

From: [Mae Ambrose](#)
To: [Zeigler, Robin \(Historical Commission\)](#)
Subject: Public Meeting on Sept 18
Date: Thursday, September 5, 2019 3:12:14 PM

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

Hi Robin,

Thank you for the letter about the upcoming meeting on the conservation design guidelines. I live at 330 Harvard Ave. in Richland West End and have been a resident since 1994.

My one thought/request is that brick should not be painted in any case. I am saddened to see our adorable red brick cottages being painted. These are beautiful bricks with a lot of texture and some are laid with specific design details. Other bricks are beige/yellow in color and so far no one has painted those that I know of.

I will be looking forward to the results of the project.

Mae Ambrose

Mae Ambrose
Account Representative

Lowe Graphics and Printing
220 Great Circle Rd. Su 122
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Cell 615-969-0487
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From: [Chilton, Ira](#)
To: [Allen, Burkley \(Council Member\)](#); [Zeigler, Robin \(Historical Commission\)](#)
Subject: Overlay Outbuilding Guidelines Draft
Date: Tuesday, August 20, 2019 10:46:18 AM

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

Here is my comments for the draft as found at this stage on the website:

Part 3 Outbuildings in the Overlay

Pages 12,13,15,17,	Not completed
Page 14	The 750 SF on smaller lots may be a development burden due to required stair enclosure by Metro
Page 19	Confusing - are through wall dormers now permitted? They look to be flush with exterior wall
Page 44	Confusing for multiple reasons - what is the Max eave too many listings - and why is this a variant from the 17' other wise listed on other locations? - I think we are creating issues that do not need to be here. If you can maintain some consistency on the eave heights for the upper story schemes you might be less confusing.
Note:	This format was much easier to follow.... I wish storm water would do something like this.

Thanks for including me on the study. Let me know if I can be of further service.

"consult not your fears but your hopes and your dreams. Think not about your frustrations, but about your unfulfilled potential. Concern yourself not with what you tried and failed in, but with what it is still possible for you to do." --- Pope John XXIII

507A Heather Place
Nashville, TN 37204

From: [Benedict, Emily \(Council Member\)](#)
To: [Zeigler, Robin \(Historical Commission\)](#)
Cc: [Freeman, Rebecca \(G.S. Court\)](#); [Sheridyn Williamson \(sheridynw@gmail.com\)](#)
Subject: Re: design guideline consolidation project
Date: Monday, November 18, 2019 1:11:43 PM

Hi Robin,

Thank you for reaching out to me. I am familiar with the Inglewood Place overlay - the folks there love it.

Rebecca & Sheridyn - thank you for your service! If I can support you with anything, please let me know.

Thanks,
Emily

Emily Benedict
District 7 Councilwoman
emily.benedict@nashville.gov
615-585-1258

Check out hub.nashville.gov for assistance!

From: Zeigler, Robin (Historical Commission) <Robin.Zeigler@nashville.gov>
Sent: Friday, November 15, 2019 11:44 AM
To: Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>
Cc: Freeman, Rebecca (G.S. Court) <RebeccaFreeman@jis.nashville.org>; Sheridyn Williamson (sheridynw@gmail.com) <sheridynw@gmail.com>; Withers, Brett (Council Member) <Brett.Withers@nashville.gov>
Subject: design guideline consolidation project

Dear Councilmember Benedict:

I am the historic zoning administrator for the metro historic zoning commission. I've CC'd Rebecca Freeman, Sheridyn Williams and Councilmember Withers on this email. I've included Councilmember Withers as he may have already given you some general background on this project and I'm sure you both work together pretty closely due to the geographic proximity of your districts.

Two of the historic overlays we steward are located in your district, the Eastdale and Inglewood Place neighborhood conservation zoning overlays. I copied you recently on an email regarding a project that started in February but wanted to take a second to give you some background and introduce myself in case you ever have questions about this project or any historic-related questions in the future.

There are multiple different types of historic overlays. The least restrictive is the neighborhood conservation zoning overlay (NCZO), which is the type of overlay for the Eastdale and Inglewood Place. There are 23 different NCZOs, all with different design guidelines that only have slight differences due to the different historic contexts and the just the fact that they were created at different times. The design guidelines are used to guide change in the neighborhood, namely new construction and demolition. (We do not review interior work or replacement siding, roofing, windows and doors.)

Since about 2010/2011 we have been hearing about multiple concerns from multiple districts and we thought this project might be the easiest way to clean up 23 different documents, provide some guidance for actions not contemplated 30 years ago, and address some of the issues we've been hearing about. The project began in February with a stakeholders group to discuss what the issues were and potential solutions. Rebecca and Sheridyn were appointed by CM Davis to serve as stakeholders for the two districts. The stakeholders were also a great resource in terms of disseminating information to the rest of their neighbors.

I will not bother you with all the details here as you can find much of what you might need on the website: <https://www.nashville.gov/Historical-Commission/About/Historic-Zoning-Commission/Design-Guideline-Consolidation-Project.aspx> I did want to let you know that I don't believe there is any opposition to the project from the Eastdale and Inglewood neighborhoods but Sheridyn and Rebecca can correct me if that is incorrect.

Please let me know if you have any questions and let me know how we can support your future work in the Council.

Robin

Robin Zeigler
Historic Zoning Administrator
Metro Historic Zoning Commission
3000 Granny White Pike
Nashville, TN 37204
615-862-7970
historicalcommission@nashville.gov

From: [David Dorris](#)
To: [Historical Commission; Walker, Tim \(Historical Commission\); Cash, Thomas \(Council Member\)](#)
Subject: Proposed guideline consolidation opposition
Date: Monday, March 15, 2021 1:33:36 PM

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

Commissioners,

I'm writing to express my opposition to the consolidation proposal. There are many items in the proposed guidelines that significantly change the rules/add restrictions of the current guidelines. I own properties in both conservation and historic overlays. I bought with an understanding of what the current guidelines allow for each district and I am not comfortable with the language of the proposed consolidation. The addition of additional guidelines/restrictions should not be included in a consolidation. Additional guidelines/restrictions should be proposed as a separate item with clear communication from Metro informing and inviting homeowners to aware and participate.

Thank you for your service to our city and for taking the time to listen to the opinions of those in opposition to the new restrictions

David Dorris

Partner



2206 21st Avenue South
Nashville, Tennessee 37212
MOBILE: [615 305 5349](tel:6153055349)
OFFICE: [615 383 6964](tel:6153836964)
urbannashville.com

From: bartkeleher@gmail.com
To: [Historical Commission](#); [Cash, Thomas \(Council Member\)](#); [Walker, Tim \(Historical Commission\)](#)
Subject: Overlay Changes
Date: Monday, March 15, 2021 1:01:53 PM
Attachments: [Letter to MHZC - 190916.pdf](#)

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

Commissioners,

I'm writing to express my opposition to the consolidation proposal. There are many items in the proposed guidelines that significantly change the rules/add restrictions of the current guidelines. I own properties in the conservation overlays. I bought with an understanding of what the current guidelines allow for each district and I am not comfortable with the language of the proposed consolidation. The addition of additional guidelines/restrictions should not be included in a consolidation. Additional guidelines/restrictions should be proposed as a separate item with clear communication from Metro informing and inviting homeowners to aware and participate.

I've also attached a letter written by one of the community stakeholders to elaborate on how far off the proposed document is from the idea of a consolidation.

Thank you for your service to our city and for taking the time to listen to the opinions of those in opposition to the new restrictions

Regards,

Bart Keleher
1105 Montrose Ave

Sent from [Mail](#) for Windows 10

From: [Jeremy Kelton](#)
To: [Historical Commission](#); [Walker, Tim \(Historical Commission\)](#); [Cash, Thomas \(Council Member\)](#)
Subject: upcoming consolidation proposal for Historical
Date: Monday, March 15, 2021 4:20:04 PM

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

Dear Commissioners, I hope this email finds you well. I'm writing to oppose the consolidation proposal. There are many items in the proposed guidelines that significantly change or add restrictions to current guidelines that will make continued work in these areas much more difficult. I own and fix up properties in both conservation and historic overlays. I am trying to build a house in the Belmont-Hillsboro historical area to live in currently. I bought my properties with the current understanding of what the rules are, and the additions and changes would negatively affect the work and budgets that I have been planning on. Please don't allow these additional rules and regulations without garnering public feedback. I think these additional guidelines or restrictions should be proposed as totally different items to be discussed with the public before being implemented.

