



METROPOLITAN HISTORIC ZONING COMMISSION
Sunnyside in Sevier Park, 1113 Kirkwood Avenue Nashville, TN 37204
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METRO HISTORIC ZONING COMMISSION (MHZC)
MINUTES

August 17, 2022

Sonny West Conference Center/ Fulton Campus
700 President Ronald Reagan Way (formerly 2nd Ave S)

2:00 p.m.

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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

Ann Mikkelsen
Legal Counsel

[Metro Historic Zoning Commission](#)
1113 Kirkwood Avenue, Nashville, TN 37204
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**METRO HISTORIC ZONING COMMISSION (MHZC)
MINUTES**

August 17, 2022

**Sonny West Conference Center/ Fulton Campus
700 President Ronald Reagan Way (formerly 2nd Ave S)**

2:00 p.m.

Commissioner Attendance: Chair Bell, Vice-chair Stewart, Johnson, Mayhall, Mosley, and Price.

Staff Attendance: Historic Zoning Administrator Zeigler, Legal Counsel Mikkelsen, and staff members Alexander, Baldock, Mitchell, Rose, Sajid, and Warren.

1. ADOPTION OF JUNE 9 AND JULY 20 MINUTES

Motion: Commissioner Mayhall moved to approve the minutes as provided. Vice-chair Stewart seconded and the motion passed unanimously.

2. ADOPTION OF AGENDA

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

- 9. 2007 Linden Ave—Notification requirements not met
- 11. 406 S 11th—Approved administratively
- 12. 230 Rep John Lewis Way and 233 4th Ave N—Notification requirements not met
- 13. 166 2nd Ave N—Notification requirements not met
- 18. 908 Meridian St—Notification requirements not met
- 20. 309 Tillman Ln—Request to Defer
- 29. 1309 Shelby—Request to Defer
- 30. 1806 5th Ave N—Request to Defer
- 31. 1109 Porter—Notification requirements not met
- 32. 1803 Russell St—Approved administratively

Motion: Vice-chair Stewart moved to accept the revised agenda. Commissioner Price seconded and the motion passed unanimously.

3. COUNCILMEMBER PRESENTATIONS

Commissioner Withers asked to speak during a specific case.

CONSENT

4. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

5. 2200 18TH AVE S

Application: New Construction-Outbuilding; Setback Determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren, jenny.warren@nashville.gov
PermitID#:T2022051623

6. 1326 7TH AVE N

Application: New Construction-Addition and Outbuilding
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022051385 and T2022051409

7. 1708 ASHWOOD AVE

Application: New Construction-Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022051358

8. 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

9. 2007 LINDEN AVE

Application: New Construction-Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov

10. 1004 MONTROSE AVE

Application: New Construction-Addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022051433

11. 406 S 11TH ST

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#:T2022051511

12. 230 REP JOHN LEWIS WAY N AND 223 4TH AVE N

Application: Alterations
Council District: 19
Overlay: Historic Landmark Zoning Overlay
Project Lead: Robin Zeigler robin.zeigler@nashville.gov
PermitID#: T2022052054

13. 166 SECOND AVE N

Application: Alterations
Council District: 19
Overlay: Historic Landmark Zoning Overlay
Project Lead: Robin Zeigler robin.zeigler@nashville.gov
PermitID#: T2022052057

14. 627 SECOND AVENUE S

Application: New Construction-Alterations and Additions
Council District: 19
Overlay: Historic Landmark Zoning Overlay
Project Lead: Robin Zeigler robin.zeigler@nashville.gov
PermitID#:T2022052056

Motion:

Commissioner Mosley moved to approve all cases with their applicable conditions and with the exceptions of 2007 Linden Ave, 406 S 11th St, 230 Rep John Lewis Way N, 223 4th Ave N, 166 Second Ave N and 2200 18th Ave S. Commissioner Johnson seconded and the motion passed unanimously.

VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

15. 101 BROADWAY (REHEARING)

Application: Signage

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

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

PermitID#: T2022035785

Description of Project: The application is to remove paint from masonry and to add a painted sign to the ground floor of the 1st Ave S elevation.

