



**METROPOLITAN HISTORIC ZONING COMMISSION**  
**Sunnyside in Sevier Park, 1113 Kirkwood Avenue, Nashville, TN 37204**  
**615-862-7970, [historicalcommission@nashville.gov](mailto:historicalcommission@nashville.gov)**

**METRO HISTORIC ZONING COMMISSION (MHZC)**

**MINUTES**

**May 18, 2022**

**Commissioners Present:** Chair Bell, Leigh Fitts, Mina Johnson, Kaitlyn Jones, Ben Mosley, Learotha Williams  
**Zoning Staff:** Sean Alexander, Melissa Baldock, Kelli Mitchell, Joseph Rose, Melissa Sajid, Jenny Warren, Robin Zeigler (historic zoning administrator), Ann Mikkelsen (legal counsel)

Chair Bell called the meeting to order at 2:03 p.m.

Chair Bell read information about the procedures for the meeting and process for appealing a decision.

**1. ADOPTION OF APRIL 20 MINUTES**

**Motion:**

**Commissioner Mosley moved to accept minutes. Commissioner Johnson seconded and the motion passed unanimously.**

**2. ADOPTION OF AGENDA**

These cases were not heard at this meeting for the following reasons:

5. 1900 Forrest—applicant is asking to be removed from consent
6. 1609 Lillian Street – Permit issued administratively
10. 2708 Fairfax Ave—Notification requirements not met
11. 2121 Belmont #1-- Notification requirements not met
12. 2121 Belmont #2-- Notification requirements not met
13. 1701 Blair Blvd #1-- Notification requirements not met
14. 1701 Blair Blvd #2-- Notification requirements not met
15. 2111 Natchez Ave—Withdrawn
16. 107 Mockingbird Road—Request to defer
17. 1402 McKennie Avenue – Permit issued administratively
20. 1417 Woodland Street – Incomplete application
23. 200 Broadway – Permit issued administratively
24. 2905 Westmoreland— Notification requirements not met
26. 1708 B Beechwood Avenue – Request to defer

**Motion:**

**Commissioner Mosley moved to accept the revised agenda. Commissioner Williams seconded and the motion passed unanimously.**

### 3. COUNCILMEMBER PRESENTATIONS

There were no councilmembers present.

### CONSENT

#### 4. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

#### 5. 1900 FORREST AVE

Application: New Construction--Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)

PermitID#: T2022029216

#### 6. 1609 LILLIAN ST

Application: New Construction—Addition and Outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander [sean.alexander@nashville.gov](mailto:sean.alexander@nashville.gov)

PermitID#: T2022029241

#### 7. 1309 7TH AVE N

Application: New Construction--Outbuilding/DADU

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)

PermitID#: T2022029188

#### **Motion:**

**Commissioner Jones moved to approve all items on consent with their applicable conditions with the exception of 1609 Lillian Street and 1900 Forrest Avenue. Commissioner Fitts seconded, and the motion passed unanimously.**

### OVERLAY RECOMMENDATIONS, DESIGN GUIDELINE ADOPTIONS & PRE-1865 RECOMMENDATIONS

#### 8. 1926 10<sup>TH</sup> AVE N

Application: Historic Landmark

Project Lead: Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov)

Applicant: The applicant was present but did not speak.

Public: There were no requests from the public to speak.

#### **Motion:**

**Commissioner Mosley moved to recommend approval of the historic landmark to the Planning Commission and Metro Council; confirm the site's eligibility for a Neighborhood Landmark as a historic building; and adopt the existing Historic Landmark Design Guidelines to apply to exterior alterations; finding that the building is eligible for listing in the National Register of Historic Places and therefore meets the requirements of criterion 1 of section 17.36.120. for a Historic Landmark Overlay. Commissioner Fitts seconded, and the motion passed unanimously.**

## **PRELIMINARY & FINAL SP REVIEW**

### **9. 930 MCFERRIN AVE**

Application: New Construction--Infill and Outbuildings (SP Part 1)

Council District: 05

Overlay: Greenwood Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander sean.alexander@nashville.gov

PermitID#: T2022029236

Applicants: Dave Brawner (Pfeffer Torrode) and Andrew Beard (Core Development)

Public: There were no requests from the public to speak.

