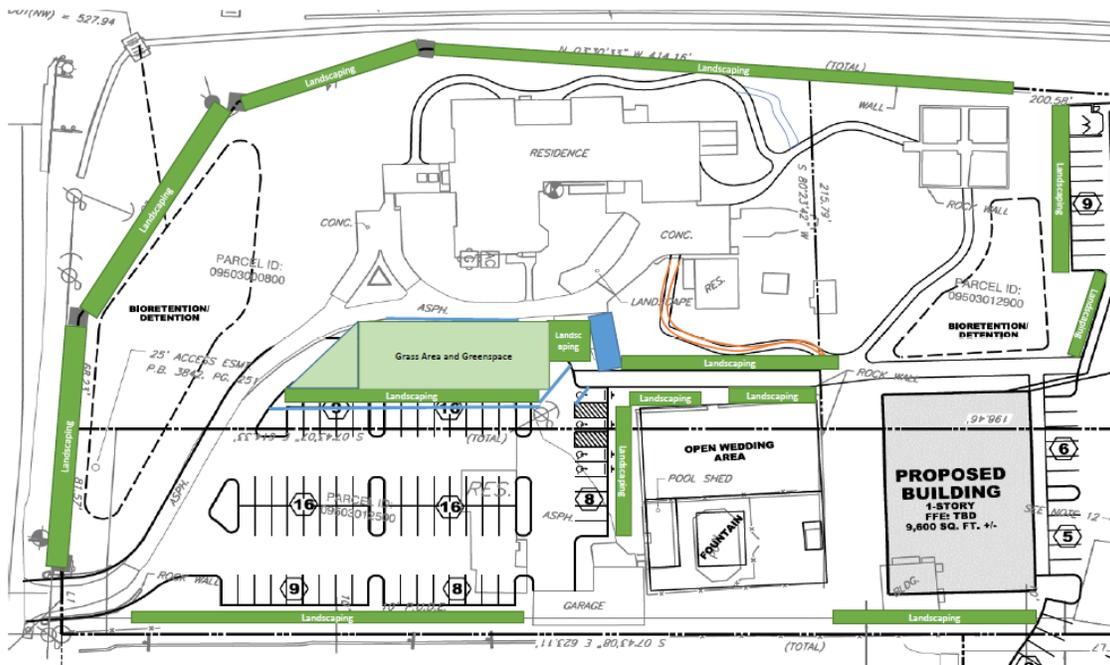


Figure 13: Proposed parking to the right of the historic home.

Project 8 is the construction of an event space towards the rear/right of the project. Figure 15 shows a proposed plans but it is staff’s understanding that it does not reflect the final design desired. Staff finds the location to be appropriate for new construction and recommends that final designs be reviewed by Staff for appropriateness to the overall historic character of the site.

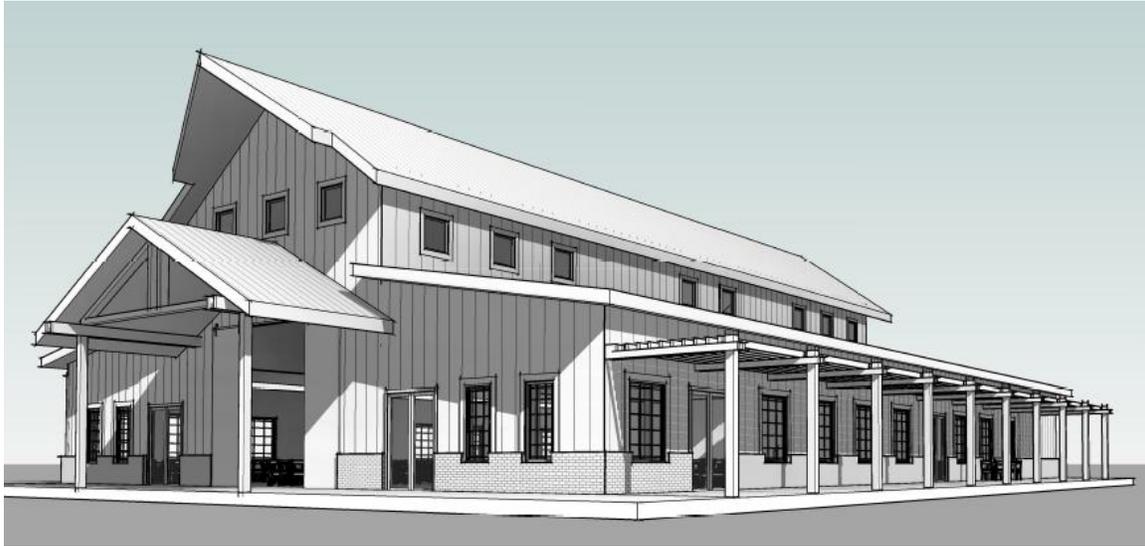


Figure 15: Proposed event space.

Project 9 includes changing the face of a 1996 garage that is attached the rear, right of the historic home. The garage doors will be replaced with pedestrian doors and windows and a shed roof porch added. Staff recommends final review of all materials.



Figures 16 and 17: On the left is the garage as it looks today and on the right is the proposed porch addition.

Project 10 is rehabilitation of a 1920s cottage. The front gable will receive new cladding and shutters will be added. Staff finds this to be appropriate.



Figure 18: 1920s cottage

Project 11 is the construction of an outdoor bar on an existing concrete pad, exact location unknown. The plan is to model the design after outdoor bars at Belle Meade Mansion. Staff recommends additional information be submitted regarding the structure, its design and materials.

Recommendation:

Staff recommends approval of the Neighborhood Landmark to the Planning Commission with the conditions that work on the property does not continue until the following information has been provided for approvals of details and materials and permits have been issued.:

3. Applicant provide a full scope-of-work for the project including, alterations, information on all new materials (including but not limited to windows, doors, cladding, trim, porch elements);
4. Applicant provide final drawings (no larger than 11 x 17 and to-scale) for new construction such as additions, porches, bars and fountains;

With these conditions, Staff finds the proposal to meet the design guidelines for a Historic Landmark and therefore the Neighborhood Landmark designation meets the qualifications of section 17.40.160.J of the zoning ordinance.

PHOTOGRAPHS



Cladding on this 1996 addition is needed.



Close-up of the 1996 wall that needs cladding, facing Briley Parkway.



This wall has been removed and reframed and needs cladding.



These two masonry walls have been removed and require cladding. The addition will go against the wall noted with an arrow.

COMMENTS

-----Original Message-----

From: Syracuse, Jeff (Council Member)
Sent: Monday, April 10, 2017 7:53 AM
To: Zeigler, Robin (Historical Commission)
Subject: Bel Air - 4/19

Hi, Robin -

I'm not able to attend the MHZC meeting on 4/19, but just wanted to formally express my support for this project and the Landmark Overlay. Thank you!

Jeff
615-886-9906

Sent from my iPhone