

Minutes
Historic Zoning Commission
October 13, 2020

Call to order

The meeting was called to order by Chairman, Mal Wall at 3:00pm

Commission members present

Chairman, Mal Wall Bunny Blackburn Ron Farris
Gavin Duke

Staff members present

Beth Reardon, City Manager Doug Berry, City Attorney
Lyle Patterson, Assistant City Manager and Building Official
Edie Glaser, City Recorder

Consideration of the Minutes

Minutes of the HZC meeting held August 11, 2020

Motion to approve: Blackburn Second: Duke Vote: All aye

Minutes of the HZC meeting held September 8, 2020

Motion to approve: Blackburn Second: Duke Vote: All aye

Old Business:

1. The application for a certificate of appropriateness for Greg and Holly Gaughan, (20081) 429 Royal Oaks Drive, to approve the location of the water table for the side and rear elevations.

Presentation: Preston Shea with P. Shea Design, 429 Royal Oaks was approved last month with conditions. One of the conditions was that the brick below the main water table be projected an inch. The other conditions were removal of the rail at the porch, and the addition of shutters and/or lanterns on the front elevations. Those two conditions have been met. Today is our request for modifications for the previously approved submittal. This home has a basement level with finished openings. What thickening the base brick does requires us to alter or install a brick mold to carry the extra gap. It creates another inch gap in the airspace below the water table. It will require a custom foundation wall thickness to hold the brick. May we go back to the previous version where the brick was aligned all the way down? It is creating some potential issues for the inch thickness.

Board Questions and Comments:

Farris, are the windows causing the problem?

Shea, normally if the brick is a little heavier and there are not any finished openings below it is a not a problem. This requires we do a different brick mold and has added some construction complexity. Is bumping the brick out an inch necessary?

Duke, it makes it look better even if it is just a band that steps out and back in. It helps the elevation on the right side view of the house.

Shea, we like the water table and the horizontal line of it.

Farris, looking at this elevation in more detail I can make a case that where the siding starts there is a corner where the brick and siding meet. You can extend that corner down and identify the brick corner a little more clearly

and only step out at the area from the right of that forward and not do it where you have windows underneath all the siding. It may make it easier to do. It is a component that takes houses up a notch. There is a way you can do it on the primary part of the residence and not to the left of that corner. Shea, I would be on board with that. That would alleviate the concerns with the brick mold. On the right side would we be ok to do the same due to the garage.

Farris, yes

Board Discussions:

Motion to approve the revision to the water table as shown with the inclusion of stepping out of brick at the areas defined with Preston Shea submitting that to L. Paterson. Farris Second: Duke Vote: All aye

2. The application for a certificate of appropriateness for Chad and Dayla Calendine, (20072) 4416 Chickering Lane, for the partial demolition of existing home (Property of Significance) and construct a new addition of more than 35%.

Presentation: Carrie Stringer, based on my understanding of the concerns I have tried to address some of the massing. On the addition on the left hand side we have lowered the roof structure 32 inches. It was originally designed in line with the main structure and we have added some dormers. We hope this has dealt with the massing issue as well as closed in the blank brick empty space above the bay window. Moving to the right to the porte cochere, the comments of it floating, we have brought the siding down to connect with the ground. To add some architectural elements, we have moved some dormers and rearranged the floor plan. The dormers are on the front of the house. This adds depth and some architectural character to the main street view. To the right the garage addition previously the concerns were the large flat terrace and roof. We removed the covered porch portion and put the roof top terrace off the master suite to the rear of the addition. We lowered the structure so that the ridge of this structure now aligns with the portico-chere ridge. We tried to simplify it a little and changed the bay window there to mimic what is on the proposed addition on the left. On the rear of the brick structure by reconfiguring the floor plan and lowering the roof we ended up with two windows on the rear which helps alleviate the concern of the blank wall. To the left side of the rear there is still a roof terrace off of the master bedroom on the second floor, but it can only be seen from the rear and the side. All of the railing on this porch will be metal to simplify instead of trying to mimic the railing around the front porch of the main structure.

Board Questions and Comments:

Duke, what is the head height of the opening at the porte cochere?

Stringer, the door height is 8ft 6.