Applicants: Tom Morales

Public: None present

Recommendation Summary: Staff recommends approval with the following conditions:

1. The size of the painted sign shall not exceed 125 sq. ft.;
2. Existing painted signage on the 1st Ave S elevation shall be removed, and the method used for paint removal shall be approved prior to commencement of work;
3. Any associated building illumination must be reviewed and permitted prior to installation; and
4. Metallic, fluorescent, or day-glow paints shall not be used.

With these conditions, staff finds that the proposed painted signage can meet Sections II. (Rehabilitation) and IV. (Signage) of the design guidelines for the Broadway Historic Preservation Zoning Overlay.

Motion:

Commissioner Price moved to approve with the conditions that:

1. Any associated building illumination must be reviewed and permitted prior to installation; and,
2. Metallic, fluorescent, or day-glow paints shall not be used;

finding that with the conditions and because of existing conditions and historic photographs, the proposed painted signage can meet Sections II. (Rehabilitation) and IV. (Signage) of the design guidelines for the Broadway Historic Preservation Zoning Overlay. Commissioner Mayhall seconded and the motion passed unanimously.

16. 1701 BLAIR BLVD AND 2121 BELMONT BLVD

Application: New Construction-Addition/Violation

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

Description of Project: Application to alter partition walls that were constructed without permits.

Applicants: Michael Ward, Brian Haun

Public: None present

Recommendation Summary: Staff recommends approval of the proposed design for rooftop partition walls at The Jenkins located at the corner of Blair and Belmont Boulevards. Staff recommends that the violation of partition walls installed at 1701 Blair Boulevard Units 1 and 2 and 2121 Belmont Boulevard Units 1 and 2, installed without a permit, be corrected by meeting the proposed design or removed within ninety (90) days of this decision. Staff finds the proposed partition wall meets Sections II(B)(1)(b) and II(B)(2)(f) of the guidelines for height and scale, Section II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials.

Motion:

Commissioner Price moved to approve the proposed design for rooftop partition walls at The Jenkins located at the corner of Blair and Belmont Boulevards, requiring that the violation of partition walls installed at 1701 Blair Boulevard Units 1 and 2 and 2121 Belmont Boulevard Units 1 and 2, installed without a permit, be corrected by meeting the proposed design or removed within ninety (90) days of this decision. The proposed partition walls meet Sections II(B)(1)(b) and II(B)(2)(f) of the guidelines for height and scale, Section II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials. Vice-chair Stewart seconded and the motion passed unanimously.

17. 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

Description of Project: Partition walls, railings, a canopy structure, and screening were installed without a permit. (Please see separate staff recommendation for partition walls for the entire building.)

Design doesn't vary greatly

Cannot be seen

Not extending the height

Applicants: Quan Poole

Public: None present

Recommendation Summary: Staff recommends approval of the railings, rear screen (highlighted in purple in fig. 2), and rear partition wall (highlighted in green in figs. 2 and 3), finding that they meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale, Section II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials.

Staff recommends removal of the canopy structure within ninety (90) days of the Commission's decision, finding that it does not meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale and Section II(B)(2)(a) for location.

Motion: Commissioner Price moved to approve the railings, rear screen (highlighted in purple in fig. 2), and rear partition wall (highlighted in green in figs. 2 and 3), finding that they meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale, Section II(B)(2)(a) for location, and Sections II(B)(1)(d) and II(B)(2)(f) for materials. The canopy structure shall be removed within ninety (90) days of the Commission's decision, finding that it does not meet Sections II(B)(1)(b) and II(B)(2)(f) for height and scale and Section II(B)(2)(a) for location. Commissioner Mosley seconded and the motion passed with Vice-chair Stewart and Commissioners Stewart and Johnson in opposition, with Chair Bell joining Commissioners Price, Mayhall, and Mosley in the affirmative.

PRELIMINARY AND FINAL SP REVIEW

18. 908 MERIDIAN ST

Application: New Construction-Addition and Outbuildings

Council District: 05

Overlay: Historic Landmark Zoning Overlay

Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov

PermitID#: T2022044450

Notification requirements not met.

MHZC ACTIONS

19. 804 SHELBY AVE

Application: Demolition-Economic Hardship

Council District: 06

Overlay: Edgefield Historic Preservation District

Project Lead: Joseph Rose Joseph.Rose@nashville.gov

Description of Project: The applicant requests demolition of a contributing building, arguing for economic hardship.

