



**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**

**July 20, 2022**

**Bransford Conference Room at 2602 Bransford Ave** (entrance and parking off Berry Road)

**2:00 p.m.**

[Metro Nashville Network](#) will broadcast this meeting of the Metro Historic Zoning Commission live on Comcast channel 3 and simulcast a [livestream](#). See “How the Meeting Works” at the end of this agenda for information on providing public comment.

**Menié Bell, Chair**  
**Cyril Stewart, Vice-Chair**

Leigh Fitts  
Mina Johnson  
Kaitlyn Jones  
Elizabeth Mayhall

Ben Mosley  
David Price  
Dr. Williams

**Tim Walker**  
Executive Director, Metro Historical Commission and Metro Historic Zoning Commission

**Robin Zeigler**  
Historic Zoning Administrator, Metro Historic Zoning Commission

[Metro Historic Zoning Commission](#)  
1113 Kirkwood Avenue, Nashville, TN 37204  
615-862-7970  
[historicalcommission@nashville.gov](mailto:historicalcommission@nashville.gov)



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**METRO HISTORIC ZONING COMMISSION (MHZC)  
MINUTES**

**July 20, 2022**                      **Bransford Conference Room at 2602 Bransford Ave** (entrance and parking off Berry Road)                      **2:00 p.m.**

Additional Information: Applications can be viewed through the [Preservation Permit Tracker](#). [Sign up online](#) to receive notices of agenda postings. [Staff recommendations](#) can also be found online.

**Commissioner Attendance:** Chair Bell, Commissioners Johnson, Jones, Mayhall, Mosley and Williams.

**Staff Attendance:** Director Tim Walker, Legal Counsel Lora Fox, and staff members Alexander, Baldock, Mitchell, Rose, Sajid, and Warren.

**1. ADOPTION OF JUNE 9 AND 15 MINUTES**

**Motion:**

**Commissioner Jones moved to approve the June 9, 2022 minutes and defer the June 15, 2022 minutes. Commissioner Williams seconded the motion. The motion passed unanimously.**

**REQUEST TO REHEAR**

**1. 101 BROADWAY**

Application: Request to Rehear—Mural

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

**Motion:**

**Commissioner Jones moved to re-hear the case at the August meeting. Commissioner Williams seconded. The motion passed with Chair Bell voting in favor of the motion and Commissioners Mosley and Johnson in opposition.**

**ADOPTION OF AGENDA**

The following items were requested to be removed from the agenda:

- 10. 1510 Villa Place—Revising to meet administrative approval
- 16. 212 Leonard Avenue—Notification requirements not met
- 19. 908 Meridian Street—Request to defer
- 25. 1501 Boscobel Street—Request to defer
- 27. 107 Mockingbird Road—Notification requirements not met
- 29. 1510 Boscobel Street—Request to defer
- 32. 1700 4<sup>th</sup> Avenue North—Notification requirements not met
- 34. 411 Broadway—Request to defer
- 36. 2405 10<sup>th</sup> Avenue South—Request to defer
- 37. 101 Broadway—Notification requirements not met

**Motion:**

**Commissioner Mosley moved to approve the revised agenda. Commissioner Johnson seconded and the motion passed with commissioner Jones recused.**

## 2. COUNCILMEMBER PRESENTATIONS

None present.

## CONSENT

### 3. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

#### 4. 308 SCOTT AVE

Application: New Construction—Outbuilding  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#:T2022039684

#### 5. 1309 EDGEWOOD PL

Application: New Construction—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#:T2022044495

#### 6. 1424 ORDWAY PL

Application: New Construction—Outbuilding  
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#:T2022041193

#### 7. 1511 DOUGLAS AVE

Application: New Construction—Addition  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#:T2022043573

#### 8. 2341 RIVERSIDE DR

Application: New Construction—Outbuilding  
Council District: 07  
Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#:T2022039004

#### 9. 1510 VILLA PL

Application: New Construction—Addition and Outbuilding  
Council District: 06  
Overlay: Edgehill Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [Sean.Alexander@nashville.gov](mailto:Sean.Alexander@nashville.gov)  
PermitID#:T2022044537

#### 10. 1108 MONTROSE AVE

Application: New Construction—Addition  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)