Blackburn, on the left side that is a lot of open terrace, it seems to be out of proportion.

Stringer, the idea was to give the new Grandmothers addition space a large patio for planted pots and that sort of thing and to create a hardscape to connect it to the opening to the green house. We could reduce that.

Duke, you could add some type of vegetation, ever green or large boxwoods.

Stringer, on that side of the house the anticipation is to keep as much vegetation as possible and supplement as needed to camouflage and minimize the overall impact of that side.

Backburn, I feel like the patio is still too big for the overall structure.

Patterson, if they have the numbers, they can do that.
Duke, if they have the numbers and we have some assurance that there is some type of buffering evergreen vegetation that would meet my needs.
Dayla Calendine, the lot is just under three acres. I have boxwoods in the tree line that I have ready to transplant.

Board Discussions:

Farris, I am overall pleased with the revisions from what we viewed last month.
Blackburn, if there is substantial landscaping so it does not feel like it is just hanging out there then I am fine with that.

Motion to approve the revised plans with the understanding that there will be substantial landscaping to mediate the patio size: Blackburn
Second: Duke Vote: All Aye

New Business:

1. The application for a certificate of appropriateness for Raymond Hensler (20101) 1206 Nichol Lane, for the demolition of existing home (Property of Conservation). Returning at a later date for new single-family home.

Presentation: Allen DeCuyper representing the potential buyers and the Hensler's. This house has not been lived in for nearly a decade. Two owners ago when it was sold to the Hensler's it had been demoed in the inside taking out the fixtures and the interior elements, the bathrooms, the kitchen, etc... The house has 8 ft ceilings. There is substantial organic growth on the inside. There are some issues with exterior. It is not really contributing to the neighborhood at this point.

Board Questions and Comments:

Wall, is the swimming pool still on the property?
DeCuyper, yes, it is. This house was in the same family for over forty years. The heirs of the family removed the interior elements in the house.
Wall, when was the home built?
DeCuyper, 1945.
Blackburn, the Hensler's own it and are selling it to someone who wants approval for demolition?
DeCuyper, that is correct. That is all we are asking for today.
Duke, what is the size of the lot.
Patterson, a little over an acre.

Board Discussions:

Wall, this home is in pretty bad shape from my visit to the property.
Duke, I agree
Farris, this does not check my boxes of Conservation category or Property of Significance category. I think the applicants and potential buyers need to understand the removal of the residence negates certain benefits that may be available to them regarding footprint and bulk standard components.
Blackburn, they need to understand also that when we approve a demolition that it in no way gives approval to build another house there. They will have to go through the same process. For the record it is important to note that

not maintaining a property is not a reason to tear it down. I do not see any reason to save this house.

Farris, this house suffers from many issues. Architecturally I don't hold it in a high standard.

Duke, do we know where the pool is in relation to the property line?

L. Patterson, I don't have that information.

Duke, in the same vein the property owner should know if this house is demolished and it's outside the building envelope it's likely it can not be built back in this location. But if they leaved the pool they could renovate it.

Motion to do the demolition of this house: Duke Second: Farris

Vote: All aye

Julie Simpson, the buyers are wanting to put up a painted white brick home in its place. Could anyone give me any direction that I could relay to the new owners?

Patterson, there is not a problem with white brick it is more about style, ratio, composition, integrity of Belle Meade, so the painted brick is not an issue.

Blackburn, I would encourage them to read the guidelines.

Farris, the board does not have a position of discouraging painted brick homes. What we are after are homes that are identifiable in style and a home that demonstrated character, proportion, scale, and is sympathetic to the neighborhood and quality.

Julie Simpson, thank you.

2. The application for a certificate of appropriateness for Jerry Hanock, 213 Paddock Lane, (20102) for the demolition of existing home (Property of Conservation) and construct a new single-family home.

Presentation: Catherine Sloan, currently there is a 1945 one story rental house that is in rather poor condition. We are proposing to replace it with a traditional Dutch Colonial house that fits into the neighborhood better in design and scale. The new house is designed with architectural details and materials and massing in an effort to make it look like it could have always been on the street. It has been designed to tie into the surrounding houses and neighborhoods. We are using a wood shake roof with beveled weatherboard, double hung windows, and fieldstone for foundation and chimneys. It will be painted weatherboard with the exception of chimneys and foundation that will be stone.

