



**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**

**September 21, 2022**

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

**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**

Beth Cashion  
Mina Johnson  
Elizabeth Mayhall  
Ben Mosley

David Price  
Samantha Pyle  
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**

**September 21, 2022**

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

**2:00 p.m.**

**Commissioner Attendance:** Chair Bell, Vice-chair Stewart, Commissioners Cashion, Johnson, Mayhall, Mosley, Price, Williams.

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

Chair Bell welcomed new commissioner, Beth Cashion.

**1. ADOPTION OF AUGUST 11 AND 17 MINUTES**

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

**2. ADOPTION OF AGENDA**

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

- 6. 417 Broadway-admin permit
- 7. 419 Broadway-admin permit
- 28. 521 Woodland Street-deferred
- 32. Rules of Order-deferred

**Motion: Commissioner Price moved to accept the revised agenda. Vice Chair Stewart seconded, and the motion passed unanimously.**

**3. COUNCILMEMBER PRESENTATIONS**

None present.

**CONSENT**

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

**5. 1710 BEECHWOOD AVE**

Application: New Construction – Addition; Partial Demolition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#:T2022057253

**6. 417 BROADWAY**

Application: New Construction – Addition; Alterations  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#:T2022060077

**7. 419 BROADWAY**

Application: New Construction – Addition; Alterations  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#:T2022060179

**8. 2000 EASTLAND AVE**

Application: New Construction – Addition  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander Sean.Alexander@nashville.gov  
PermitID#:T2022060112

**9. 925 HALCYON AVE**

Application: New Construction – Addition; Setback Determination  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#:T2022057139

**10. 178 KENNER AVE**

Application: New Construction – Addition; Setback determination  
Council District: 24  
Overlay: Kenner Manor Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#:T2022057245

**11. 1601 LILLIAN ST**

Application: New Construction – Addition; Setback determination  
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#:T2022059842

**12. 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](mailto:Melissa.Baldock@nashville.gov)  
PermitID#:T2022059551

**13. 1101 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)  
PermitID#:T2022057142

**14. 3701 WHITLAND AVE**

Application: New Construction – Addition  
Council District: 24  
Overlay: Whitland Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#:T2022059209

**15. 166 SECOND AVE N**

Application: Alterations Council District: 19  
Overlay: Second Avenue Historic Preservation Zoning Overlay  
Project Lead: Robin Zeigler [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov)  
PermitID#: T2022052057

**16. 901 ACKLEN AVE**

Application: New Construction – Addition  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander, [sean.alexander@nashville.gov](mailto:sean.alexander@nashville.gov)  
PermitID#: T2022060574

**Motion: Commissioner Mosley moved to approve all projects with their applicable conditions, with the exception of 417 Broadway, 419 Broadway, and with moving 901 Acklen Ave to be heard at the end of the meeting. Vice-Chair Stewart seconded, and the motion passed unanimously.**

## HISTORIC TAX ABATEMENTS

### 17. 230 REP JOHN LEWIS WAY N AND 233 4<sup>TH</sup> AVE N, 166 SECOND AVE N, 627 PRESIDENT RONALD REAGAN WAY (formerly 2<sup>nd</sup> Ave S)

**Description of Project:** Three applications were received, which in total exceed the current 10 million cap.

- Rhea Building, 166 2<sup>nd</sup> Ave N, \$12,000,000
- The Nashville Arcade, 230 Rep. John Lewis Way and 233 4<sup>th</sup> Ave N, \$10,250,000
- Geddes Firehall, 627 2<sup>nd</sup> Ave S, \$1,400,000

**Applicants:** None present

**Public:** None present

**Recommendation Summary:** Finding all three applications qualify, that the proposed projects meet the design guidelines, and that applications have been filed for Historic Landmarks for those not already designated, staff recommends providing each application with a portion of the cap, based on their level of endangerment, as follows:

- The Rhea Building: 60% or \$6,000,000 of improvements may apply for the abatement;
- The Nashville Arcade: 30% or \$3,000,000 of improvements may apply for the abatement; and,
- James Geddes Engine Company No. 6: 10% or \$1,000,000 of improvements may apply for the abatement.

