



METROPOLITAN HISTORIC ZONING COMMISSION
Sunnyside in Sevier Park, 1113 Kirkwood Avenue, Nashville, TN 37204
615-862-7970, historicalcommission@nashville.gov

METRO HISTORIC ZONING COMMISSION (MHZC) MINUTES

April 19, 2023

Sonny West Conference Center/ Fulton Campus

2:00 p.m.

Additional Information: Applications can be viewed through the [Preservation Permit Tracker](#). Please check the final agenda, [posted online the Friday prior to the meeting](#). [Sign up online](#) to receive notices of agenda postings. Staff recommendations can also be found at the previous link.

Commissioner Attendance: Chair Bell, Vice-Chair Stewart, Commissioners Cashion, Cotton, Johnson, Price, Mosley, Williams

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

1. ADOPTION OF MARCH 15, 2023, MINUTES

Motion: Johnson/Price

2. ADOPTION OF AGENDA

Removals from Agenda and Requests to Defer:

- 7. 806 Petway, 8. 1600 Woodland St, 12. 1710 Primrose—Request to pull from consent agenda
- 17. 746 Benton Blvd—Applicant is correcting violation
- 26. 606 Monroe St—Revised for Administrative Permit
- 27. 1417 Gartland Ave—Revised for Administrative Permit
- 28. 2014 Sweetbriar Ave— Request to defer

Motion: Commissioner Price moved to approve the revised agenda. Commissioner Cotton seconded and the motion passed unanimously.

3. COUNCILMEMBER PRESENTATIONS

Councilmember Cash spoke regarding 1710 Primrose Ave. Councilmember Withers spoke at the time of the specific cases he wanted to address.

CONSENT

4. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

5. 930 MCFERRIN AVE

Application: New Construction – Infill/ Final SP
Council District: 05
Overlay: Greenwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2023021263

6. 1030 SEYMOUR AVE

Application: New Construction – Outbuilding
Council District: 05
Overlay: Greenwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2023020844

7. 806 PETWAY AVE

Application: New Construction – Addition
Council District: 05
Overlay: Greenwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2023021403 and T2023021415

8. 1600 WOODLAND ST

Application: New Construction – Addition; Partial Demolition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2023020950

9. 201 FALL ST

Application: New Construction – Addition
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2023021072

10. 808 POWERS AVE

Application: Demolition
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2023020939

11. 401 S 17TH ST

Application: New Construction – Addition; Partial Demolition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2023021097

12. 1710 PRIMROSE AVE

Application: New Construction – Outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2023021144

13. 2709 W LINDEN AVE

Application: New Construction – Addition
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2023021395

14. 1228 6TH AVE N

Application: New Construction – Fence
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2023020823

Motion: Vice-Chair Stewart moved to accept the items on consent, with the exception of 806 Petway Ave, 1600 Woodland St and 1710 Primrose Ave, and with their applicable conditions. Commissioner Cashion seconded and the motion passed unanimously.

8. 1600 WOODLAND ST

Application: New Construction – Addition; Partial Demolition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2023020950

Applicants: Paul Boulifard and Laura Lemon

Public: (Councilmember Withers sent comments via email.)

Description of Project: Application for the demolition of a non-contributing addition and the new construction of an addition.

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

1. Final materials shall be reviewed and approved prior to purchase and installation, including cladding, a brick sample, the metal roofing, the trim and all windows and doors and
2. The HVAC shall be located behind the house or on the interior 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 meets sections III. (Demolition), IV. (Materials) and VI. (New Construction-Additions) of Part I and the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

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

- 1. Final materials shall be reviewed and approved prior to purchase and installation, including cladding, a brick sample, the metal roofing, the trim and all windows and doors and**
- 2. The HVAC shall be located behind the house or on the interior side, beyond the midpoint of the house, and utility meters be located on the side of the building;**

finding that with these conditions, the proposed addition meets sections III. (Demolition), IV. (Materials) and VI. (New Construction-Additions) of Part I and the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Commissioner Williams seconded and the motion passed unanimously.

