

JOHN COOPER  
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

**STAFF RECOMMENDATION**

**714-A Shelby Avenue**

**August 19, 2020**

**Application:** Alteration

**District:** Edgefield Historic Preservation Zoning Overlay

**Council District:** 06

**Base Zoning:** R8

**Map and Parcel Number:** 093040C00100CO

**Applicant:** Alexandra Lumb

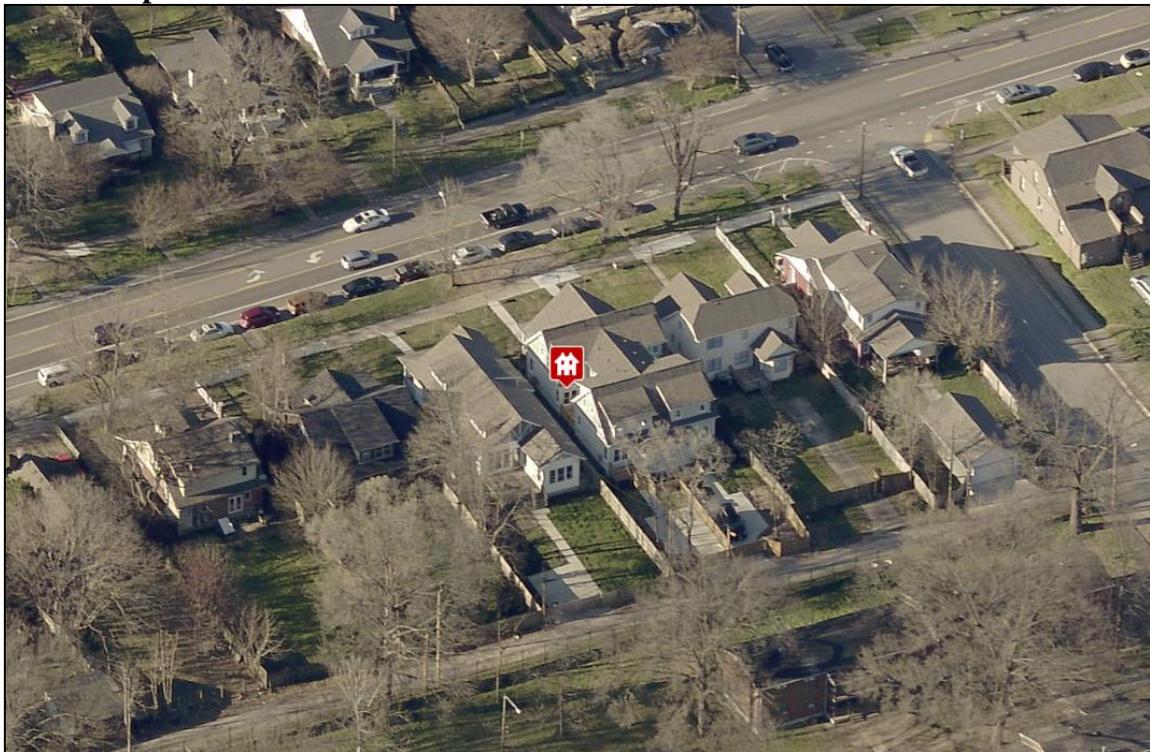
**Project Lead:** Paul Hoffman; [paul.hoffman@nashville.gov](mailto:paul.hoffman@nashville.gov)

<p><b>Description of Project:</b> The applicant has built a dividing wall on the porch between two units, differently than what was permitted for this infill in 2017.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval of the new construction, finding that the project does not meet Section III.B.2 of the design guidelines for the Edgefield Historic Preservation Zoning Overlay. Staff recommends that the wall be removed within sixty (60) days of the Commission’s decision.</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> Applicant’s correspondence</p>
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**Vicinity Map:**



**Aerial Map:**



**Applicable Design Guidelines:**

**III.B.2 New Construction**

**e. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

*Porches*

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

*Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

**Background:** 714 Shelby Avenue is a non-contributing duplex permitted in 2018 and constructed in 2018.



Figure 1. 714 Shelby Avenue, August 2020.