PermitID#:T2022043840

**11. 1511 16<sup>TH</sup> AVE S**

Application: New Construction—Infill (Revision to Previously Approved Plan)  
Council District: 17  
Overlay: South Music Row Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: 2021000233

**12. 2104 NATCHEZ TRCE**

Application: New Construction—Addition  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#:T2022044205

**13. 212 BROADWAY**

Application: New Construction—Signage  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Joseph Rose, joseph.rose@nashville.gov  
PermitID#: T2022043782

**14. 4205 ABERDEEN RD**

Application: New Construction—Addition  
Council District: 24  
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#:T2022035610

**15. 212 LEONARD AVE**

Application: New Construction—Outbuilding; Setback Determination  
Council District: 24  
Overlay: Whitland Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2022044326

**16. 926 BRADFORD**

Application: New Construction—Outbuilding  
Council District: 17  
Overlay: Waverly Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Joseph Rose, joseph.rose@nashville.gov  
PermitID#: T2022035287

**Motion:**

**Commissioner Jones moved to approve all consent cases with the applicable conditions with the exception of 1510 Villa Pl which received an administrative permit, 212 Leonard Ave which did not meet the notice requirements, and 1108 Montrose Avenue at the request of a member of the public. Commissioner Johnson seconded and the motion passed unanimously.**

**TAX ABATEMENTS**

**17. HISTORIC TAX ABATEMENT APPLICATIONS**

- a. 230 Rep. John Lewis Way and 234 4<sup>th</sup> Ave N, The Arcade
- b. 627 2<sup>nd</sup> Ave S, Geddes Firehall

c. 166 2<sup>nd</sup> Ave N, The Rhea Building

**Motion:**

**Commissioner Jones moved to defer the tax abatements. Commissioner Johnson seconded and the motion passed unanimously.**

**PRELIMINARY AND FINAL SP REVIEW**

**18. 908 MERIDIAN ST**

Application: New Construction—Final SP  
Council District: 05  
Overlay: Historic Landmark Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#:T2022044450 and T2022044454

**Deferred at the applicant's request.**

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

**19. 1204 RUSSELL ST**

Application: New Construction—Addition/Violation  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov  
PermitID#:T2021056368

Description of Project: Staff requests a show cause hearing for work done differently than permit #2021056368. A rear covered porch was constructed without approval and does not meet the guidelines.

Recommendation Summary: Staff recommends that the rear porch addition be fully removed or that the walls, roof and posts are removed with sixty (60) days of the Commission's decision, finding that it does not meet Section IV for materials, section VI(B)(1) for location, and section VI(C)(2) for siting.

Applicant: Not present  
Public: No requests to speak

**Motion:**

**Commissioner Jones moved that the rear porch addition be fully removed or that the walls, roof and posts are removed with sixty (60) days of the Commission's decision, finding that it does not meet Section IV for materials, section VI(B)(1) for location, and section VI(C)(2) for siting. Seconded by Commissioner Mosley and passed unanimously.**

**MHZC ACTIONS**

**20. 200 BROADWAY**

Application: Partial Demolition—Reconstruction  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Jenny Warren, jenny.warren@nashville.gov  
PermitID#: T2022044330

Description of Project: Application for the demolition of portions of exterior walls, and their reconstruction. Presented by Staff member Jenny Warren.

Recommendation Summary: Staff recommends approval of the proposed demolition and reconstruction with the conditions that:

1. Replacement brick, if needed, shall be approved prior to purchase and installation;
2. During reconstruction, the bricks shall be laid, jointed, tooled and mortared in the same way as the historic walls, and
3. Mortar shall be approved prior to purchase and installation. It shall match the original mortar's width, depth, color, raking profile, composition and texture.

With these conditions, staff finds the project meets the design guidelines for section II for Rehabilitation and section V for Demolition.