Staff further recommends the conditions that:

1. The James Geddes Engine Company No. 6 and The Nashville Arcade are designated as Historic Landmarks;
2. The Nashville Arcade obtains a Preservation Permit for planned work;
3. That if BL2022-1382 passes, as currently written, all three projects shall receive the full amount requested instead of a percentage; and,
4. If the caps of BL2022-1382 are revised to be less than currently proposed, that all three projects will return to the Commission for a review of approved amount;

finding that with these conditions, the projects meet the requirements for the Historic Tax Abatement program.

**Applicants:** None present

**Public:** None present

**Motion: Vice-chair Stewart moved to approve all three requests at the requested amount with the conditions that:**

- 1. The James Geddes Engine Company No. 6 and The Nashville Arcade are designated as Historic Landmarks; and,**
  - 2. The Nashville Arcade obtains a Preservation Permit for planned work;**
- finding that with these conditions, all three applications qualify, that the proposed projects meet the design guidelines, and that applications have been filed for Historic Landmarks for those not already designated. Commissioner Johnson seconded and the motion passed unanimously. Commissioner Cashion seconded and the motion passed unanimously.**

## **DESIGNATION**

### **18. 627 PRESIDENT RONALD REAGAN WAY (formerly 2<sup>nd</sup> Ave S)**

Application: Historic Landmark

Council District: 19

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

**Description of Project:** A request to apply a Historic Landmark Overlay on property located at 627 President Ronald Reagan Way (09311015900) for the James Geddes Engine Company No. 6.

**Applicants:** None present

**Public:** None present

**Recommendation Summary:** Staff suggests the Commission recommend to City Council that the James Geddes Engine Company No. 6 be adopted as Historic Landmark and the existing design guidelines for Historic Landmarks be used to guide future changes.

**Motion: Commissioner Mayhall moved to recommend to City Council that the James Geddes Engine Company No. 6 be adopted as a Historic Landmark and the existing design guidelines for Historic Landmarks be used to guide future changes. Commissioner Price seconded and the motion passed unanimously.**

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

### **19. 1121 CALVIN AVE**

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

**Description of Project:** A portion of the wrap around porch was enclosed without permits. The property owner now requests to retain the alteration.

**Applicants:** Alexis Springer, property owner

**Public:** None present

**Recommendation Summary:** Staff recommends that the:

1. Front addition be disapproved;
2. Porch's original design be reconstructed following the dimensions, design and materials of the original features within 60 days of the Commission's decision; and,
3. Applicant submit drawings illustrating the reconstruction within 30 days of the Commission's decision.

Staff finds that the addition does not meet the following design guidelines: sections III. (Demolition) 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.

**Motion:** Commissioner Mosley moved that the:

1. **Front addition be disapproved;**
2. **Applicant submit drawings illustrating the reconstruction within 30 days of the Commission's decision; and**
3. **Porch's original design be reconstructed following the dimensions, design and materials of the original features within 90 days of the Commission's decision;**

**finding that the addition does not meet the following design guidelines: sections III. (Demolition) 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.**

## **20. 1111 HALCYON AVE**

Application: Violation – Outbuilding

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#:2022057936

**Applicants:** Nathan French, property owner

**Public:** None present

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

1. The wall heights shall not exceed twelve feet (12'), measured from finished floor/top of foundation to where the side wall and roof intersect;
2. A correction plan and timeline shall be submitted within 30 days, and corrections shall be completed within 120 days; and
3. The details of the pedestrian and garage doors must be approved prior to purchase and installation.

With these conditions, staff finds that the proposed outbuilding meets sections IV. (Materials) and VII. (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 20<sup>th</sup>-Century Districts.

**Motion: Commissioner Price moved to approve the project with the following conditions:**

- 1. The wall heights shall not exceed twelve feet (12'), measured from finished floor/top of foundation to where the side wall and roof intersect;**
- 2. A correction plan and timeline shall be submitted within 30 days, and corrections shall be completed within 120 days; and**
- 3. The details of the pedestrian and garage doors must be approved prior to purchase and installation;**

**finding that with these conditions, the proposed outbuilding meets sections IV. (Materials) and VII. (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 20<sup>th</sup>-Century Districts. Commissioner Williams seconded and the motion passed unanimously.**

## **PRELIMINARY AND FINAL SP REVIEW**

### **21. 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](mailto:Melissa.Sajid@nashville.gov)

PermitID#: T2022044450

**Description of Project:** The application is for Final SP review of an addition to the historic building and new construction of four detached buildings. MHZC recommended approval of the preliminary SP in April 2016.