Thanks for your consideration on these matters.



From: [William Smallman](#)
To: [Historical Commission](#)
Cc: [Walker, Tim \(Historical Commission\)](#); [Cash, Thomas \(Council Member\)](#)
Subject: Proposed guideline consolidation opposition
Date: Monday, March 15, 2021 12:22:35 PM
Attachments: [Letter to MHZC - 190916.pdf](#)

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

Please share this email with MHCZ commissioners prior to the public hearing.

Commissioners,

I'm writing to express my opposition to the consolidation proposal. There are many items in the proposed guidelines that significantly change the rules/add restrictions of the current guidelines. I own properties in both conservation and historic overlays. I bought with an understanding of what the current guidelines allow for each district and I am not comfortable with the language of the proposed consolidation. The addition of additional guidelines/restrictions should not be included in a consolidation. Additional guidelines/restrictions should be proposed as a separate item with clear communication from Metro informing and inviting homeowners to aware and participate.

I've also attached a letter written by one of the community stakeholders to elaborate on how far off the proposed document is from the idea of a consolidation.

Thank you for your service to our city and for taking the time to listen to the opinions of those in opposition to the new restrictions
Regards,

William Smallman



Dear Metro Historic Zoning Commissioners,

I am writing to express my disapproval for the current drafts of the Consolidation of Neighborhood Conservation Zoning Design Guidelines, Parts 1 and 3 in particular.

As an architect and frequent applicant to the MHZC, I was very interested when asked to be a stakeholder for the consolidation process. Over the last few years, I have seen a few parts of the guidelines that were confusing to everyone involved; homeowners, designers, and even occasionally staff members and commissioners. The idea of clarifying guidelines for new construction and outbuildings, and consolidating the 23 sets of NCZO guidelines into 1 document, made sense to me. But after several months of stakeholder meetings it became apparent that a simple consolidation was not what we were being given. When the first draft of the “consolidation” was sent to us, Robin Zeigler told us to treat it as a new document, and couldn’t share a summary of changes within the guidelines. This was the first major red flag for me. After reading the draft it became apparent that the guidelines had been altered, and that new restrictions on design had been added to it. That is not why we started this process, and is a large part of my opposition to the current drafts. Below, I’d like to summarize the changes and my reactions to them, first to Part 1 and then to Part 3.

Before I get into specifics, I think there is a new line in the guidelines that is more of a philosophical problem. The first line of the demolition section is now *“The primary purpose of neighborhood conservation zoning overlays is to prevent demolition of historic buildings and their character-defining features.”* This is a very reactionary and closed-minded line to add to this document, and is also indicative of many of the problems that I and others have with the new guidelines. The existing guidelines already have every protection against demolition within them without needing that line, and they already have a much better description of their purpose: *“it gives neighborhoods greater control over development; it stabilizes property values; it decreases the risk of investing in one’s building; it promotes heritage tourism; it protects viable urban housing stock; and it preserves natural resources by conserving building materials.”* The fact that someone added that line is indicative of fear of development rather than a desire to work with the evolution that is happening in the Nashville housing market right now. This commission should be striving to work with homeowners to protect their neighborhoods while

allowing them to achieve what the housing market and property values demand in Nashville right now. Having said that, I'll move onto specifics.

Part 1, The Consolidated Guidelines:

Section II.D.Buildings: First, a couple of positives. Under actions that do not require a permit, staff has added solar panels and skylights parallel to a roof slope. I think both of these are very positive changes that are taking new technologies into consideration. Allowing homeowners to better utilize their existing conditions is always a positive.

Section III.A.6: *"The removal of a building's primary cladding material is considered partial-demolition because removal can weaken the structural integrity of most buildings. Replacement of secondary cladding material such as siding in a gable field or on dormer is not reviewed."* Adding siding to reviewable actions in demolition is a mistake. Siding is not a structural material unless the building doesn't have any sheathing. And oftentimes there is no vapor barrier behind old siding. Considering that a vapor barrier is now required by codes, telling a homeowner they can no longer add that is damaging to the longevity of a renovation. The purpose of an NCZO is to protect the character of a neighborhood in its massing and scale, and if a neighborhood wanted to protect the siding and windows on their houses they could have applied for a HPZO instead. Adding additional restrictions to NCZOs should not be a part of this consolidation. Staff is already taxed enough to ensure current projects adhere to what was approved. Having to check every time a house wants to replace siding seems impractical anyway. By the time staff can check on the house, a homeowner could have removed the siding and thrown it out. They could simply tell staff it was completely rotted and there is nothing that could be done about it.

Section III.B.1.c: *"Historic cladding shall be retained."* See comment above.

Section V.B.8: *"Roof decks are not appropriate on the front or side of infill but may be appropriate on the rear if the deck is surrounded on all sides by an appropriately-pitched roof."* Another restriction added to the new consolidated guidelines. Our office has had several projects approved by the current commission with roof decks that have railings or parapet walls around them, and that were on all sides of a house, including the front. This line seems like a line discouraging contemporary design styles. If we have something that is regularly approved by the commission then there is no reason to add a line that will deny it.

Section V.C.4.a: *"Front setbacks generally should be the average between the historic front setbacks established on either side of the proposed infill."* This should be expanded to include the two houses on either side of infill, just as zoning does. There are occasionally historic houses that were built with odd setbacks, and if one of those happens to be your neighbor on an infill project your house will be held to a different setback than the rest of the block.

Section VI.B.6: *“The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. As such, a ridge raise is inappropriate for a proposal that also adds more than 50% of the original footprint.”* Ridge raises are most often used on smaller houses without enough height in the attic. These houses also tend to have smaller footprints, so their additions are already limited. Why are we punishing homeowners with smaller houses? This is another restriction that was not a part of the previous guidelines and has been added to the consolidation.

Section VI.B.16: *“When an addition includes a garage or roll up door/window, the door(s) should be located on the rear. (See outbuildings for guidance on attached garages.) Garage, roll up, or sliding glass doors on the side of an addition may be appropriate if the wall that includes the door is stepped back from the primary side wall of the historic building by at least 4 feet.”* Why are the types of doors that can be used on an addition being restricted? Section 15 above this already requires the 4’ stepback for a garage. This seems like a restriction against contemporary designs again. If a homeowner would like to use a sliding patio door or a roll up garage door at their living room, why is a stepback required?

Section VI.E.6: *“Rooftop decks are not appropriate on side additions or the side of rear additions but may be appropriate on the back or a rear addition if the deck is surrounded on all sides by an appropriately pitched roof, and if the addition does include a ridge raise and is no taller than the historic house.”* This is the same comment as above applied to additions now. In this case, our office designed an addition at 1707 Blair Blvd. which won a historic preservation award, and the entire addition had a flat roof deck with a railing around it. That would no longer be allowed based on this guideline, which is again adding a restriction to something which is regularly approved without question by the commission. That shouldn’t be happening.

Section VII Outbuildings: This section of the new guidelines feels incomplete and is not enough information when paired with the plan book. There is no description of what levels of customization are allowed if you stray even a little bit from one of the plan book options. If you don’t want to use the plan book, your option appears to be a 750 s.f. box, with 11’ side walls behind a one story house and 17’ side walls behind a two story house. You are allowed dormers similar to the current guidelines, but there is no guidance concerning the “add-ons” that the plan book allows. It feels like staff threw the baby out with the bathwater here. The old guidelines needed some work certainly, but to create this new plan book and then provide so little information for custom designers and architects was the wrong way to go about this. This section needs more work before a final draft is approved.

Part 3, The Outbuilding Plan Book:

Part 01, Introduction, 1, What Is An Outbuilding: *“An outbuilding is an additional structure on a lot where the primary building has a residential form. Form, rather than current or potential use or zoning, is the factor which determines what is a primary building and what is an outbuilding.”*

This is not a good definition of an outbuilding, and again this seems like a reactionary line in the guidelines. Zoning should absolutely be a factor in what is considered an outbuilding. A project that is on a site surrounded by dense development should have the buildings on it treated differently than single-family neighborhoods. If a lot is zoned to have multiple buildings and is surrounded by townhomes and apartment buildings, that lot should not be limited to an outbuilding because it has a historic home on it. That restriction just asks the applicant to push for the biggest addition they can possibly get to the house, instead of making good use of the rest of their site and trying to preserve the historic structure. We had a successful project at 1707 Blair Blvd. that had an existing four square and was zoned RM20. The house had been divided into 6 apartments and we designed a renovation and addition to create 4 condos. We kept the addition modest and designed a second building on the site which was much larger than an outbuilding. It was approved because of the zoning of the site. Please update this definition to take zoning into account.