Applicant: Daniel Tansey and Lillard Teasley

Public: No requests to speak

**Motion:**

**Commissioner Ben Mosley moved to approve the proposed demolition and reconstruction with the conditions that:**

- 1. Replacement brick, if needed, shall be approved prior to purchase and installation;**
- 2. During reconstruction, the bricks shall be laid, jointed, tooled and mortared in the same way as the historic walls, and**
- 3. Mortar shall be approved prior to purchase and installation. It shall match the original mortar's width, depth, color, raking profile, composition and texture;**

**finding that with these conditions the project meets the design guidelines for section II for Rehabilitation and section V for Demolition. Kaitlyn Jones (?) seconded the motion.**

**21. 200 BROADWAY**

Application: New Construction—Addition; Signage

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

PermitID#: T2021076673

Description of Project: Application is to construct a front addition (marquee structure), to install a signage on the marquee and a corner projecting sign.

Recommendation Summary: Staff recommends approval of the proposal with the conditions that:

1. There be no bare bulbs on any signage;
2. The marquee has no chasing light features;
3. The projecting sign only have one chasing light feature; and,
4. The bare bulbs on the underside of the marquee structure be a warm white color and not flash or chase.

Given the unique conditions of the building, its location, and its tourist-oriented business designation, staff finds that the project meets the design guidelines for new construction and signage with the above conditions. Staff recommends approval with all conditions or disapproval.

Applicant: Pablo David

Public: No requests to speak

**Motion:**

**Commissioner Mosley moved for approval of the proposal with the conditions that:**

- 1. There be no bare bulbs on any signage;**
- 2. The marquee has no chasing light features;**

3. **The projecting sign only have one chasing light feature; and,**
4. **The bare bulbs on the underside of the marquee structure be a warm white color and not flash or chase.**

**Given the unique conditions of the building, its location, and its tourist-oriented business designation, the project meets the design guidelines for new construction and signage with the above conditions. Commissioner Johnson seconded and the motion passed unanimously.**

## **22. 1013 MONTROSE AVE**

Application: New Construction—Addition  
 Council District: 17  
 Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
 Project Lead: Joseph Rose, joseph.rose@nashville.gov  
 PermitID#: T2022043825

**Description of Project:** Application is to construct a new rear addition that is taller than the historic house.

**Recommendation Summary:** Staff recommends disapproval of 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-20th Century Districts.

Applicant: Sidney Salati, Lauren Perkins  
 Public: No requests 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-20th Century Districts. Commissioner Johnson seconded and the motion passed unanimously.**

## **23. 1008 C VILLA PL**

Application: New Construction—Infill  
 Council District: 19  
 Overlay: Edgehill Neighborhood Conservation Zoning Overlay  
 Project Lead: Joseph Rose, joseph.rose@nashville.gov  
 PermitID#: T2022043790

**Description of Project:** The applicant proposes to construct a two and one-half story infill on the vacant lot at 1008 C Villa Place. A future outbuilding is indicated on the site plan and elevations that is not part of this review.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. Applicant obtain final approval of material selections for foundation materials, cladding, roofing, trim, porch elements, windows, doors, and site elements prior to purchase and installation;
2. The overall width of the proposed infill be reduced to thirty-four feet (34’);
3. The cladding material of the dormer match the primary material of the main building and applicant obtain approval of the material before purchase and installation;
4. A walkway from the porch to the street be added to the site plan;
5. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;
6. Paired and ribbons of multiple windows should have a four inch to six inch (4”-6”) mullion in between each window; and,
7. 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.

With these conditions, staff finds that the proposed infill meets sections IV. (Materials) and V. (New Construction-Infill) of Part I and the Edgehill chapter of Part II of the design guidelines for Turn-of-the 20<sup>th</sup>-Century Districts.

Applicant: Nick Cornea

Public: Ron Miller

**Motion:**

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

1. Applicant obtain final approval of material selections for foundation materials, cladding, roofing, trim, porch elements, windows, doors, and site elements prior to purchase and installation;
2. The overall width of the proposed infill be reduced to thirty-four feet (34’);
3. The cladding material of the dormer match the primary material of the main building and applicant obtain approval of the material before purchase and installation;
4. A walkway from the porch to the street be added to the site plan;
5. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;
6. Paired and ribbons of multiple windows should have a four inch to six inch (4”-6”) mullion in between each window; and,
7. 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 infill meets sections IV. (Materials) and V. (New Construction-Infill) of Part I and the Edgehill 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.