**Analysis and Findings:** The applicant has constructed a wooden wall dividing the front porch between the two units. Staff observed the new construction on August 17, 2020 and contacted the homeowner, ~~who responded by email on August 26 that she had not found anything in the design guidelines restricting it, and that it helps her security, coordinating with the front yard fence she had recently installed.~~ Staff sent an abatement letter regarding the screen wall on August 28, 2020.

Section III.B.2.e of the Edgefield Design Guidelines on Orientation states “The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.” The Commission has not approved a dividing porch wall in past applications when they have been indicated on submitted drawings. Staff finds that the wall constructed is not a feature typical of historic houses, adding to the perception that two separate houses have been pushed together. Historically, duplexes had one open porch or had two separate porches or stoops. Since a porch dividing wall is not seen historically, was not a part of the original permit, and is not consistent with past decisions of the Commission, staff finds that the new construction does not meet Section III.B.2.e.

Privacy between the two units can be accomplished by non-permanent installations such as plants.

**Recommendation:** Staff recommends disapproval of the porch wall as built, finding that the project does not meet Section II.B. Staff recommends its removal by sixty (60) days from the Commission’s decision.

PHOTOS





## Sajid, Melissa (Historical Commission)

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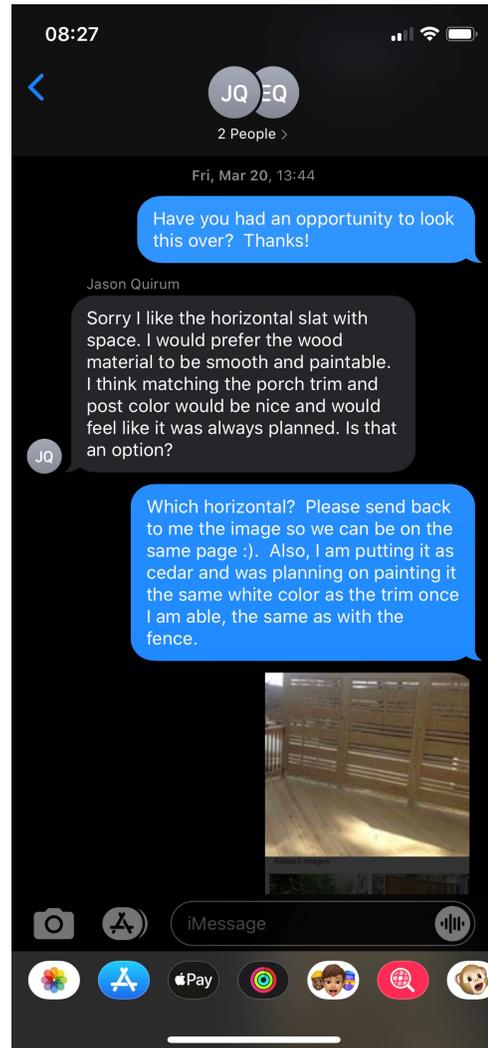
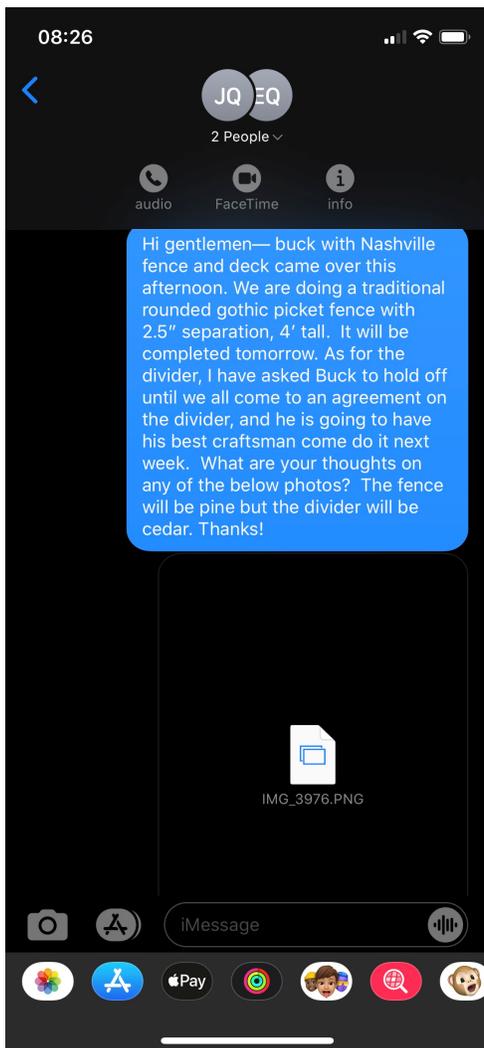
**From:** Alexandra Lumb <alexandralumb@gmail.com>  
**Sent:** Tuesday, October 13, 2020 8:46 PM  
**To:** Hoffman, Paul (Historical Commission)  
**Subject:** Re: 714 Shelby