Applicants: Eric Madej

Public: Alice Forrester, Jim Hoobler, Councilmember Withers

Recommendation Summary: Staff recommends denial of demolition of 804 Shelby Avenue finding that the project does not meet section V(B)(2) for appropriate demolition and 17.40.420 E for economic hardship. The project meets section V(B)(1) for inappropriate demolition.

Motion:

Commissioner Mosley moved to deny demolition of 804 Shelby Avenue finding that the project does not meet section V(B)(2) for appropriate demolition and 17.40.420(E) for economic hardship and the project meets section V(B)(1) for inappropriate demolition. Commissioner Price seconded and the motion passed unanimously.

20. 309 TILLMAN LN

Application: Demolition-Economic Hardship

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose Joseph.Rose@nashville.gov

PermitID#:T2022035491

Request to defer.

21. 114 2ND AVE S

Application: Demolition-Economic Hardship

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

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

PermitID#:T2022051626

Description of Project: The applicant requests demolition of a contributing building due to extreme disrepair, arguing for economic hardship and demolition of a non-contributing building.

Applicants: Jim Murphy, applicant's legal counsel

Public: None present

Recommendation Summary: Staff recommends approval of full demolition of the structure at 114 Second Avenue South, finding that demolition meets section V(3) as repairs are not possible in a manner that will retain the historic building.

Motion: Vice-chair Stewart moved to approve full demolition of the structure at 114 Second Avenue South, finding that demolition meets section V(3) as repairs are not possible in a manner that will retain the historic building. Commissioner Johnson seconded and the motion passed with Commissioner Mayhall abstaining.

22. 0 N 11TH ST (11th AND FORREST AVE)

Application: New Construction--Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov

PermitID#:T2022051248

Description of Project: The applicant proposes to construct a townhouse development at the northwest corner of North 11th Street and Forrest Avenue.

Applicants: Beau Brady

Public: Sara Fotopulos, Councilmember Withers, Steve Fotopulos, Trisha Brantley

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. An entrance be added to the North 11th Street façade and the entries on Forrest Avenue face the street
3. MHZC approve the location of all HVAC units and other utilities; and
4. MHZC approve all masonry samples, windows and doors, and the materials for the entryway floors and the driveway prior to purchase and installation

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 20th-Century Districts.

Motion:

Vice-chair Stewart 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. **An entrance be added to the North 11th Street façade and the entries on Forrest Avenue face the street**
3. **MHZC approve the location of all HVAC units and other utilities; and**
4. **MHZC approve all masonry samples, windows and doors, and the materials for the entryway floors and the driveway prior to purchase and installation;**

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 20th-Century Districts. Commissioner Price seconded and the motion passed unanimously.

23. 107 4TH AVE N

Application: New Construction-Infill

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

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

PermitID#:T2022051624

Description of Project: Application for the new construction of infill on a vacant lot.

Applicants: John Barnett

Public: None present

Recommendation Summary:

Staff recommends approval of the proposed infill with the following conditions:

1. Materials shall be reviewed and approved prior to purchase and installation, including brick and stone samples, storefront bulkhead material, and all doors and windows;
2. Glazing shall be clear and
3. Signage and lighting must be reviewed and approved and shall be submitted separately.

With these conditions, staff finds that the proposed infill meets section III for New Construction of the Broadway Historic Preservation Zoning Overlay Design Guidelines.

Motion:

Vice-chair Stewart moved to approve the proposed infill with the following conditions:

1. **Materials shall be reviewed and approved prior to purchase and installation, including brick and stone samples, storefront bulkhead material, and all doors and windows;**
2. **Glazing shall be clear; and,**
3. **Signage and lighting must be reviewed and approved and shall be submitted separately;**

finding that with these conditions, the proposed infill meets section III for New Construction of the Broadway Historic Preservation Zoning Overlay Design Guidelines. Commissioner Price seconded and the motion passed unanimously.

24. 622 JEFFERSON ST

Application: New Construction-Infill

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

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

PermitID#:T2022051735

Description of Project: Application is to construct residential infill.