**24. 1501 BOSCOBEL ST**

Application: Demolition; New Construction—Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022044547

**Deferred at the request of the applicant.**

**25. 1417 WOODLAND ST**

Application: Partial Demolition; New Construction—Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Jenny Warren Jenny.Warren@nashville.gov

PermitID#:T2022029138

Description of Project: Application for the demolition and reconstruction of an existing historic side porch, the enclosure of the porch and an addition to the rear of the porch.

Recommendation Summary: Staff recommends approval of the demolition, reconstruction and enclosure of the historic side porch with the following conditions:

1. Dimensioned photographs of the porch shall be provided prior to permitting;
2. A rear elevation of the enclosed porch shall be provided;
3. The final materials including foundation material and windows will be approved by staff prior to purchase and installation and
4. If a new unit is needed, the HVAC shall be located behind the house or on either side, beyond the midpoint of the house

With these conditions, staff finds that the proposed work meets sections III. (Demolition), IV. (Materials), 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

AND

Staff recommends disapproval of the proposed addition to the rear of the side porch, finding that it does not meet section VI. (New Construction – Additions) of Part I of the design guidelines.



Applicant: J.P. Harris  
Public: No requests to speak

**Motion:**

**Commissioner Mosley moved to approve of the demolition, reconstruction and enclosure of the historic side porch with the following conditions:**

- 1. Dimensioned photographs of the porch shall be provided prior to permitting;**
- 2. A rear elevation of the enclosed porch shall be provided;**
- 3. The final materials including foundation material and windows will be approved by staff prior to purchase and installation and**
- 4. If a new unit is needed, the HVAC shall be located behind the house or on either side, beyond the midpoint of the house;**

**finding that with those conditions that the proposed work meets sections III. (Demolition), IV. (Materials), 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; and disapproval of the proposed addition to the rear of the side porch, finding that it does not meet section VI. (New Construction – Additions) of Part I of the design guidelines. Commissioner Johnson seconded the motion and passed unanimously.**

**26. 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  
PermitID#: T2022029139 and T2022029329

**Notification requirements not met.**

**27. 1515 PARIS AVE**

Application: New Construction—Addition and Outbuilding  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#: T2022043828 and T2022043833

Description of Project: Applicant proposes to construct a rear addition and an outbuilding. The site plan shows the outbuilding being three feet (3') from the rear property line, which does not meet the required five foot (5') setback. The applicant has agreed to move the structure to be five feet (5') from the rear property line.

Recommendation Summary: Staff recommends approval of the addition and outbuilding 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 outbuilding be situated five feet (5') from the rear property line;
4. Staff approve all windows and doors and the roof shingle color prior to purchase and installation;
5. The windows on the side façades of the historic house remain as is on the exterior;
6. The chimney be clad in a masonry material and MHZC approve a masonry sample; and
7. 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.

With these conditions, staff finds that the proposed addition and outbuilding meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Applicant: Mark Lynn  
Public: No requests to speak

**Motion:**

**Commissioner Mosley moved to approve the addition and outbuilding 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 outbuilding be situated five feet (5') from the rear property line;
4. Staff approve all windows and doors and the roof shingle color prior to purchase and installation;
5. The windows on the side façades of the historic house remain as is on the exterior;
6. The chimney be clad in a masonry material and MHZC approve a masonry sample; and
7. 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 and outbuilding meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Commissioner Johnson seconded the motion and it passed unanimously.**

**28. 1510 BOSCOBEL ST**

Application: Demolition; New Construction—Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022044552

**Deferred at the request of the applicant.**

**29. 1703 SWEETBRIAR AVE**

Application: New Construction—Infill

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Jenny Warren Jenny.Warren@nashville.gov

PermitID#:T2022044331

Description of Project: Application for the new construction of infill.

Recommendation Summary: Staff recommends approval of the proposed infill 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 front steps shall be wood or concrete and all materials shall be approved prior to purchase and installation, including: a brick sample, all windows and doors, the roof shingle color, the rear porch materials and the driveway and walkway materials;
3. The main massing of the house shall be reduced in width by at least two feet (2');
4. A window shall be added to the blank wall on the second level of the right-side elevation; and
5. Paired windows shall be separated by four to six inch (4"-6") mullions.