**Applicants:** Patrick Napier, David Brauner

**Public:** None present

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

1. The distance between Building 2 and the historic building shall be increased so that the elevation closest to the historic landmark line up with that of Building 1, as currently proposed;
2. The uncovered rooftop deck unbuilding not be covered or enclosed and remain free from appurtenances such as canopies, poles, lighting, A/V, heaters, fans, or signage.
3. Any proposed material replacement on the historic building (i.e. roofing, windows, doors, siding, brick, stone, etc.) shall be reviewed before the work takes place;
4. Repointing, cleaning, or painting of masonry, if proposed, shall be reviewed before work takes place;



5. Construction fencing shall be used to protect the historic stone wall along Meridian Street during construction;
6. The final details of the roofing and porch floor for the addition shall be approved prior to purchase and installation;
7. The final selections of windows, doors, and roof color shall be approved prior to purchase and installation;
8. The details of fencing, exterior lighting, A/V equipment, security equipment, HVAC, and other utilities shall be approved prior to purchase and installation; and
9. Signage must be reviewed and approved prior to installation.

With these conditions, staff finds that the project can meet Sections IV (Building Alterations), V (Site Alterations), and VI (New Construction) of the design guidelines for Historic Landmark Zoning Overlays.

**Motion: Commissioner Price moved to approve with the following conditions:**

1. **The distance between Building 2 and the historic building shall be increased so that the elevation closest to the historic landmark line up with that of Building 1, as currently proposed;**
2. **The uncovered rooftop deck unbuilding not be covered or enclosed and remain free from appurtenances such as canopies, poles, lighting, A/V, heaters, fans, or signage.**
3. **Any proposed material replacement on the historic building (i.e. roofing, windows, doors, siding, brick, stone, etc.) shall be reviewed before the work takes place;**
4. **Repointing, cleaning, or painting of masonry, if proposed, shall be reviewed before work takes place;**
5. **Construction fencing shall be used to protect the historic stone wall along Meridian Street during construction;**
6. **The final details of the roofing and porch floor for the addition shall be approved prior to purchase and installation;**
7. **The final selections of windows, doors, and roof color shall be approved prior to purchase and installation;**
8. **The details of fencing, exterior lighting, A/V equipment, security equipment, HVAC, and other utilities shall be approved prior to purchase and installation; and**
9. **Signage must be reviewed and approved prior to installation;**

**finding that with these conditions the project can meet Sections IV (Building Alterations), V (Site Alterations), and VI (New Construction) of the design guidelines for Historic Landmark Zoning Overlays. Vice-chair Stewart seconded, and the motion passed unanimously.**

[Vice-chair Stewart stepped out at 3:02 pm and returned at 3:53 pm, during the applicant's presentation for 1209 Ordway.]

## **MHZC ACTIONS**

### **22. 201 FALL ST**

Application: Economic Hardship

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose [Joseph.Rose@nashville.gov](mailto:Joseph.Rose@nashville.gov)  
PermitID#:T2022058894

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

**Applicants:** Randall Jones

**Public:** Linda Bodfish, 219 Scott

**Recommendation Summary:** Staff recommends denial of demolition of 201 Fall Street finding that the project does not meet Section III(B)(2)(a) nor 17.40.420 E of the zoning ordinance for economic hardship and does not meet Section III(B)(2)(b) as the building is contributing.

**Motion:** Commissioner Price moved to deny demolition of 201 Fall Street finding that the project does not meet Section III(B)(2)(a) nor 17.40.420 E of the zoning ordinance for economic hardship and does not meet Section III(B)(2)(b) as the building is contributing. Commissioner Cashion seconded and the motion passed unanimously.