#### **Motion:**

**Commissioner Mosley moved to approve the proposed SP development (Part I) with the following conditions:**

- 1. The Live/Work Townhouse (Component B) building is revised to have a scale appropriate for an outbuilding relating to the McFerrin building (Component A).**
- 2. The front setback of the 930 McFerrin Avenue building (Component A) is increased to the average of the historic buildings at 924 and 926 McFerrin Avenue;**
- 3. The front setback of the building at 907 West Eastland Avenue (Component D) is increased to align with the historic houses at 909, 909, and 913 West Eastland Avenue to the right;**
- 4. The outbuildings are separated from the primary buildings by at least six feet (6') and have a setback of at least five feet (5') from the property lines shared with the lots facing West Eastland Avenue;**
- 5. The foundation height of the McFerrin building (Component A) is increased by one foot (1') to two feet (2');**
- 6. The front dormer on the McFerrin building (Component A) is no greater than half (1/2) the width of the front façade of the building;**
- 7. The front dormers on the McFerrin and West Eastland Avenue buildings (Component A and D) sit back at least two feet (2') from the first story walls below.**
- 8. The side dormers on the West Eastland Avenue building (Component D) sit back at least two feet (2') from the first story walls below;**
- 9. That a walkway is added from the front of 907 West Eastland Avenue (Component D) to the street in front;**
- 10. The applicant returns to the MHZC for review of materials, the rhythm and proportions of window and doors, utilities, and other details if the SP rezoning application is approved;**

**finding that with those conditions, the project meets the design guidelines for new construction in the Greenwood Neighborhood Conservation Zoning Overlay. Commissioner Fitts seconded, and the motion passed unanimously.**

## **VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE**

### **10. 2708 FAIRFAX AVE**

Application: New Construction – Addition/Violation

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

Removed from agenda-notification requirement not met.

### **11. 2121 BELMONT BLVD UNIT 1**

Application: New Construction – Addition/Violation

Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Kelli Mitchell, [kelli.mitchell@nashville.gov](mailto:kelli.mitchell@nashville.gov)

Removed from agenda-notification requirement not met.

**12. 2121 BELMONT BLVD UNIT 2**

Application: New Construction – Addition/Violation  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Kelli Mitchell, [kelli.mitchell@nashville.gov](mailto:kelli.mitchell@nashville.gov)

Removed from agenda-notification requirement not met.

**13. 1701 BLAIR BLVD. Unit 1**

Application: New Construction – Addition/Violation  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Kelli Mitchell, [kelli.mitchell@nashville.gov](mailto:kelli.mitchell@nashville.gov)

Removed from agenda-notification requirement not met.

**14. 1701 BLAIR BLVD. Unit 2**

Application: New Construction – Addition/Violation  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Kelli Mitchell, [kelli.mitchell@nashville.gov](mailto:kelli.mitchell@nashville.gov)

Removed from agenda-notification requirement not met.

**15. 2111 NATCHEZ TR**

Application: New Construction – Addition/Violation  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Kelli Mitchell, [kelli.mitchell@nashville.gov](mailto:kelli.mitchell@nashville.gov)

Case withdrawn.

**MHZA ACTIONS**

**16. 107 MOCKINGBIRD RD**

Application: New Construction – Addition and Outbuilding  
Council District: 24  
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay  
Project Lead: Joseph Rose [joseph.rose@nashville.gov](mailto:joseph.rose@nashville.gov)  
PermitID#: T2022029139 & T2022029329

Case deferred at the request of the applicant.

**17. 1402 MCKENNIE AVE**

Application: New Construction—Addition  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [sean.alexander@nashville.gov](mailto:sean.alexander@nashville.gov)  
PermitID#: T2022029244

Case removed as administrative permit was issued prior to meeting.

**18. 1013 MONTROSE AVE**

Application: New Construction – Addition and Outbuilding  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Joseph Rose [joseph.rose@nashville.gov](mailto:joseph.rose@nashville.gov)  
PermitID#: T2022022639 & T2022029330

Applicant: Not present  
Public: There were no requests from the public to speak.