With these conditions, staff finds that the proposed infill meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Applicant: Lee Ross Dinwiddie

Public: No requests to speak

**Motion:**

**Commissioner Mosley moved to approve the proposed infill 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 front steps shall be wood or concrete and all materials shall be approved prior to purchase and

installation, including: a brick sample, all windows and doors, the roof shingle color, the rear porch materials and the driveway and walkway materials;

3. Reducing the roof pitch from 8/12 to 7/12;
4. A window shall be added to the blank wall on the second level of the right-side elevation; and
5. Paired windows shall be separated by four to six inch (4"-6") mullions;

finding that, with these conditions, the proposed infill meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Commissioner Johnson seconded the motion and it passed unanimously.

### 30. 602 MONROE ST

Application: New Construction – Addition; Setback Determination

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

Project Lead: Joseph Rose, joseph.rose@nashville.gov

PermitID#: T2022043808

Description of Project: Application is to construct a rear addition to a contributing house. The application also includes a setback determination.

Recommendation Summary: Staff recommends approval of the addition and the setback determination 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 siding remain on the historic house as-is or be reviewed prior to removal;
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;
5. The proposed window forward of the midpoint on the existing structure's north elevation be removed;
6. Shown lap siding with corner boards not exceed five inches (5");
7. Paired windows have a 4"-6" mullion between;
8. All permanent landscape features, included but not limited to fences, pathways, pavers, parking pads, pools, etc. shall be reviewed and approved before installation; and,
9. Final material selections for foundation materials, cladding, roofing, trim, porch elements, windows, doors, and site elements are reviewed and approved prior to purchase and installation.

With these conditions, staff finds that the proposed addition meets sections II. Repairs, Replacement & Alterations, 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.

Applicant: Kylie Koury and Merrill Brubaker

Public: No requests to speak

#### Motion:

Commissioner Mayhall moved to approve the addition and the setback determination 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 siding remain on the historic house as-is or be reviewed prior to removal;
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;
5. The proposed window forward of the midpoint on the existing structure's north elevation be removed;
6. Shown lap siding with corner boards not exceed five inches (5");
7. Paired windows have a 4"-6" mullion between;
8. All permanent landscape features, included but not limited to fences, pathways, pavers, parking pads, pools, etc. shall be reviewed and approved before installation; and,

**9. Final material selections for foundation materials, cladding, roofing, trim, porch elements, windows, doors, and site elements are reviewed and approved prior to purchase and installation; finding that, with these conditions, the proposed addition meets the applicable sections of the Germantown Historic Preservation Zoning Overlay. Commissioner Jones seconded the motion, and it passed unanimously.**

**31. 1700 4TH AVE N**

Application: New Construction—Infill and Outbuilding; Setback determination  
Council District: 19  
Overlay: Salemtown Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2022044299 and T2022044301

**Notification requirements not met.**

**32. 1418 BOSCOBEL ST**

Application: New Construction—Infill  
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#: T2022044295

Description of Project: Application is to construct two-story infill.

Recommendation Summary: Staff recommends approval of 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 front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. The property shall be limited to one driveway on Boscobel Street with a maximum width of twelve feet (12') at the street;
4. The site plan shall be revised to show the driveway and parking locations prior to issuance of a preservation permit;
5. There shall be a change in material at the foundation;
6. Staff approve the final details, dimensions and materials of all unknown materials as well as the windows prior to purchase and installation;
7. Staff approve the brick color, dimensions, and texture;
8. Details of the retaining wall shall be submitted; and
9. 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.

With these conditions, staff finds that the proposed infill meets sections IV. (Materials) and V. (New Construction-Infill) 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.

Applicant: Not present

Public: No requests to speak

**Motion:**

**Commissioner Mayhall 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 front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;**
3. **The property shall be limited to one driveway on Boscobel Street with a maximum width of twelve feet (12') at the street;**
4. **The site plan shall be revised to show the driveway and parking locations prior to issuance of a preservation permit;**

5. **There shall be a change in material at the foundation;**
6. **Staff approve the final details, dimensions and materials of all unknown materials as well as the windows prior to purchase and installation;**
7. **Staff approve the brick color, dimensions, and texture;**
8. **Details of the retaining wall shall be submitted; and**
9. **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 infill meets sections IV. (Materials) and V. (New Construction-Infill) 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 Jones.**

**33. 411 BROADWAY**

Application: New Construction—Addition  
 Council District: 19  
 Overlay: Broadway Historic Preservation Zoning Overlay  
 Project Lead: Sean Alexander Sean.Alexander@nashville.gov  
 PermitID#: T2022044519

**Deferred at the request of the applicant.**

**34. 1814 HOLLY ST**

Application: New Construction—Infill and Outbuilding; Setback determination  
 Council District: 06  
 Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
 Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
 PermitID#: T2022044288 and T2022044290

Description of Project: Applicant proposes to construct infill and an outbuilding on a vacant lot.