Part 01, Introduction, 4, Outbuilding Review Philosophy: This section states that the scale of the existing house on a site is being removed from consideration when reviewing an outbuilding. At every community meeting, when this point has come up, it has had a negative reaction. And in fact, the existing house remains a consideration in the written portion of the guidelines in Part 1. The existing building should play a role in the scale of the outbuilding. Houses with taller eaves should allow for outbuildings to match those eaves. An outbuilding should be limited in stories by the house in front of it. I understand that this plan book was created and considerations of the existing house were removed to make it easier for homeowners to understand what they can do on their lots. But I think that was the wrong decision.

Part 03, Form Options, 1, How to Use: *“The example footprints are just a reference. Different footprint configurations are possible as long as the proposed footprint and ridge and wall heights do not exceed the maximum for the associated form and the roof form does not change.”* What is the point of this guidebook if it is just for reference? If there is one lesson that everyone should have learned from the DADU/outbuilding review process so far, it is that everyone is trying to max out what they can get based on the guidelines. Real estate is too valuable in Nashville not to do that. There is no description of how footprints can be modified and only the maximum footprint is shown, so it stands to reason that that is what will be built.

I'll use the very first plan option as an example here. Based on the plan book, with Option A I can build a 1-story, 800 s.f. building on any lot. That building can also have a projecting porch

(32'x6' in this case), an enclosed vestibule (5'x4' max), and a projecting bay (10'x2' max). If I max those out (and of course I will because square footage is extremely valuable), I end up with a building with a footprint of 1,032 s.f. If I were to design something based on the written guidelines, I would have a 750 s.f. box with no "add-ons" and that's it. Currently I couldn't get over 1,000 s.f. unless I had a lot over 10,000 s.f. but that will no longer be the case. There is no longer any consideration for existing conditions. So as long as I can get 20' between my house and that outbuilding, I can put that on any lot behind any house. What homeowner wouldn't want to do that? We're not encouraging well-scaled outbuildings here. Or if I wanted to, I could place a two-story, 500 s.f. footprint outbuilding behind any house I wanted to. But if I use the guidelines in this case, I can build it with a 750 s.f. footprint, but only behind a two-story house because the written guidelines still take that into account. Does this all seem clearer to you? This does not seem like the best solution to the problems MHZC was dealing with to design outbuildings.

As a stakeholder, I had hoped to give more input to the final drafts of the guidelines. But it is now clear that our meetings were a waste of time. Smith Gee didn't even know that the stakeholders had been meeting for five months when they first presented to us. Now, it feels like we are stuck with the 20 outbuilding forms that Smith Gee and the Civic Design Center came up with, and if a homeowner doesn't like them there are no good ways to design something custom that will come close to what the plan book allows. We are also dealing with a rewrite of the guidelines and not simply a consolidation.

In the end, it feels staff has taken almost no community input and I think the response from the community reflects that. But the community has been willing to share their ideas and still is. I am glad to hear that staff has pushed back their adoption hearing to allow for more community meetings. I just hope that staff will take these meetings into account more than the last 8 months of meetings.

Sincerely,

A handwritten signature in black ink that reads "Martin Wieck". The signature is fluid and cursive, with the first name "Martin" and last name "Wieck" clearly distinguishable.

Martin Wieck
Architect + Owner
Nine12 Architects

From: [Walker, Tim \(Historical Commission\)](#)
To: [Zeigler, Robin \(Historical Commission\)](#)
Subject: FW: Public input for Metro Historic Commission regarding new guidelines and restrictions: PLEASE HELP!
Date: Thursday, November 7, 2019 2:44:40 PM
Attachments: [Padlet 2.pdf](#)
[Stakeholder letter to Metro Historic Commission.pdf](#)

FYI

From: Bridgett Cooper <bcooperbna1971@gmail.com>

Sent: Thursday, November 7, 2019 2:35 PM

To: Allen, Burkley (Council Member) <Burkley.Allen@nashville.gov>; Bucy, Carole (County Historian) <Carole.Bucy@nashville.gov>; Rosenberg, Dave (Council Member) <Dave.Rosenberg@nashville.gov>; Walker, Tim (Historical Commission) <Tim.Walker@nashville.gov>; Vercher, Tanaka (Council Member) <Tanaka.Vercher@nashville.gov>; Hurt, Sharon (Council Member) <Sharon.Hurt@nashville.gov>; Taylor, Brandon (Council Member) <Brandon.Taylor@nashville.gov>; Glover, Steve (Council Member) <Steve.Glover@nashville.gov>; Cash, Thomas (Council Member) <Tom.Cash@nashville.gov>; Rutherford, John (Council Member) <John.Rutherford@nashville.gov>; Hagar, Larry (Council Member) <Larry.Hagar@nashville.gov>; Nash, Bob (Council Member) <Bob.Nash@nashville.gov>; Bradford, Russ (Council Member) <Russ.Bradford@nashville.gov>; Cooper, John (Mayor) <John.Cooper@nashville.gov>; Shulman, Jim (Vice Mayor) <Jim.Shulman@nashville.gov>; Suara, Zulfat (Council Member) <Zulfat.Suara@nashville.gov>; Hall, Jonathan (Council Member) <Jonathan.Hall@nashville.gov>; Toombs, Kyonzté (Council Member) <Kyonzte.Toombs@nashville.gov>; Gamble, Jennifer (Council Member) <Jennifer.Gamble@nashville.gov>; Swope, Robert (Council Member) <Robert.Swope@nashville.gov>; Parker, Sean (Council Member) <Sean.Parker@nashville.gov>; Benedict, Emily (Council Member) <Emily.Benedict@nashville.gov>; VanReece, Nancy (Council Member) <Nancy.VanReece@nashville.gov>; Hancock, Tonya (Council Member) <Tonya.Hancock@nashville.gov>; Young, Zach (Council Member) <zach.young@nashville.gov>; Evans, Erin (Council Member) <Erin.Evans@nashville.gov>; Rhoten, Kevin (Council Member) <Kevin.Rhoten@nashville.gov>; Syracuse, Jeff (Council Member) <Jeff.Syracuse@nashville.gov>; Welsch, Ginny (Council Member) <Ginny.Welsch@nashville.gov>; O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>; Roberts, Mary Carolyn (Council Member) <marycarolyn.roberts@nashville.gov>; Hausser, Gloria (Council Member) <Gloria.Hausser@nashville.gov>; Druffel, Thom (Council Member) <Thom.Druffel@nashville.gov>; Pulley, Russ (Council Member) <Russ.Pulley@nashville.gov>; Patrick.McIntyre@tn.gov; Claudette.Stager@tn.gov; Linda.Wynn@tn.gov; Holly.M.Barnett@tn.gov; Rebecca.Schmitt@tn.gov; Jane-Coleman.Cottone@tn.gov; Christopher.Kinder@tn.gov; Casey.Lee@tn.gov; Dan.Brown@tn.gov; Brenda.Vaughan@tn.gov; Sen.Brenda.Gilmore@capitol.tn.gov

Subject: Public input for Metro Historic Commission regarding new guidelines and restrictions: PLEASE HELP!

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

To Whom it May Concern:

The Metro Historic Commission is proposing to change the guidelines for all overlays further restricting our property rights. This process has been labeled a consolidation by the Historic Staff. A common complain about this process has been the fact that Historic's labeling of these changes as a consolidation is extremely misleading and therefore many neighbors feel no need to participate in the process. We were told there will be no changes, just a simplification by consolidation. The reality is that everything is changing.

In early 2019 Historic staff approached the neighbors with the idea of consolidating the multiple district to one document to simplify the process. It was not until September 23rd, 2019 that the Historic staff informed community stakeholders of their intent to create new guidelines with many added restrictions. **Please see the attached opposition letter from architect stakeholder invited by the Historic Commission to participate in the behind the scenes/closed door part of this process.**

Historic staff eventually asked for public comment on their Nashville.gov website. As you can see by the community comments on the attached Padled 2 (there is also a Padlet 1 that Historic staff has not shared) many neighbors have voiced strong concern and outright opposition to the new guidelines. The community input thread was ultimately removed by Historic Staff when neighbors started asking questions which Historic Staff could not or would not answer.