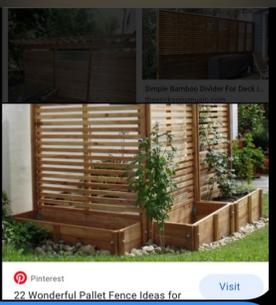
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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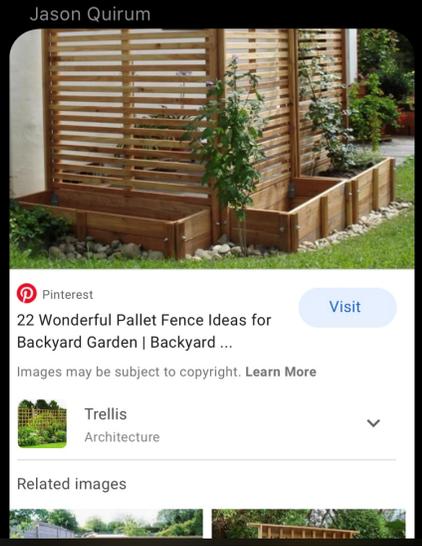
Hi Paul,

Thank you so much for the correspondence. I have text messages below discussing which route to take and then their approval of it looking good after the install. The owner's names are Eric and Jason Quirum. If you need anything in more detail from me please let me know. Happy to assist however I can. Thank you!





I like the top one here but wasn't sure I that's the horizontal you're talking about.



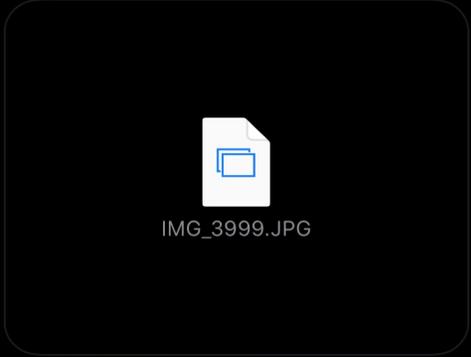
Jason Quirum

JQ

Either one would be fine. The top one with the different widths may be a bit more modern. I was thinking the divider being painted would be nice because it is part of the building. The fence could go either way. Let us know if you have any friends that want to buy the other side. Thanks

Thank you! I'm planning on spreading the word :)

Fri, Mar 20, 17:06



Thought you'd want to see it!!



JQ EQ

2 People >

Thought you'd want to see it!!

Eric Quarum

EQ Looks good

Jason Quirum

JQ Yes indeed

Sat, Mar 28, 11:17

Jason Quirum

JQ Let us know if you may have someone interested. We are probably going to list with an agent in early April

Ok! I passed the word along to my friends and sisters' to tell their friends. With the strange turbulence in economy I'm not sure exactly what the response will be but you guys will be the first to know if I get any immediate interest back. Btw- since I upgraded to cedar I probably will seal the fence but not paint it. I like how it warms up the house with the wood. Not sure if you saw the divider yet but it looks great



iMessage



Sent from my iPhone

On Oct 13, 2020, at 20:22, Hoffman, Paul (Historical Commission) <Paul.Hoffman@nashville.gov> wrote:

Hi Alexandra, you mentioned before that you had asked for your neighbor's OK prior to installing the screen wall. Do you mind sending me a copy of that for our report? These will be complete by Thursday and I'll send to you then. Thank you!