**Recommendation Summary:**

Staff recommends approval of the 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.
3. MHZC approve a masonry sample, all windows and doors, the roof shingle color, and the walkway and driveway materials prior to purchase and installation; and
4. An eighteen inch (18”) to thirty-six inch (36”) wide porch beam is added to the front porch;
5. The window in the front upperstory gable is revised to be vertically oriented and that all double and triple window openings have four to six inch (4”-6”) mullions;
6. A walkway be added from the street to the front porch;
7. The roof height of the outbuilding is lowered to not exceed twenty-five feet (25’) and the wall height is lowered to twelve feet (12’), and the eave overhangs be reduced to two feet (2’), the maximum amounts allowed by the design guidelines;
8. The total width of dormers on the alley-facing façade of the outbuilding not exceed fourteen feet (14’).

With these conditions, staff finds that the proposed infill and outbuilding meets sections IV. (Materials), V. (New Construction-Infill), and VII. (New Construction-Detached Outbuildings & Garden Structures) 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.

Applicant: Kurt McKeithen  
 Public: James Polk

**Motion:**

**Commissioner Mayhall moved for approval of the 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.
3. MHZC approve a masonry sample, all windows and doors, the roof shingle color, and the walkway and driveway materials prior to purchase and installation; and
4. An eighteen inch (18") to thirty-six inch (36") wide porch beam is added to the front porch;
5. The window in the front upperstory gable is revised to be vertically oriented and that all double and triple window openings have four to six inch (4"-6") mullions;
6. A walkway be added from the street to the front porch;
7. The roof height of the outbuilding is lowered to not exceed twenty-five feet (25') and the wall height is lowered to twelve feet (12'), and the eave overhangs be reduced to two feet (2'), the maximum amounts allowed by the design guidelines;
8. The total width of dormers on the alley-facing façade of the outbuilding not exceed fourteen feet (14');

finding that, with these conditions, the proposed infill and outbuilding meets sections IV. (Materials), V. (New Construction-Infill), and VII. (New Construction-Detached Outbuildings & Garden Structures) 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 Jones seconded the motion, and it passed unanimously.

### 35. 2405 10TH AVE S

Application: New Construction—Infill; Setback Determination  
 Council District: 17  
 Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
 Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
 PermitID#: T2022044291

**Deferred at the request of the applicant.**

### 36. 101 BROADWAY

Application: Signage  
 Council District: 19  
 Overlay: Broadway Historic Preservation Zoning Overlay  
 Project Lead: Melissa Sajid, melissa.sajid@nashville.gov  
 PermitID#: T2022035785

**Notification requirements not met.**

### 10. 1108 MONTROSE AVENUE

Application: New Construction—Addition  
 Council District: 17  
 Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
 Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
 PermitID#: T2022043840

Description of Project: Application for the construction of a rear addition that is two feet (2') taller than the historic house.

Recommendation Summary: Staff recommends approval of the proposed addition, with the following condition:

1. The final materials, including the chimney materials, doors and windows, shall be approved by staff prior to purchase and installation,

finding that with those conditions, the project meets sections IV for materials and VI for New Construction-Additions of Part I and the Waverly-Belmont chapter of Part II of the design guidelines for Turn-of-the 20<sup>th</sup>-Century Districts.

Applicant: William Smallman  
Public: Kent Burns

**Motion:**

**Commissioner Mosley moved to approve the proposed addition, with the condition that final materials, including the chimney materials, doors and windows, shall be approved by staff prior to purchase and installation; finding that with that condition, the project meets sections IV for materials and VI for New Construction-Additions of Part I and the Waverly-Belmont chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Johnson seconded and the motion was approved unanimously.**

**OTHER BUSINESS**

None