Historic Staff will tell you they have had multiple community meetings, but in realty only 31 people out of over 10,000 impacted owners were able to attend the meeting. Based on the documents provided on the Historic Commission website the **community engagement was embarrassingly low.**

Stakholder meetings: Only 19 different stakeholders attended a meeting.

Community Meetings: Historic has only put attendance information from 3 community meetings online

September 23rd: 5 people attended the meeting

September 30th: 17 people attended the meeting

October 21st: 9 people in attended the meeting

Total attendance for the 3 meetings combined was 31 PEOPLE.

There are over 10,000 houses in historic districts in Metro! That means only .003% of the impacted people attended a meeting.

As you can see on the notes from the stakeholder and community meetings (nashville.gov/historic), a major concern is that people feel their voice is not being heard. Historic staff has pushed an agenda and unwilling to listen to what little input they have received. Very few of the changes requested at the community meetings have made it into the new proposed guidelines. We feel

ignored, intentionally misled, with the majority of our question having gone unanswered.

The proposed changes do not expand the number of protected historic homes, they simply further restrict what owners of historic homes can accomplish through renovations. Historic Staff wants to create a museum of our neighborhood, homeowner's want houses to live and raise our families in.

The neighbors urge you to consider our concerns. We are satisfied with the existing guidelines and do not want to be burdened by further restrictions that will come with the new guidelines. If "consolidation" must happen, then the process needs to start over with genuine community engagement.

----- Forwarded message -----

From: **Zeigler, Robin (Historical Commission)** <Robin.Zeigler@nashville.gov>

Date: Thu, Nov 7, 2019 at 7:29 AM

Subject: RE: Guidelines changes: Why have public comments been removed from Metro Historic website

To: Bridgett Cooper <bcooperbna1971@gmail.com>

Cc: Historical Commission <historicalcommission@nashville.gov>

Here is the Padlet discussion I promised yesterday. By staff, I mean staff to the metro historic zoning commission. I'm the historic zoning administrator and Tim Walker is the director.

Please let me know if you have any questions.

Robin

From: Bridgett Cooper <bcooperbna1971@gmail.com>

Sent: Wednesday, November 6, 2019 1:03 PM

To: Zeigler, Robin (Historical Commission) <Robin.Zeigler@nashville.gov>

Cc: Historical Commission <historicalcommission@nashville.gov>

Subject: Re: Guidelines changes: Why have public comments been removed from Metro Historic website

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

Sounds like there must have been quite large contingent of people upset about the new guidelines.

Since Padlet was deleted, I have not been able to see all the comments. Please send me copies of all comments or post it back on the website even if you continue to lock out comments.

Who made the decision to remove padlet from the website? Did the commissioner it was being removed?

On Wed, Nov 6, 2019 at 12:36 PM Zeigler, Robin (Historical Commission)

<Robin.Zeigler@nashville.gov> wrote:

It was removed because it had devolved into name calling, accusations and misinformation and was not being used to share thoughts and ideas as we had hoped. The good news is that there are still all the ways to participate as we have always had. You can attend the public hearing and speak there. You can send an email to us that will be shared with all commissioners. You can send a snail mail letter or you can do all three.

All of the information that we have so far including summaries and word for word comparisons are available on the website.

Thanks for taking part in this process!

Robin

[Get Outlook for Android](#)

From: Bridgett Cooper <bcooperbna1971@gmail.com>

Sent: Wednesday, November 6, 2019 11:39:39 AM

To: Zeigler, Robin (Historical Commission) <Robin.Zeigler@nashville.gov>; Historical Commission <historicalcommission@nashville.gov>

Subject: Guidelines changes: Why have public comments been removed from Metro Historic website

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

Why have the public comments been removed? Padlet was the only outlet citizens had to express their opinion without fear of retribution. Were they removed because of the overwhelming opposition to the changes?

Please add Padlet back to the website.

Removal of our only outlet to express our concerns and to view the concerns of others further shows historic push to ignore public input. Please post a list of changes that have been to the draft since community meetings started. I think it will be embarrassing as it will show Historic forced this plan upon us with it's own agenda. Metro Historic's authority comes from the people to serve the people. The lack of public input and communication during this process make one wonder if employees at Historic believe the bureaucracy is above the reach of the people they serve.

Does this email go directly to members of the Historic Commission? If so, I would like a response from the members as well.

Regards,
Bridgett

November 20, 2019

Metropolitan Historic Zoning Commission

Dear Commission Members:

I ask you to support adoption of the new Neighborhood Conservation Design Guidelines. These guidelines reflect an effort to help the public understand and readily apply these guidelines to construction, alternations, additions, repairs and possible demotion of properties located within Nashville's neighborhood conservation overlays.

Nashville's first conservation overlays were created in 1996. Now there are 23 separate overlays in Davidson County, with the latest being approved this year. More homes are protected by the overlays than ever before, and the staff and commission are faced with more inquiries and decisions than ever before.

Early this year I was asked to be a stakeholder in the guideline revision process. We learned about the existing guidelines, how other cities addressed some of the issues that Nashville faces and considered newer design concerns. The stakeholders discussed possible guideline changes, and considered some of the design questions facing the commission and staff. It was enlightening to see proposals reviewed such as rooftop porches and acts of near demolition in the guise of reconstruction. It became apparent that it would be beneficial to everyone to have new guidelines address some of the recurring newer design questions facing the overlays.

It makes sense to me that the consolidated guidelines are divided into two parts: a basic set of design guidelines for all overlays and separate neighborhood chapters, reflecting each area's general character. This makes it easier for a homeowner or a builder to find out immediately what changes are acceptable, and which ones will involve review by staff or commission.

This design review process is an effort to help potential applicants plan their projects more easily. It allows unique situations to be addressed.

I would like to thank the commission staff, the M.T. S.U. historic preservation intern assigned to this task for their work on this months' long process. In addition to work with the stakeholders, the staff has staffed public meetings about the project and solicited public input online throughout this process. The staff has voiced its support for more meetings to assure that all voices are heard.

I think that once you review the Neighborhood Conservation Design Guideline Consolidation you will agree that these revisions should be adopted.

Thank you,
Rebecca Freeman
Inglewood Place Conservation Overlay
1304 McChesney Ave.
Nashville, TN 37216
(615) 428-9667

From: [Zeigler, Robin \(Historical Commission\)](#)
To: ["Daniel Gochberg"](#)
Cc: [Baldock, Melissa \(Historical Commission\)](#)
Subject: RE: Metro Historic Zoning Commission Design Guideline Consolidation
Date: Friday, November 15, 2019 7:45:42 AM

Dear Daniel:

Thank you so much for continuing to be involved in this process. Since your email is a mix of comments for the Commission and questions, I'll answer the questions here and forward the entire document to the Commission. Please see below for answers to the questions.

Robin

From: Daniel Gochberg <daniel.gochberg@gmail.com>
Sent: Thursday, November 14, 2019 10:16 PM
To: Zeigler, Robin (Historical Commission) <Robin.Zeigler@nashville.gov>
Cc: Baldock, Melissa (Historical Commission) <Melissa.Baldock@nashville.gov>
Subject: Fwd: Metro Historic Zoning Commission Design Guideline Consolidation

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

Hello Robin Zeigler and Melissa Baldock.

I have several issues and/or questions related to the overlay consolidation. Please address:

1. I'm not sure why I didn't receive the email sent to Rob, but could you please include me on future notices.

The notice went to stakeholders and Rob is a stakeholder. It's been the role of the stakeholders to disseminate information to their specific communities as they have more comprehensive ways of reaching people than we do.

2. On p.25 of the existing overlay for Edgehill, and p.33 of the proposed language, the side street setback has been increased from 10' to 20' if the garage doors face the side street. Please return to the previously approved language of 10' for Edgehill.

The bulk standard is 20'. So inside or outside of an overlay, if the garage doors face the side street then the building is required to sit back 20'. The reason for the requirement is for site lines/visibility. Although site lines is not an issue the MHZC necessarily reviews they would not want to inadvertently create an unsafe condition. The design guidelines does not preclude the MHZC in looking at each request on a case-by-case basis and making the decision that makes the most sense for the conditions of each lot.