### **23. 1207 FATHERLAND ST**

Application: Economic Hardship

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose [Joseph.Rose@nashville.gov](mailto:Joseph.Rose@nashville.gov)

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

**Applicants:** Ritesh Gupta

**Public:** None present

**Recommendation Summary:** Staff recommends approval of full demolition of the structure at 1207 Fatherland Street, finding that demolition meets section III.B(2)(b) as the necessary demolition required to repair the primary building will result in a non-contributing building and the project meets section III.B(2)(a) as repairs are not possible in a manner that retain the historic building.

**Motion:** Commissioner Mosley moved to approve full demolition of the structure at 1207 Fatherland Street, finding that demolition meets section III.B(2)(b) as the necessary demolition required to repair the primary building will result in a non-contributing building and the project meets section III.B(2)(a) as repairs are not possible in a manner that retain the historic building. Commissioner Williams seconded and the motion passed unanimously.

### **24. 1212 HOLLY ST**

Application: New Construction – Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Robin Zeigler robin.zeigler@nashville.gov  
PermitID#:T2022060068

**Description of Project:** The applicant requests construction of a new church to replace the historic church damaged by the 2020 tornado.

**Applicants:** Gary Everton, EOA Architects

**Public:** None present

**Recommendation Summary:** Staff recommends approval with the conditions that all non-salvaged materials receive final approval and that mechanicals be located on the roof, at the rear, or on the right side of the building; finding that with these conditions, the proposed new construction meets sections IV for materials and V for new construction in 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.

**Motion: Commissioner Price moved approve with the conditions that all non-salvaged materials receive final approval and that mechanicals be located on the roof, at the rear, or on the right side of the building; finding that with these conditions, the proposed new construction meets sections IV for materials and V for new construction in 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 Mayhall seconded, and the motion passed unanimously.**

#### **25. 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

**Description of Project:** Application for the new construction of infill with a setback determination.

**Applicants:** None present

**Public:** Kelsey Brown, 1001 Caruthers Ave

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

1. Staff shall review and approve materials, prior to purchase and installation, including: a brick sample, the lap siding, the trim material, the porch floor, windows, the door, the garage door and the driveway and walkway materials;

2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters be located on the side of the building;
3. The finished floor height shall be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;

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

**Motion: Commissioner Mayhall moved to approve the proposed infill with the following conditions:**

1. **Staff shall review and approve materials, prior to purchase and installation, including: a brick sample, the lap siding, the trim material, the porch floor, windows, the door, the garage door and the driveway and walkway materials;**
2. **The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters be located on the side of the building;**
3. **The finished floor height shall be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;**

**finding that with these conditions, the proposed infill meets sections IV. (Materials), V. (New Construction-Infill), 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. Commissioner Price seconded and the motion passed unanimously.**

#### **26. 1209 ORDWAY PL**

Application: Partial Demolition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose [Joseph.Rose@nashville.gov](mailto:Joseph.Rose@nashville.gov)

PermitID#:T2022058900

**Description of Project:** Applicant requests the addition of two new windows on the side elevation of the home. The proposed location is forward of the midpoint of the home.

**Applicants:** Millie Parkes

**Public:** None present

**Recommendation Summary:** Staff recommends denial of the two new windows forward of the midpoint of the home at 1209 Ordway Place finding that the project does not meet the NCZO for Turn-of-the-20<sup>th</sup> Century Districts design guidelines.

**Motion: Commissioner Johnson moved to deny the two new windows forward of the midpoint of the home at 1209 Ordway Place finding that the project does not meet the NCZO for Turn-of-the-20<sup>th</sup> Century Districts design guidelines. Commissioner Mayhall seconded, and the motion passed unanimously.**

**27. 912 BOSCOBEL ST**

Application: New Construction – Infill and Outbuilding

Council District: 06

Overlay: Edgefield Historic Preservation Zoning Overlay

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

PermitID#:T2022057366 and T2022057377

**Description of Project:** Applicant proposes two-story infill and an outbuilding.

**Applicants:** Eli Routh, contractor

**Public:** None present

**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. MHZC review all masonry samples, windows and doors, the roof shingle color, and the materials of the walkway and driveway prior to purchase and installation;
3. MHZC approve all appurtenances, including new retaining walls, walkways, fencing, lighting, etc., prior to purchase and installation; and
4. The HVAC 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 and outbuilding meets section III. of the Edgefield Historic Preservation Zoning design guidelines.