**Motion:**

**Commissioner Jones moved to disapprove the proposed addition finding that the proposal does not meet sections VI(B)(2-11) for scale, VI(A)(1) for compatibility, nor VI(D) for proportion and rhythm of openings of Part I of the design guidelines for Turn-of-the-20<sup>th</sup> Century Districts. Commissioner Jones moved to approve the proposed outbuilding with the following conditions:**

- 1. The roof dormers be reduced in width to not exceed the 14’ wide total maximum for roof dormers as indicated in the design guidelines;**
- 2. The roof dormers be properly inset 2’ from the walls below as indicated in the design guidelines;**
- 3. Staff approve all material selections for cladding, windows, and doors prior to purchase and installation;**
- 4. Four-inch (nominal) corner boards shall be at the face of each exposed corner; and,**
- 5. Double and triple windows shall have a 4” to 6” mullion between them;**

**finding that with these conditions, the proposed outbuilding meets section VII of the design guidelines for Turn-of-the-20<sup>th</sup> Century Districts. Commissioner Fitts seconded, and the motion passed unanimously.**

**19. 1519 RUSSELL ST**

Application: New Construction—Addition  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2022029152

Applicant: Matthew Schutz (provided a handout)  
Public: There were no requests from the public to speak.

**Motion:**

**Commissioner Fitts moved to approve with the following conditions:**

- 1. The exterior stairs shall be removed from the side elevation prior to issuance of the preservation permit;**
- 2. The upper-level doors shall be converted window openings that are no taller than existing window openings on the first floor;**
- 3. The final selections for roofing, trim, and windows and doors shall be approved prior to purchase and installation; and**
- 4. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building;**

**finding that with these conditions, the proposed addition to the non-contributing house meets sections IV. (Materials), V. (New Construction-Infill), and VI. (New Construction-Additions) of Part I and the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the 20<sup>th</sup> Century Districts. Commission Johnson seconded and the motion passed unanimously.**

**20. 1417 WOODLAND ST**

Application: New Construction – Porch Enclosure and Addition  
Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
Permit ID#: T2022029138

Case removed from agenda as application was incomplete.

**21. 1108 MONTROSE AVE**

Application: New Construction - Outbuilding  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
Permit ID#: T2022025874

Applicant: Kevin Sheaffer, owner  
Public: Michael Ward

**Motion:**

**Commissioner Johnson moved to approve the outbuilding, with the condition that the final materials, including the pedestrian door and garage door, shall be approved by staff prior to purchase and installation; finding that with those conditions, the project meets section VII for New Construction-Detached Outbuildings & Garden Structures of Part I and the Waverly-Belmont chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Jones seconded and the motion passed unanimously.**

The commissioner took a break at 3:32 p.m.

**22. 3932 CAMBRIDGE AVE**

Application: New Construction—Addition  
Council District: 24  
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [sean.alexander@nashville.gov](mailto:sean.alexander@nashville.gov)  
Permit ID#: T2022028981

Applicant: Micah Coleman  
Public: There were no requests from the public to speak.

**Motion:**

**Commissioner Williams moved to approve the proposed ridge-raise and rear addition, with the following conditions:**

- 1. The applicant submits a demo/shoring plan and that the partial demolition of the rear and upperstory is accomplished manually;**
- 2. If the existing vinyl siding be removed, the building is to be assessed to determine if the original siding is present. The original siding is to be retained if present and in good condition;**
- 3. New siding and trim are to be wood or smooth-faced cement-fiber, or another material to be reviewed and approved;**
- 4. Staff reviews and approves the chimney material, all window and door selections, and the materials of the side porch stoop and stairs;**
- 5. The upperstory wall and eaves are broken up and lowered, making the addition have a more compatible one and one-half story scale; and**
- 6. The HVAC be located behind the house or on either side, beyond the mid-point of the house, and any new utility meters be located on the side of the building;**

**finding that with these conditions, the proposed addition meets sections III. (Demolition), IV. (Materials), and VI. (New Construction-Additions) of Part I and the Cherokee Park chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Fitts seconded, and the motion passed unanimously.**

**23. 200 BROADWAY**

Application: New Construction - Addition

Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#: T2022022347

Case removed as administrative permit was issued prior to meeting.

**24. 2905 WESTMORELAND DR**

Application: New Construction - Addition and Addition to Outbuilding  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#: T2022029083 & T2022029087

Removed from agenda-notification requirement not met.