3. On the same pages, the side setback for 700 sq ft structures has been increased from 3' to 5', and the rear setback when there is no rear facing garage door has been increased from 3' to 5'. Please return to the previously approved language for Edgehill.

Please see above.

4. The language regarding separation of the outbuilding and home appears to have been moved from the approved "New Construction-Outbuildings" section on p.25 to the proposed "New Construction-Additions" section on p.27 and 29. The language in the approved overlay states "Generally, there should be at least twenty feet", with exceptions for lots backing to commercial properties "due to their lack of traditional rear yard". The new language takes a harsher tone and with no exceptions: "There should be a minimum of 20' between primary buildings and outbuildings". I suggest a return to recognizing an exception in the 20' minimum when there is very limited rear yard space, for whatever reason (and not just for backing to a commercial lot).

The design guidelines does not preclude the MHZC in looking at each request on a case-by-case basis and making the decision that makes the most sense for the conditions of each lot.

5. On p.29 of the new proposal, there is "Rooftop additions, other than dormers, are not appropriate for buildings with pitched roofs or for buildings with flat/parapet roofs that are less than four-stories". Is this new language? Why add? I feel like I'm missing the implication.

We added because there is not guidance for rooftop additions and there were not requests for them until the last couple of years. We felt this project was an opportunity to address those actions that were not anticipated when the design guidelines were first written.

6. In the "Comparison" document for Edgehill, you note in the "Reason for Change" for p.29 that the Edgehill section specifies that front dormers are allowed, but nothing is listed in the "Proposed Language" section. I wanted to confirm that this Edgehill specification allowing front dormers is actually in the proposed language.

The "comparison document" is comparing the existing Edgehill DG to the proposed consolidation only. The Edgehill specific language was moved to Part II.

7. The various rules against detached duplexes (p.19 of original and p.20 and 22 of the proposal) do not have significant changes, i.e. the proposal roughly matches the approved language for Edgehill. Nonetheless, and on a more subjective note, I think they make no sense. No new duplex looks historical. Also, they look huge and are less functional, since you can't bulldoze one unit without an agreement between owners. Detached duplexes can look historical, at least from the front, and are aesthetically indistinguishable from two houses on two separate lots. Keeping the requirement to attach duplexes makes no sense (though it is consistent in its senselessness, so I won't make a big objection about it). Just my two-cents on this last point.

Thank you.

Sincerely,

Dan Gochberg

Begin forwarded message:

From: "'Rachel Zijlstra' via Edgehill Village Neighborhood Association"

[<EdgehillVillage@googlegroups.com>](mailto:EdgehillVillage@googlegroups.com)

Subject: Fwd: Metro Historic Zoning Commission Design Guideline

Consolidation

Date: November 14, 2019 at 7:47:01 PM CST

To: Edgehill Village Neighborhood Association
<edgehillvillage@googlegroups.com>

Reply-To: Rachel Zijlstra <rachelz@me.com>

Forwarding on...

Rachel Tapper Zijlstra
EVNA President
619.806.0119- cell

Edgehill Village Neighborhood Association (EVNA)
Like us on Facebook! www.facebook.com/EdgehillVillageNA

Begin forwarded message:

From: Rob Benshoof <rob82b@gmail.com>
Subject: Fwd: Metro Historic Zoning Commission Design
Guideline Consolidation
Date: November 14, 2019 at 6:35:18 PM CST
To: Rachel Tapper Zijlstra <rachelz@me.com>, Avy Long
<avylong@gmail.com>

Rachel,
Please see that the attached email from Robin Zeigler is posted to EVNA.
Thank you!
Rob

----- Forwarded message -----

From: **Zeigler, Robin (Historical Commission)**
<Robin.Zeigler@nashville.gov>
Date: Thu, Nov 14, 2019 at 1:08 PM
Subject: Metro Historic Zoning Commission Design Guideline
Consolidation
To:

Dear Stakeholders:

In September, the Commission deferred the design guideline consolidation project until Nov 20, 2019. For the Nov 20 meeting, staff is recommending removal of Part III (outbuilding form book) from consideration and deferring the rest of the project until March 2020 with the goal of discussing the project in different parts between now and March. Here is the potential schedule, if the Commission

defers:

- November 20: Part I, Section I (Introduction), Part I, Section VIII (Relocation), Part I, Section IX, (Definitions) and Part II.
- December 18: Part I, Sections II (Principles), III (Demolition), IV (Materials)
- January 15: Part I, Sections V (New Construction-Infill) and VI (New Construction-additions)
- February 19: Part I, section VII (Outbuildings)

Each meeting will be a public hearing and the public can comment on any portion of the project they may like, but if the schedule is approved, the Commission will likely focus their discussion on the above topics on the associated dates. No changes to the current draft will be made until after the February 19 public hearing as we will be in the process of collecting public comment that will guide revisions.

The November 20th staff report will soon be available (sometime today) on the website: <https://www.nashville.gov/Historical-Commission/About/Historic-Zoning-Commission/Meeting-Information/2019.aspx>.

The general website for the project is still available and will continue to be updated as new information is available:
<https://www.nashville.gov/Historical-Commission/About/Historic-Zoning-Commission/Design-Guideline-Consolidation-Project.aspx>

Please let me know if you have any questions. Again, we are so appreciative of all the time you have put into this project!

Robin

Robin Zeigler
Historic Zoning Administrator

Metro Historic Zoning Commission
3000 Granny White Pike
Nashville, TN 37201
615-862-7970
www.nashville.gov

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The purpose of this un-moderated listserv is to facilitate communication for the benefit of all neighbors. Be nice, be concise, and be relevant to Edgehill.

Like us on Facebook! [Facebook.com/EdgehillVillageNA](https://www.facebook.com/EdgehillVillageNA)
Visit our website at www.EdgehillVillageNA.com

You received this message because you are subscribed to the Google Groups "Edgehill Village Neighborhood Association" group.

To unsubscribe from this group and stop receiving emails from it, send an email to EdgehillVillage+unsubscribe@googlegroups.com.

To view this discussion on the web visit

<https://groups.google.com/d/msgid/EdgehillVillage/451C462F-CF5F-4F72-BFF4-1600F248989E%40me.com>.



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February 18, 2020

Metropolitan Historic Zoning Commission

Re: MHZC Conservation Overlay Consolidated Guideline and Plan Book

Members of the Commission:

It is the belief of the Belmont-Hillsboro Steering Committee that the significant changes being proposed by the MHZC Conservation Overlay Consolidated Guideline and Plan Book have the potential to create issues not intended under the 2005 adopted Belmont-Hillsboro Neighborhood Conservation Zoning Overlay and Guidelines (Amended 2011, 2017).

We therefore respectfully request that Belmont-Hillsboro Neighborhood Conservation Zoning Overlay be opted out of any Design Guidelines Consolidation changes currently being proposed and planned for an adoption vote at the MHZC March meeting.

On November 11, 2019, Belmont-Hillsboro Steering Committee, after an extended discussion of the Metro Historic Consolidated Design Guidelines, voted to support the recommendation of the BHN Codes, Zoning, and Conservation Overlay sub-committee to oppose the proposed Design Guidelines Consolidation. Our objections were made known to the Metro Historic Zoning Commission at its meeting on November 20th.

On January 13, 2020, Belmont-Hillsboro Steering Committee, after an update of discussions held by the Metro Historic Zoning Commission, again voted to oppose the Consolidated Design Guidelines and also voted to request an exemption from any approved Design Guideline Consolidation, should such Consolidation be approved by the Metro Historic Zoning Commission.

Our neighborhood feels extremely fortunate that we have been able to preserve the character of Belmont Hillsboro through our conservation zoning overlay. BHN believes the uniqueness of Nashville's neighborhoods should be supported. Consolidating the guidelines with many new changes that preclude the application of the guidelines to individual situations within respective neighborhoods does not support this goal.

Our current neighborhood adopted BHN Conservation Zoning Overlay Guidelines works for BHN. It is overreaching to require new restrictions and conditions that would add additional expenses for property owners, and potentially takes away appreciated value by limiting what can currently be built and without adhering to the neighborhood led, property owner involved process followed when the BHN Conservation Zoning Overlay was put into place.

