

DAVID BRILEY
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

320 44th Avenue North

July 17, 2019

Application: Planning Commission Review Regarding a Neighborhood Landmark
(2019-NHL-001-001)

Map and Parcel Numbers: 09116019100

Council Districts: 24

Applicant: Shavkat Ashurov

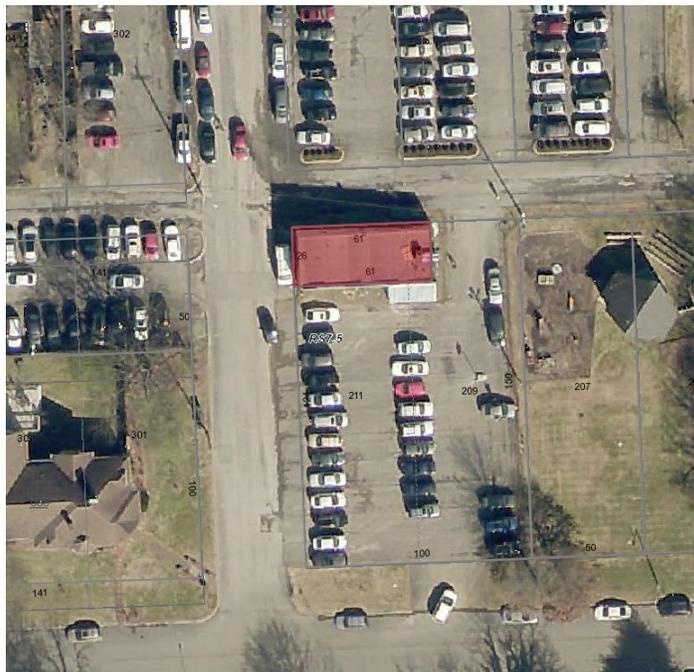
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

<p>Description of Project: Request for review of alterations associated with a Neighborhood Landmark request to the Planning Commission.</p> <p>Recommendation: Staff recommends a comment of “no exception taken” since there are no applicable design guidelines that apply to the only exterior alteration currently planned and further recommends that the applicant return to the MHZC in the future for any additional exterior alterations.</p>	<p>Attachments n/a</p>
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Vicinity Maps



Aerial



Applicable Ordinance/Design Guidelines:

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.

II. New Construction

B.d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate. MHZC does not review the painting of structures.

Background:

A Neighborhood Landmark (NL) is a planning tool that requires MHZC review of any proposed alterations if the NL is in an overlay or listed or eligible for listing in the National Register. The purpose and intent of the Neighborhood Landmark District (NL) is to preserve and protect features that are important to maintain and enhance neighborhood character by allowing for adaptive reuse of the feature.

John E. Lawrence constructed the building c. 1931 as the John E. Lawrence & Sons Grocery. Mixed in with residences for much of the Sylvan Park's neighborhood's history were small grocery stores, some serving as combination grocery/residence. The structure is listed as a contributing building in both the Park and Elkins National Register District and the Park-Elkins Neighborhood Conservation Zoning Overlay District.



Figure 1: The building in 2017.

The Neighborhood Landmark request is expected to be on the August 22, 2019 Planning Commission agenda with a community meeting or some other type of community engagement prior to that meeting.

Analysis and Findings:

Because the building is located in the Park & Elkins Neighborhood Conservation Zoning Overlay, the applicable design guidelines to be applied are the Park & Elkins design guidelines. The applicant has stated that the only alteration is the repainting of the masonry building, an action not typically reviewed in neighborhood conservation zoning overlays, according to section II.B.d. of the design guidelines. In overlays where painting of masonry is reviewed; painting of masonry, already painted, is appropriate.

Recommendation:

Staff recommends a comment of “no exception taken” since there are no applicable design guidelines that apply to the only exterior alteration currently planned and further recommends that the applicant return to the MHZC in the future for any additional exterior alterations.