**25. 114 LAUDERDALE RD**

Application: New Construction - Infill and Outbuilding  
Council District: 24  
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#: T2022029061 & T2022029065

Applicant: James Harbison  
Public: Laura

**Motion:**

**Commissioner Jones moved to approve the proposed infill and outbuilding with the following conditions:**

- 1. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;**
- 2. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building; and,**
- 3. Staff shall review and approve materials, prior to purchase and installation, including: a stone and brick sample, the front porch materials, the breezeway materials and all windows, doors and garage doors;**

**finding that with these conditions, the proposed infill and outbuilding meet sections IV. (Materials), V. (New Construction-Infill) and VII. (New Construction-Detached Outbuildings & Garden Structures) of Part I and the Cherokee Park chapter of Part II of the design guidelines for Turn-of-the 20<sup>th</sup>-Century Districts. Commissioner Johnson seconded and the motion passed unanimously.**

**26. 1708 B BEECHWOOD AVE**

Application: New Construction—Infill  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2022029180

Case deferred at the request of the applicant.

**27. 102 S 14TH ST**

Application: New Construction - Infill  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Joseph Rose joseph.rose@nashville.gov  
PermitID#: T2022029124

Applicant: Michael Ward  
Public: Sarah Walton

**Motion:**

**Commissioner Mosley moved to approve the project with the following conditions:**

1. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;
2. Staff approve all material selections for foundation materials, cladding, porch elements, windows, doors, and site elements prior to purchase and installation;
3. Four-inch (nominal) corner boards shall be at the face of each exposed corner;
4. Double and triple windows shall have a 4" to 6" mullion between them; and,
5. The location of utility meters and mechanicals shall be reviewed prior to an administrative sign-off on building permit(s) if located anywhere forward of the midpoint of the house;

**finding that with these conditions, the proposed infill meets sections IV. (Materials) and V. (New Construction-Infill) of Part I of the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the-20<sup>th</sup>-Century Districts. Commissioner Johnson seconded and the motion passed unanimously.**

**28. 1605 BENJAMIN ST**

Application: New Construction—Infill  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid melissa.sajid@nashville.gov  
PermitID#: T2022029045

Applicant: Not present  
Public: Miranda and Darlene McDonald

**Motion:**

**Commissioner Fitts moved to approve the project with the following conditions:**

1. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;
2. The site plan shall show a front walkway;
3. The siding and trim shall have a smooth finish;
4. MHZC approval of the final selections of all windows and doors, a brick sample, the material for the driveway and walkway, and all unknown porch elements prior to purchase and installation; and,
5. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building.

**Finding that with these conditions, the proposed addition meets sections IV. (Materials) and V. (New Construction-Infill) of Part I and the Eastwood chapter of Part II of the design guidelines for Turn-of-the 20<sup>th</sup>-Century Districts. Commissioner Johnson seconded and the motion passed unanimously.**

**5. 1900 FORREST AVE**

Application: New Construction--Addition  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#: T2022029216

Removed from consent for public hearing.

Applicant: The applicant was not present.  
Public: There were no requests from the public to speak.

**Motion:**

**Commissioner Jones moved to approve the project with the following conditions:**



1. A partial-demo and shoring plan be reviewed prior to permitting;
2. Partial-demolition be accomplished manually and not begin until a partial-demo and shoring plan has been approved and the building has been shored;
3. The applicant submits revised plans showing the retention of the left side wall of the house and all conditions;
4. The details around the bay on the front façade and the door surround be retained;
5. The siding at the basement level on the front and left side façade remain, with the exception of one foot (1') vertical that can be removed and replaced with masonry;
6. The window pattern on the front half of the left façade remain as is;
7. The basement and first floor level of the addition be inset a minimum of one foot (1') from each back corner and the ridge raise and dormers be inset a full two feet (2') from the side walls of the house;
8. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building; and,
9. MHZC approve a masonry sample, all windows and doors, the roof shingle color, and the walkway and driveway materials;

finding that with these conditions, the proposed addition/infill/outbuilding meets sections III. (Demolition), IV. (Materials), and VI. (New Construction-Additions) of Part I and the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the 20<sup>th</sup>-Century Districts. Commissioner Johnson seconded and the motion passed unanimously.

## **OTHER BUSINESS**

### **29. REVISION TO RULES OF ORDER**

#### **Motion:**

Commissioner Mosley moved to approve the revised Rules of Order and Procedure. Commissioner seconded and the motion passed unanimously. Commission Johnson seconded and the motion passed unanimously.