Respectfully requested, on behalf of Belmont-Hillsboro Neighbors Steering Committee,

Lindsey Moffatt

Codes, Zoning and Conservation Overlay Chair, Belmont-Hillsboro Steering Committee
Stakeholder, NCZO Design Guideline Consolidation Project

Cc: Gill Geldreich, President, Belmont Hillsboro Neighbors Steering Committee
Tom Cash, Councilman 18th District

From: [QDESIGNS ACCT](#)
To: [Zeigler, Robin \(Historical Commission\)](#)
Subject: Proposed DADU Guidelines
Date: Wednesday, September 11, 2019 4:31:22 PM

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

Robin -

Thanks for talking with me last week about the proposed DADU guidelines.

I know you said you have had some negative comments about them being restrictive, but I really feel that having a variety of options for homeowners will help the DADU design process, which can be confusing as it now exists.

I have just printed a copy to review, but it appears to offer a comprehensive list of form options, plus the add-on component options.

These standards may even be something that Metro Zoning might adopt for outbuildings in non-MHC districts, where the DADU design standards are hard to interpret in many cases.

Thank You,
Preston Quirk, Quirk Designs, Architect
2931 Berry Hill Drive, Suite 200
Nashville, TN 37204
615-568-0343

From: [William Smallman](#)
To: [Historical Commission](#)
Subject: Please do not pass the Historic Guideline Consolidation
Date: Friday, September 6, 2019 2:59:43 PM

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

Commissioners,

I'm writing to express my concern about the consolidation proposal. There are many items in the proposed guidelines that I believe significantly change the rules of what is allowed on properties that I own. I own properties in both conservation and historic overlays. I bought will an understanding of what the current guidelines allow for each district and I am not comfortable with the language of the proposed consolidation. Thank you for your service to our city and for taking the time to listen the opinions of those against these changes.

Regards,

William Smallman



September 23, 2019

Metropolitan Historic Zoning Commission
3000 Granny White Pike
Nashville, TN
37204

Dear Commission Members:

I was in attendance at the public meeting on September 18th but was unable to stay long enough to speak. I have been participating in the design review revision process as a stakeholder from the Kenner Manor Conservation District.

I wish to commend all of the work of the HZC staff in working on the revisions. I am pleased that we are addressing issues such as partial demolition and providing the templates for outbuildings. Some of my fellow stakeholders feel the proposed new guidelines are too restrictive but I see them as guidelines which have flexibility in their interpretation for the particular property in question.

My professional work involves writing and revising historic design guidelines for communities across the country. The MHZC conservation guidelines proposed so far are generally consistent with what I see enacted and used in many communities.

I look forward to the final product and feel the new guidelines will be useful for my neighborhood and all of Nashville.

Sincerely,

Philip Thomason
Principal

Irwin Venick
3916 Kimpalong Avenue
Nashville, Tennessee 37205
(615) 292-4028

November 14, 2019

Metropolitan Historic Zoning Commission
3000 Granny White Pike
Nashville, Tennessee 37204

Re: Public Comment on Proposed Historic Zoning District Revised Guidelines

Dear Commissioners:

I am Irwin Venick, President of the Woodlawn West Historic Neighborhood Association and a member of Stakeholder Group. I thank the Commission Staff for organizing and preparing the Consolidated Guidelines and the Commission for authorizing this project. Your time attention to the Consolidated Guidelines, which are of concern to those of us who live in and support the value of conservation zoning districts, is much appreciated. This letter is supplemental to that which I wrote to you previously dated October 1, 2019.

I support of the consolidation of the Guidelines into one document which I believe will promote consistency in the application of the principles of conservation zoning. I also support Part II of the Consolidated Guidelines which allows individual Conservation Zoning Districts to modify the Consolidated Guidelines in a way that reflects the particular character and/or needs of individual Districts.

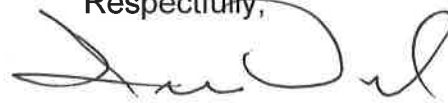
I remain opposed to the current practice according to which outbuildings are subject only to staff review except in limited circumstances (such as setback variations). In my view, the current trend is to construct/renovate larger outbuildings the design of which may have significant effect on the character of an historic district. I urge the Commission to change current practice and subject all outbuilding construction/renovation to full Commission review and public hearing.

I also remain opposed to the Plan Book. If the Commission decides to approve the Plan Book, each Conservation Zoning District should be allowed to approve which plans are appropriate for each District which would be incorporated in Part II.

Finally, I have attended all but one of the community meetings since the first public hearing in September. At those meetings, some concern was expressed by Conservation Zoning residents that the Consolidated Guidelines may vary in material respect from the Guidelines that were approved by the residents of their District when Conservation Zoning was created. My recommendation is that each individual Conservation Zoning District be allowed to opt out of any portion of the Consolidated Guidelines which District residents find objectionable. Thank you for your consideration.

Letter to Metropolitan Historic Zoning Commission
November 14, 2019
Page 2

Respectfully,

A handwritten signature in black ink, appearing to read "Irwin Venick". The signature is fluid and cursive, with a large initial "I" and a long, sweeping underline.

Irwin Venick

cc: Robin Zeigler, Historic Zoning Administrator

Irwin Venick
3916 Kimpalong Avenue
Nashville, Tennessee 37205
(615) 292-4028

October 1, 2019

Metropolitan Historic Zoning Commission
3000 Granny White Pike
Nashville, Tennessee 37204

Re: Public Comment on Proposed Historic Zoning District Revised Guidelines

Dear Commissioners:

I am Irwin Venick, President of the Woodlawn West Historic Neighborhood Association and a member of Stakeholder Group. I would like to thank the Commission Staff for organizing and preparing the Revised Guidelines and my thanks to the Commission for authorizing this project. Your time attention to the Revised Guidelines, which are of concern to those of us who live in and support the value of conservation zoning districts, is much appreciated.

I applaud the emphasis placed in Part 1 of the Revised Guidelines on the value and purpose of historic preservation through the continued emphasis that new construction or additions be in character with the neighborhood. This is reflected in the following language: new buildings should continue the tradition in the individual neighborhood while complementing and being visually compatible with surrounding historic buildings. This language is found in the statement of principles (page 8); the section on materials and texture (p. 14); the section on massing and scale (p. 18); and the section on the proportion and rhythm of openings (p. 23).

This philosophy is further reflected in the definition of "blockface" which now includes one entire side of a street block (p. 37) rather than the few properties to the right or left of a subject property which has been the current practice and in the statement that contemporary designs for additions, while not discouraged should be compatible with and not contrast greatly with the character of the neighborhood (p. 24).

I have two concerns with the proposed Revision: first, that it continues the practice of allowing outbuildings to be approved by the Staff only and not subject to public hearing; and second, the some of the pre-approved plans for outbuildings found in Part 3 are not appropriate for all conservation zoning districts.

I disagree with the statement of philosophy on page 5 of Part 3 which seems to minimize the effect that the design of outbuildings may have on the character of an historic district. This de-emphasis is in stark contrast to the recognition that mass and scale do have an impact on the character and design of an historic district.

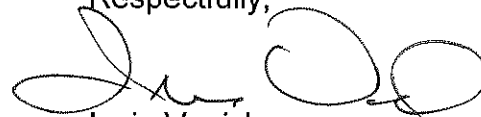
Letter to Metropolitan Historic Zoning Commission
October 1, 2019
Page 2

Regarding my first objection, given that the character of an historic neighborhood is impacted by all structures, all outbuildings should be subject to public hearing and full Commission review. The current practice of Staff review only should be discontinued.

Second, from my perspective as a resident of the Woodlawn West District, there are a number of pre-approved designs for outbuildings that would be out of character in the Woodlawn West District which would include forms C, D, E, H, J, M, N, O, P, S & T. Others may disagree with my judgment. However, there should be a process to arrive at a consensus about those pre-approved forms which may be used in each respective Conservation Zoning District which is then approved by the Commission.

My recommendation is that each individual conservation zoning district be allowed to opt out of certain pre-approved forms for outbuildings. It is my understanding that Staff is working on setting up meetings with individual conservation zoning districts. One purpose of those meetings could be to identify forms not considered compatible in individual districts.

Thank you for your consideration.