**Motion: Commissioner Price moved to approve 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. MHZC review all masonry samples, windows and doors, the roof shingle color, and the materials of the walkway and driveway prior to purchase and installation;**
- 3. MHZC approve all appurtenances, including new retaining walls, walkways, fencing, lighting, etc., prior to purchase and installation; and**
- 4. The HVAC 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 and outbuilding meets section III. of the Edgefield Historic Preservation Zoning design guidelines. Vice-chair Stewart seconded, and the motion passed unanimously.**

**28. 521 WOODLAND ST**

Application: Signage  
Council District: 06  
Overlay: Edgefield Historic Preservation Zoning Overlay  
Project Lead: Sean Alexander Sean.Alexander@nashville.gov  
PermitID#:T2022060111

Deferred at the request of the applicant.

**29. 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

**Description of Project:** Application is to construct infill and an outbuilding that does not include a dwelling unit.

**Applicants:** Brent Hunter, architect

**Public:** None present

**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 front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of all unknown materials including the windows prior to purchase and installation; and
4. The utility meters be located on the side of the building.

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

**Motion:**

**Commissioner Mosley moved to approve 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 front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;**
- 3. Staff approve the final details, dimensions and materials of all unknown materials including the windows prior to purchase and installation; and**
- 4. The utility meters be located on the side of the building;**

**finding that with these conditions, the proposed addition/infill/outbuilding meets sections IV. (Materials), V. (New Construction-Infill), and VII. (New Construction-Detached Outbuildings & Garden Structures) 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.**

**30. 1110 LILLIAN 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#:T2022059688

**Description of Project:** The applicant proposes demolition of the non-contributing house at 1110 Lillian Street and construction of a one and one-half story infill.

**Applicants:** Brent Hunter, architect

**Public:** None present

**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. MHZC approve all material selections for cladding, trim, porch elements, roofing, windows, doors, and site elements prior to purchase and installation;
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; and,
4. MHZC review and approve the material selection for the front facing dormer before purchase and installation.

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

**Motion:** Commissioner Price moved to recommend 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. MHZC approve all material selections for cladding, trim, porch elements, roofing, windows, doors, and site elements prior to purchase and installation;
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; and,
4. MHZC review and approve the material selection for the front facing dormer before purchase and installation;

finding with these conditions, the proposed infill meets sections III. (Demolition), 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 Cashion seconded and the motion passed unanimously.

### **16. 901 ACKLEN AVE**

Application: New Construction – Addition

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#: T2022060574

**Description of Project:** The applicant proposes to rehab the existing building and enlarge it with a side addition. The proportion and rhythm of windows on the front will remain unchanged, but the left side will be altered significantly. The addition will encapsulate the entire right side of the addition with a new two-story education hall and a one-story vestibule. Both new components will be brick with flat roofs, with aluminum storefront-type windows and doors.

**Applicants:** Mike O’Kelly

**Public:** None present

**Recommendation Summary:** Staff recommends approval of the proposed additions to the existing non-contributing building at 901 Acklen Avenue with the following conditions:

1. Brick and pre-cast stone selections are approved by MHZC staff prior to purchase and installation;
2. Window and door selections are approved by MHZC prior to purchase and installation;
3. Walkway location and materials are approved by MHZC staff; and,
4. Plans for a breeze-block wall are provided for review before construction

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



**Motion: Commissioner Mosley moved to approve the proposed additions to the existing non-contributing building at 901 Acklen Avenue with the following conditions:**

- 1. Brick and pre-cast stone selections are approved by MHZC staff prior to purchase and installation;**
- 2. Window and door selections are approved by MHZC prior to purchase and installation; and,**
- 3. Walkway location and materials are approved by MHZC staff; and,**
- 4. Plans for a breeze-block wall are provided for review before construction;**

**finding that with these conditions, the proposed addition meets sections III. (Demolition), IV. (Materials), V. (New Construction-Infill), and VI. (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. Commissioner Johnson seconded and the motion passed unanimously.**

## **OTHER BUSINESS**

### **31. RULES OF ORDER REVISION**

Deferred

## **OTHER BUSINESS**