Board Questions and Comments:

Blackburn, that is beautiful.

Sloan, thank you, we wanted to make it look like something that could have been original to Belle Meade.

Duke, are there any other examples of homes on that Street that are in the packet?

Sloan, yes

Blackburn, are they all similar in size?

Sloan, they are all very similar in size.

Blackburn, what is the lot size?

Sloan, the lot size is eighteen thousand five hundred.

Farris, what are the variances you will be asking for?

Sloan, the rear setback, FAR and footprint. We are aiming to stay within 3500.

Farris, I am not sure I am comfortable advising on footprint or variance. I am comfortable with the direction of the design as a broad statement. I am comfortable with the demolition of the existing house. I have seen it and it does not rise to the level of significance in my opinion.

Blackburn, I agree.

Wall, I went by the house as well and it is not worth saving.

Patterson, all of the variances will be going to the Board of Zoning Appeals.

Board Discussions:

Motion to approve the demolition of existing home: Blackburn

Second: Duke Vote: All aye

D. Berry, you can approve the construction of the new single home conditioned upon the variances being granted.

Farris, I am of the opinion that we would defer this pending the oversight of the variance board. I think there is a lot to consider that merit public oversight and discussion. If the BZA grants this, we could quickly move on it. I think there are some design discussions we would want to have maybe with some specificity about certain things. I like the design and where it's headed.

Duke, the existing house sits over the set back is that correct?

Sloan, a portion of it, yes.

Blackburn, are the neighbors' homes similarly placed on their lots?

L. Patterson, yes, they are closer to the rear property line than this one.

The one on the end is 12 ft off the rear property line and is over on footprint and FAR as is the one to the right. This used to be the special impact area on the City map. It is no longer known as special impact, but it is a given that it does get a little more treatment due to the constricting envelope. In some of the cases the front and rear set back cross over each other.

Blackburn, I would suggest we go ahead and talk about the design. If it does not get approved by the BZA it will come back to us.

Wall, let's re-open public comment.

Public Portion of the meeting re-opened

Kyle Neal, 208 Leake Avenue, the question regarding the variance in the rear would be better heard by the Board of Zoning Appeals as opposed to this board, is that accurate?

Wall, procedurally yes that is how it would go. We cannot deal with setbacks directly. Are you concerned about negative impact on your property from the garage?

Neal, yes. I'm just curious how far back that is going to the back yard area.

D. Berry, this is a Board of Zoning Appeals question.

Wall, I believe our Board can go ahead and discuss the design.

Board Discussions:

Blackburn, are the shutters going to be doubled?

Sloan, yes, they will be bifold shutters.

Blackburn, I appreciate the architectural style, the attention to details and the materials. We are encouraging the highest quality be built in our community.

Farris, I think this is a very nice job. This submission lacks some of the emphasis that we require. We do not have a materials board yet and these are not construction level drawings. We do not require those but there are some

details that we could do a deep dive in. This is a CAD drawing. I'm assuming it is to scale.

Blackburn, can we see the materials list? (L. Patterson displayed the materials list on the screen)

Sloan, we will probably have Vintage Mill Works do the wood rail, the front porch, the columns and brackets, to get all of that just right.

Farris, I am comfortable with the design. I think the scale is really outside of our overview.

Patterson displayed the architectural drawings on the screen per Catherine Sloan's request.

Duke, do we have roof heights?

Sloan, yes on the front elevation it is called out. The highest roof height is 30 feet.

Blackburn, how does that compare to the other heights of the houses on the street.

Sloan, I don't have those exact heights. I would guess it would be similar since they are one and half stories as well. We are just doing 9 ft ceilings on the first floor.

Duke, what are the treatments on the corners, are those beveled corners?

Sloan, mitered.

Farris, I am comfortable with the design.

Duke, it is a very nice design.

Motion to approve as submitted: Blackburn Second: Farris

Vote: All aye

Motion to adjourn: 4:14p

Chairman Mal Wall

City Recorder Edie Glaser