Paul Hoffman  
Historic Preservationist  
Metro Historic Zoning Commission

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**From:** Alexandra Lumb <alexandralumb@gmail.com>  
**Sent:** Thursday, October 8, 2020 3:50 PM  
**To:** Hoffman, Paul (Historical Commission) <Paul.Hoffman@nashville.gov>  
**Subject:** Re: 714 Shelby

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Yes, sir. You are more than welcome to. I keep the front gate's lock enabled for security, but you can slide the black knob towards you to unlock it to allow yourself in the front yard in case I am not home.

Thank you for being patient while I was out for surgery. It was an extensive recovery so I appreciate it.

Gratefully,

Alexandra

On Thu, Oct 8, 2020 at 3:43 PM Hoffman, Paul (Historical Commission) <[Paul.Hoffman@nashville.gov](mailto:Paul.Hoffman@nashville.gov)> wrote:

Hi Alexandra, I don't have any update really except that we're working on our staff recommendations from now until next Tuesday/Weds. I may stop by if I may, sometime over the next couple of days, to get additional photos. Thank you-

Paul Hoffman  
Historic Preservationist  
Metro Historic Zoning Commission

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**From:** Alexandra Lumb <[alexandralumb@gmail.com](mailto:alexandralumb@gmail.com)>  
**Sent:** Tuesday, August 25, 2020 7:02 PM  
**To:** Hoffman, Paul (Historical Commission) <[Paul.Hoffman@nashville.gov](mailto:Paul.Hoffman@nashville.gov)>  
**Subject:** Re: from Paul at MHZC

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi Paul,

Thank you so very much for your kind email and your dedication to keeping East Nashville's historic homes a treasure. I firstly wanted to clarify a few things, as I think you may have been misinformed as to what is actually on my front porch (have you come by and seen it?). I have put a lot of time and thought into my front porch to lend beauty to the street. It is not a wall, but in fact a screen/trellis/lattice that I have vine growing on. When I checked the Edgefield historic society requirements, I saw nothing alluding to this being against any regulations, as it is in no way a wall and in no way creates an obstructed view. Would you please send me the reference point for me and my attorney's review?

The purpose of my installing it was not only to be aesthetically pleasing, but more importantly to lend security and safety to myself and my young female roommates with the proximity to Casey Homes where it is and all of the unsavory events that have occurred since moving in ( when I purchased the home I was told that the Casey homes would be going away to be a new development, but it appears that has been pushed back, further enhancing my need for security). Without the lattice, the fence I paid to build and the security it lends would be obsolete.

I also received (and have written proof) of my neighbor's (the "B" side) approval and their opinion on the build before it was installed, as I wanted to be a respectful neighbor and also lend value to the property (which it has). If all of this will not suffice in adequate documentation to cause the board to reconsider, please let me know how I can go about respectfully escalating this through the appropriate avenues? I am going to Washington DC next week for an extensive surgery that will take 3-4 weeks of recovery, so if my responses are delayed I apologize.

Thank you again, and I hope in your response I will receive good news.

Respectfully,

Alexandra Lumb

PS -- I have included photos for your reference, and how it is hidden from the street.

On Mon, Aug 24, 2020 at 9:21 PM Hoffman, Paul (Historical Commission)

<[Paul.Hoffman@nashville.gov](mailto:Paul.Hoffman@nashville.gov)> wrote:

Hi Alexa, it's Paul Hoffman at Metro Historic Zoning, you were nice enough to talk with me about applying for your fence earlier in the year. I've been told that there is a wall that's been built between the units at your place which wouldn't be allowed. A dividing wall wouldn't historically have been in place; we've had them requested before and disapproved by the Commission. The best fix would be to go ahead and have that taken down. If you don't mind touching base with me in the next few days, would be appreciated.

Best-

Paul Hoffman

Historic Preservationist

Metro Historic Zoning Commission