Respectfully,

Irwin Venick

cc: Robin Zeigler, Historic Zoning Administrator

September 5, 2019

Metropolitan Historic Zoning Commission
3000 Granny White Pike
Nashville, Tennessee 37204

Dear Commission Members:

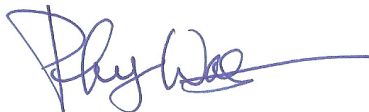
As a property owner and resident at 2408 Belmont Blvd., *the purpose of this letter is to voice my opposition to the proposed new design standards for outbuildings as they are currently written.*

Let me start, however, by emphasizing my support for conservation zoning and the intent of the proposed standards. I earned my bachelor's degree many years ago in Historic Preservation, I have been a member of the National Trust for Historic Preservation since the 1970s, and I have served on the Board of Directors of organizations such as Preservation Action (the national preservation advocacy group) and the Tennessee Preservation Trust. As a planning and preservation consultant, I have written historic zoning ordinances, numerous historic district design guidelines, and several citywide historic preservation plans (I'm currently leading a citywide preservation plan for Conway, AR and a heritage tourism strategy for Holly Springs, MS). I have also staffed historic preservation commissions in communities such as Pensacola, FL when I was their downtown director and Natchez, MS when I was their city planning director. Lastly, I was one of the key advocates for the designation of conservation zoning here in my neighborhood. I not only created - in coordination with MHZC staff - a PowerPoint presentation promoting the merits of designation, but I also served as a block captain and co-hosted a party to sell the idea to my neighbors.

As a card-carrying preservationist, I never thought I would find myself objecting to any sort of preservation policies. However, I believe that the proposed outbuilding standards are simply too restrictive. I am hoping to build a two-story gable-roofed DADU with a roughly 735 sq. ft. building footprint, and the draft standards preclude that from happening. While my opposition is certainly self-serving at one level, it actually raises a much broader and more significant issue. The vast majority of people experiencing a historic area do so from the street. Consequently, when I work with preservation commissions, I always emphasize that their design guidelines and review process should focus on what is visible from a street. When guidelines and the review process become too restrictive for the rear of properties that are not visible from a street, that is when public push-back begins to occur. Such opposition can, in turn, put an entire preservation program in jeopardy. In fact, one of the strongest selling points that I pushed when persuading my neighbors to support conservation zoning was the relative freedom they would have in treating the rear portions of their properties.

In summary, I am a huge advocate for conservation zoning in my Belmont-Hillsboro neighborhood. I have a tremendous amount of respect for the MHZC and your excellent staff. I also think the concept of creating these proposed outbuilding standards is a great idea and, generally speaking, they have been very well-written. My only opposition is with the restrictiveness of the size limitations. Simply adding a few hundred square feet for the maximum footprint of some of the outbuilding types would transform a document that I am currently against to one that I could wholeheartedly support. Thank you for your consideration of these points.

Sincerely,



Philip L. Walker, FAICP
Principal



Dear Metro Historic Zoning Commissioners,

I am writing because I was not able to stay until the end of the November meeting, where I had hoped to give some comments about the Consolidation Project. I wanted to say that I was happy to see that the project has been deferred again and that more time will be taken to discuss each section of the guidelines in more detail. While the project may have started in January with the stakeholders, we didn't get a look at a new draft or plan book until August, and it felt like the final part of the process was rushed because of the way the grant money came through. It will be good to talk about all of this a little longer.

The other point I wanted to make is that there has not been a stakeholder meeting since that draft was released. We had a group of over 20 neighborhood and architect representatives that have dedicated their time over 8 months discussing the new draft but never got together again after the draft came out. I would urge the Commission and staff to get this group together again to talk about this project in more detail now that we have something to really talk about. Working on the guidelines was the reason I signed up as a stakeholder, but all we've really been able to do is respond to the work staff did rather than contribute in a meaningful way.

Several Commissioners asked to hear specifics of problems with the guidelines as proposed, and I wanted to address that in the rest of this letter. It is a little long, but I hope you will take the time to read it.

As an architect and frequent applicant to the MHZC, I was very interested when asked to be a stakeholder as a representative for architects for the consolidation process. And because my previous councilperson was not very responsive, I became the default Greenwood representative as well. Over the last few years, I have seen a few parts of the guidelines that were confusing to everyone involved; homeowners, designers, and even occasionally staff members and Commissioners. The idea of clarifying guidelines for new construction and outbuildings, and consolidating the 23 sets of NCZO guidelines into one document, made sense to me. But after several months of stakeholder meetings it became apparent that a simple consolidation was not what we were being given. When the first draft of the "consolidation" was sent to us, Robin Zeigler told us to treat it as a new document, and couldn't share a summary of changes within the guidelines. This was the first major red flag for me. After

reading the draft it became apparent that the guidelines had been altered, and that new restrictions on design had been added to it. That is not why we started this process, and is a large part of my opposition to the current drafts.

Since that first draft and the Commission meeting in August, there have been continued community meetings in which staff members say they are taking community response into account. However, we currently have no knowledge of any changes they intend to make to the documents. It is difficult to know how much the community input is being taken into account at this point and it makes this process very hard to get behind. The comment that was brought up about ridge raises at the meeting in November has been brought up, often by me, at multiple meetings and on Padlet since the draft was released in August. Even with it being one of the most frequent comments, I have seen no changes proposed to that new guideline. So far that has been the case for most of my comments and that makes it difficult to support the changes and this process in general.

Below, I'd like to summarize the changes and my reactions to them, first to Part 1 and then to Part 3. Staff has suggested removing that section from the guidelines which I think is a good idea, but I also think that some good changes were presented in it, and I've included some comments about what I think worked well and could be added to the written guidelines.

Before I get into specifics, I think there is a new line in the guidelines that is more of a philosophical problem. The first line of the demolition section is now *"The primary purpose of neighborhood conservation zoning overlays is to prevent demolition of historic buildings and their character-defining features."* This is a very reactionary and closed-minded line to add to this document, and is also indicative of many of the problems that I and others have with the new guidelines. The existing guidelines already have every protection against demolition within them without needing that line, and they already have a much better description of their purpose: *"it gives neighborhoods greater control over development; it stabilizes property values; it decreases the risk of investing in one's building; it promotes heritage tourism; it protects viable urban housing stock; and it preserves natural resources by conserving building materials."* The fact that this line was added is indicative of fear of development rather than a desire to work with the evolution that is happening in the Nashville housing market right now. This Commission should be striving to work with homeowners to protect their neighborhoods while allowing them to achieve what the housing market and property values demand in Nashville right now. Having said that, I'll move onto specifics.

Part 1, The Consolidated Guidelines:

Section II.D.Buildings: First, a couple of positives. Under actions that do not require a permit, staff has added solar panels and skylights parallel to a roof slope. I think both of these are very

positive changes that are taking new technologies into consideration. Allowing homeowners to better utilize their existing conditions is always a positive.

Section III.A.6: *“The removal of a building’s primary cladding material is considered partial-demolition because removal can weaken the structural integrity of most buildings. Replacement of secondary cladding material such as siding in a gable field or on dormer is not reviewed.”* Adding siding to reviewable actions in demolition is a mistake. At the November meeting several people stood up to say that adding restrictions should require the same amount of community input as the original guidelines did, and I agree with that. This guideline is one of the main examples of why that should be the case. The purpose of an NCZO is to protect the character of a neighborhood in its massing and scale, and if a neighborhood wanted to protect the siding and windows on their houses they could have applied for an HPZO instead, or even added those pieces to their original NCZO. I have also heard several Commissioners say that they thought siding should have been included initially in these guidelines. It wasn’t, and that could have been a reason why neighborhoods chose to pass their guidelines. Adding additional restrictions to NCZOs should not be a part of this consolidation. Siding is also not structurally relevant enough to prevent its removal. Anywhere that it is structurally relevant likely means that the building did not include sheathing or some other layer of structure. In those cases it is likely that the building envelope is very inefficient, and requiring siding to remain is increasing the cost of ownership of the house. Robin mentioned in one of the community meetings that she had seen at least 3 projects that collapsed when siding was removed, but I could list hundreds of projects in the same time period that have not fallen down. Siding and roofing are typically easily replaceable because they are the most exposed parts of a building and if they deteriorate can be removed and replaced without damaging a structure. There is also usually no vapor barrier behind old siding. Considering that a vapor barrier is now required by codes, telling a homeowner they can no longer add that is damaging to the longevity of a renovation.

Section III.B.1.c: *“Historic cladding shall be retained.”* See comment above.