Applicants: Manuel Zeitlin (Nellie Blevins and James Lennon)

Public: Elliot Bewer, Claudia Bonnyman, Freida Mullowney

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

1. The setback along 7th Avenue North shall match the building at the corner of 7th and Madison;
2. The overall height shall be reduced to no more than sixty feet (60') from grade, as measured from Jefferson Street;
3. The floor heights and window proportions on the fourth and fifth floors shall be reduced to be less than that of the floors below, creating more traditional proportions;
4. Staff shall review and approve all materials, prior to purchase and installation, including: a brick sample, terracotta samples, porch step material, driveway material, walkway material, retaining wall/planter material, and all doors and windows;
5. The rooftop decks shall step back eight feet (8') from the front wall;
6. Any new sidewalks shall be brick and in the dominant pattern closest to the development;
7. Exterior lighting shall be reviewed and approved by staff prior to purchase and installation and
8. Staff shall approve the final mechanical and utility locations.

With these conditions, staff finds that the proposed infill and outbuilding meets the Germantown Historic Preservation Overlay design guidelines.

Motion:

Vice-chair Stewart moved to approve the project with the following conditions:

1. **The setback along 7th Avenue North shall be between the proposal and the buildings at the corner of 7th and Madison;**
2. **The overall height shall be reduced to no more than sixty feet (60') from grade, as measured from Jefferson Street;**
3. **The floor heights and window proportions on the fourth and fifth floors shall be reduced to be less than that of the floors below, creating more traditional proportions;**
4. **Staff shall review and approve all materials, prior to purchase and installation, including: a brick sample, terracotta samples, porch step material, driveway material, walkway material, retaining wall/planter material, and all doors and windows;**
5. **The rooftop decks shall step back eight feet (8') from the front wall;**
6. **Any new sidewalks shall be brick and in the dominant pattern closest to the development;**
7. **Exterior lighting shall be reviewed and approved by staff prior to purchase and installation;**
8. **Staff shall approve the final mechanical and utility locations; and,**
9. **The lower block (first three levels) shall stay at 45' or less;**

finding that with these conditions, the proposed infill and outbuilding meets the Germantown Historic Preservation Overlay design guidelines. Commissioner Johnson seconded and the motion passed with Commissioner Price in opposition.

25. 411 BROADWAY

Application: New Construction-Additions

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

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

PermitID#: T2022044519

Description of Project: The proposal is for rear, side and rooftop additions.

Applicants: Tracy Ford

Public: Grover Collins, Ben Eagles (Mayor's office), Garrett Sickles, Dale Tubb

Recommendation Summary: Staff recommends approval with the following conditions:

1. **The railing on the right-side addition be a parapet wall instead of a railing;**
2. **The fold-up windows on the 5th floor be replaced with fixed windows;**
3. **Final approval is provided for the metal panels, canopy, windows, and doors, and that all new windows and doors have clear glazing;**
4. **The roof of the proposed rooftop addition is not used for anything but mechanicals and associated safety railings, to ensure it does not exceed the maximum height/stories for rooftop additions;**
5. **The entire front of the third-level balcony is pushed back to the right-side (interior) edge of the corner window, approximately two feet (2') from the front wall; and,**
6. **New drawings are submitted to show changes, prior to issuance of a permit;**

finding that with these conditions, the project meets the design guidelines for new construction.

Motion:

Commissioner Price moved to approve with the following conditions:

1. **The railing on the right-side addition be a parapet wall instead of a railing;**
2. **The fold-up windows on the 5th floor be replaced with fixed windows;**
3. **Final approval is provided for the metal panels, canopy, windows, and doors, and that all new windows and doors have clear glazing;**
4. **The roof of the proposed rooftop addition is not used for anything but mechanicals and associated safety railings, to ensure it does not exceed the maximum height/stories for rooftop additions;**

5. **The railing of the third-level balcony is pushed back to the right-side (interior) edge of the corner window, approximately two feet (2') from the front wall and the overhang over the second level is a minimally designed canopy for the 2nd level balcony below; and,**
 6. **New drawings are submitted to show changes, prior to issuance of a permit;**
- finding that with these conditions, the project meets the design guidelines for new construction. Commissioner seconded and the motion passed unanimously. Commissioner Johnson seconded and the motion passed unanimously.**

26. 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
PermitID#: T2022044299 and T2022044301

Description of Project: Application is to construct two-story infill and detached outbuilding. The request includes setback determination to reduce the street setback on Garfield Street from twenty feet (20') to ten feet (10') for the infill and to eleven feet (11') for the outbuilding.