Section V.B.8: *“Roof decks are not appropriate on the front or side of infill but may be appropriate on the rear if the deck is surrounded on all sides by an appropriately-pitched roof.”* Another restriction added to the new consolidated guidelines. Our office has had several projects approved by the current Commission with roof decks that have railings or parapet walls around them, and that were on all sides of a house, including the front. This line seems like a line discouraging contemporary design styles. If we have something that is regularly approved by the Commission then there is no reason to add a line that will deny it. This was also something that I discussed at length with staff at the community meeting on September 23rd, have brought up several times at other meetings, and have posted about on Padlet. But so far I have seen no signs of this changing, so I will continue to bring it up.

Section V.C.4.a: *“Front setbacks generally should be the average between the historic front setbacks established on either side of the proposed infill.”* This should be expanded to include the two houses on either side of infill, just as zoning does. There are occasionally historic houses that were built with odd setbacks, and if one of those happens to be your neighbor on an infill project your house will be held to a different setback than the rest of the block.

Section VI.B.6: *“The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. As such, a ridge raise is inappropriate for a proposal that also adds more than 50% of the original footprint.”* Ridge raises are most often used on smaller houses without enough height in the attic. These houses also tend to have smaller footprints, so their additions are already limited. Why are we punishing homeowners with smaller houses? This is another restriction that was not a part of the previous guidelines and has been added to the consolidation. It is a rule that staff has presented to prevent developers from creating overwhelming additions that include ridge raises, and is a perfect example of a reactionary guideline being added without considering what it does to every neighborhood. This guideline’s effect on smaller neighborhoods should be taken into consideration and the wording should be changed. Greenwood specifically would be heavily affected by this guideline. I agree that a 25-foot tall, 2,000 s.f. house doesn’t always need another 2,000 s.f. and an extra 2 feet of height. But an 18-foot tall house with an 800 s.f. footprint shouldn’t be facing increased restrictions on the small addition they are currently able to build.

Section VI.B.16: *“When an addition includes a garage or roll up door/window, the door(s) should be located on the rear. (See outbuildings for guidance on attached garages.) Garage, roll up, or sliding glass doors on the side of an addition may be appropriate if the wall that includes the door is stepped back from the primary side wall of the historic building by at least 4 feet.”* Why are the types of doors that can be used on an addition being restricted? Section VI.B.15 already requires the 4’ stepback for a garage. This seems like a restriction against contemporary designs again. If a homeowner would like to use a sliding patio door or a roll-up garage door at their living room, why is a stepback required?

Section VI.E.6: *“Rooftop decks are not appropriate on side additions or the side of rear additions but may be appropriate on the back or a rear addition if the deck is surrounded on all sides by an appropriately pitched roof, and if the addition does include a ridge raise and is no taller than the historic house.”* This is the same comment as above applied to additions now. In this case, our office designed an addition at 1707 Blair Blvd. which won a historic preservation award, and the entire addition had a flat roof deck with a railing around it. That would no longer be allowed based on this guideline, which is again adding a restriction to something which is regularly approved without question by the Commission. That shouldn’t be happening.

Section VII Outbuildings: This section of the new guidelines feels incomplete and is not enough information compared to what the plan book offered. Staff has recommended that Section III be removed, but I think there are a couple of good takeaways from the work that was put into that project. After looking at it for a couple of months now, I've put together some of my thoughts on the current outbuilding options. I think it is worth pointing out that the plan book seems very close to the old written guidelines now with some good alterations. As they've worked to simplify things and make the plan book clearer, and we're looking at 3 or 4 plan options. And with the add-on section written out with diagrams it works well for written guidelines at this point too.

The plan book options look like they're down to essentially:

- 1-story outbuildings (A,B,C,D,E), maximum 800 s.f. footprint, 10' eaves (or low side on a single slope roof), 16'-18' max height. It looks like they're all allowed to have porches, bays, vestibules, and hoods & awnings, and the traditional roof forms are allowed wall and roof dormers. One is allowed a cupola.
- 1.5-story outbuildings (F,G,H,I), 750 s.f. footprint, 11' eaves (one has 12', and really for a 1.5 story building 13' seems reasonable), 23'-24' max height (one is unusual with a 17' height, but I think that's because of a narrower footprint). They're also allowed almost all of the same add-ons. There are a few options shown as allowed on 10,000 s.f. lots with larger footprints (R,S,T), but the plan book also says those footprints are allowed to be 1,000 s.f. so I'm not sure why they're included at anything less than that.
- 2-story gets a little trickier, but to be honest the forms in the plan book aren't explained very well either, especially the ones with one- and two-story portions. There are essentially two types here:
 - 2-story outbuildings (J,K,L,M,N), 500 s.f. footprint. The first one, J, is a little odd with the 12' limit on the low eave and no limit given to the high eave. The rest are similar, with 18' max eaves and 23'-25' max height. They all also have similar add-on options. Two are allowed upper level projecting balconies and two aren't, but I don't really understand why they're different.
 - N seems to offer a larger second floor with that cantilever but still describes it as a 600 s.f. footprint, which is confusing. It also doesn't describe how big the cantilever can be and doesn't seem to need to be in here without that. Similar add-ons to the other 2-story options though.
 - 2-story outbuildings (O,P), 650 s.f. footprint, 17' to the eave, 24' max height for the gable, 18' to the second floor ceiling, 21' to the parapet for the flat roof, 13' to the one story portion. Both have the same add-ons except for the cupola. Neither describes which part of the footprint must be one-story in

order to qualify for this plan option. These are the most confusing options in this plan book I think given the minimal dimensioning shown on them.

- Q is just odd. I'm not sure why the only option for a 750 s.f. footprint on a two-story outbuilding requires a flat roof. The roof is not what will give the impression of a larger outbuilding, it's the massing of the box. Having this structure with a hipped or gabled roof produces almost the same results.

I think we could get some great new design options for outbuildings based on this information. At this point, I would be happy to come in and sit down with staff members to try to turn this plan book into a legible set of written guidelines to be included in Part 1. I have spent so much time looking at these over the last 4 months or so and have enough invested in this that I am willing to volunteer more of my time to work on this portion. You could even invite other architects to the meeting to work on it, and I think several commissioners expressed at least some interest in the idea. I think the goal of the plan book and the work that was put into it is still valid and some of that work will be useful to any new outbuilding guidelines.

As a stakeholder, I had hoped to give more input to the final drafts of the guidelines. But it feels like we've only been responding to whatever staff hands us, not actively participating in its creation. Now that we have more time to discuss this project, I would hope that the stakeholder group will be a bigger part of the process moving forward. Even with the engagement from staff it feels like my comments have not often made it to the Commission. Robin mentioned that she tried to call stakeholders, but I did not receive a call, and she did not include my opinion when she mentioned the three neighborhoods against it. The fact that there are architects that work so much throughout the historic neighborhoods that are against the new guidelines should be a red flag as well. And as John TeSelle showed at the November meeting 2 minutes is just not enough time to engage with the Commission. I would hope we can find a better way to do that moving forward.

In the end, it feels like staff has taken very little community input and I think the response from the community reflects that. We are dealing with a rewrite of the guidelines and not simply a consolidation, and each neighborhood should be able to choose to participate in new guidelines. Belmont-Hillsboro and Hillsboro-West End were concerned enough to discuss it in their meetings, vote against it, and then come and speak before the Commission. That should be enough to keep them out of this process. It frankly doesn't matter how many neighborhoods aren't speaking up.

Sincerely,
Martin Wieck
Architect + Owner
Nine12 Architects

From: [Rachel Tapper Zijlstra](#)
To: [Zeigler, Robin \(Historical Commission\)](#)
Subject: Re: design guideline consolidation project
Date: Friday, August 30, 2019 8:35:45 AM

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

While I know there will always be folks that claim they haven't heard of these changes, know that I've been so impressed by your efforts to both seek community involvement and to keep folks in the know.

Thank you.

All thumbs from my iPhone.

On Aug 30, 2019, at 8:31 AM, Zeigler, Robin (Historical Commission) <Robin.Zeigler@nashville.gov> wrote:

Good morning. For those of you who are interested in the neighborhood conservation zoning overlay design guideline consolidation project, the most recent drafts of all [3 parts](#) is now available online.

The online discussion continues on [Padlet](#).

The public hearing for potential adoption will be:
September 18, 2019, 2pm
Sonny West Conference Center, 700 2nd Ave S

Please let me know if you have any questions. Please share.

Robin

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