Applicants: Not present

Public: None present

Recommendation Summary: Staff recommends approval of the infill, outbuilding, and setback determinations 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. Capitals shall be added to all porch posts;
4. Utility meters be located on the side of the building; and,
5. The final selections of the brick sample, trim, metal roofing, all windows and doors, porch railings, porch floor and steps, and walkway and driveway materials shall be approved prior to purchase and installation.

With these conditions, staff finds that the proposed infill, outbuilding, and setback determinations meets sections IV. (Materials), V. (New Construction-Infill), and VII. (New Construction-Detached Outbuildings & Garden Structures) of Part I and the Salemtown chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Motion: Commissioner Mosley moved to approve the infill, outbuilding, and setback determinations 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. **Capitals shall be added to all porch posts;**
4. **Utility meters be located on the side of the building; and,**
5. **The final selections of the brick sample, trim, metal roofing, all windows and doors, porch railings, porch floor and steps, and walkway and driveway materials shall be approved prior to purchase and installation;**

finding that with these conditions, the proposed infill, outbuilding, and setback determinations meets sections IV. (Materials), V. (New Construction-Infill), and VII. (New Construction-Detached Outbuildings & Garden Structures) of Part I and the Salemtown chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Vice-chair Stewart seconded and the motion passed unanimously.

27. 1501 BOSCOBEL ST

Application: New Construction-Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Jenny Warren, jenny.warren@nashville.gov

PermitID#:T2022044547

Description of Project: Application for the new construction of duplex infill with two outbuildings.

Applicants: Peggy Newman

Public: None present

Recommendation Summary: Staff recommends approval of the proposed infill and outbuildings 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 approve the materials prior to purchase and installation, including a brick sample, the porch railings, all windows and doors, garage doors and the walkway material and
4. The foundation heights of the outbuildings shall not exceed one foot (1') from grade at the highest point of grade.

With these conditions, staff finds that the proposed infill and outbuildings meet 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 20th-Century Districts.

Motion: Commissioner Price moved to approve the proposed infill and outbuildings 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 approve the materials prior to purchase and installation, including a brick sample, the porch railings, all windows and doors, garage doors and the walkway material and**
- 4. The foundation heights of the outbuildings shall not exceed one foot (1') from grade at the highest point of grade;**

finding that with these conditions, the proposed infill and outbuildings meet 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 20th-Century Districts. Commissioner Mayhall seconded and the motion 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: Melissa Baldock Melissa.Baldock@nashville.gov

PermitID#:T2022044552

Description of Project: Applicant proposes new duplex infill.

Applicants: Not present

Public: None present

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. MHZC approve all windows and doors and the roof shingle color prior to purchase and installation; and
3. 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 20th Century Districts.

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. MHZC approve all windows and doors and the roof shingle color prior to purchase and installation; and**
- 3. 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, 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 20th Century Districts. Commissioner Johnson seconded and the motion passed unanimously.

29. 1309 SHELBY AVE

Application: Demolition-Economic Hardship

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose Joseph.Rose@nashville.gov

PermitID#: T2022001169

30. 1806 5TH AVE N

Application: Siding Replacement

Council District: 19

Overlay: Salemtown Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose Joseph.Rose@nashville.gov

PermitID#: T2022051614

31. 1109 PORTER RD

Application: New Construction-Infill and Outbuilding

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov

PermitID#: T2022051386 and T2022051390

32. 1803 RUSSELL ST

Application: New Construction-Addition (Revision to Previously Approved Plan); Partial Demolition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov

PermitID#: T2021080137

5. 2200 18TH AVE S

Application: New Construction-Outbuilding; Setback Determination

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Jenny Warren, jenny.warren@nashville.gov

PermitID#:T2022051623

Description of Project: Application for the new construction of an outbuilding, with a setback determination.

Recommendation Summary: Staff recommends approval of the proposed outbuilding with the condition that the windows, door and garage door shall be approved prior to purchase and installation. With this condition, staff finds that the proposed outbuilding meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Applicants: Not present

Public: None present

Motion:

Commissioner Mosley moved to approve the proposed outbuilding with the condition that the windows, door and garage door shall be approved prior to purchase and installation; finding that with this condition, the proposed outbuilding meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Vice-chair Stewart seconded and the motion passed unanimously.

OTHER BUSINESS