12. 1710 PRIMROSE AVE

Application: New Construction – Outbuilding

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#:T2023021144

Applicants: Martin Wieck, architect

Public: David Epstein (1715 Cedar Ln) (photographs were handed out), Don Dawson (1703 Cedar Ln), Bobby Frank (1705 Cedar Ln), Frederick Von Collin (1800 Cedar Ln), Diana Compte (1707 Cedar Ln) (Public comment received via email.)

Description of Project: Applicant proposes an outbuilding.

Recommendation Summary: Staff recommends approval with the condition that all windows and doors and the roof shingle color receive final approval. With that condition, staff finds the proposed outbuilding meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Motion: Vice-chair Stewart moved to approve the project with the condition that all windows and doors and the roof shingle color receive final approval, finding that with that condition, the proposed outbuilding meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Commissioner Mosley seconded and the motion passed unanimously.

VIOLATIONS/ SHOW CAUSE

15. 1113 FORREST AVE

Application: New Construction – Addition and Outbuilding/Violation

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022035802 and T2022038217

Applicants: Ben Bredesen, owner, Joe Brink, contractor, Tom Bauer, architect

Public: Councilmember Withers (Public comment received via email.)

Description of Project: The applicant requests to retain work done differently than permit #2022035802 for a rear addition and permit #2022038217 for an outbuilding. The outbuilding increased in size, the outbuilding and addition have less than twenty feet (20') separation between them, the foundation inset on the eastern elevation of the addition and the dormer insets on the addition are less than the two-foot (2'), a bay was constructed on the eastern elevation of the addition, and a window alterations on addition.

Recommendation Summary: Staff recommends approval of the bay addition, the revision to the window dimensions on the first floor of the eastern elevation, and the spacing between buildings finding that they meet Sections VI(B), VI(A), VI(C), VI(D), VII(B), and VII(C) of the guidelines.

Staff recommends disapproval of the rear addition's inset of less than two feet (2') on the eastern rear corner of the historic home and the dormer insets less than two feet (2'), finding they do not meet Sections VI(B)(2) and VI(E)(4) of the guidelines and that they should be corrected in a manner that meets the permit within ninety (90) days of the Commission's decision.

Motion: Vice-chair Stewart moved to approve the bay addition, the revision to the window dimensions on the first floor of the eastern elevation, and the spacing between buildings finding that they meet Sections VI(B), VI(A), VI(C), VI(D), VII(B), and VII(C) of the guidelines and to disapprove the rear addition's inset of less than two feet (2') on the eastern rear corner of the historic home and the dormer insets less than two feet (2'), finding they do not meet Sections VI(B)(2) and VI(E)(4) of the guidelines and that they should be corrected in a manner that meets the permit within ninety (90) days of the Commission's decision. Commissioner Cashion seconded and the motion passed unanimously.

16. 1417 HOLLY ST

Application: New Construction – Addition and Outbuilding/Violation

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2021055889 and T2021059476

Applicants: Kate McElroy, owner

Public: There were no requests from the public to speak. (Public comment received via email.)

Description of Project: The applicant requests to retain work done differently than permit #2021055889 for a rear addition and permit #2021059476 for an outbuilding. Vinyl windows were installed in the rear addition and in the outbuilding that were not reviewed or approved by staff.

Recommendation Summary: Staff recommends disapproval of the windows in the addition and outbuilding, finding that they do not meet Section IV of the guidelines for materials and that they should be removed and replaced with windows that meet the design guidelines within ninety (90) days of the Commission's decision.

Motion: Vice-chair Stewart moved to disapprove the windows in the addition and outbuilding, finding that they do not meet Section IV of the guidelines for materials and that they should be removed and replaced with windows that meet the design guidelines within ninety (90) days of the Commission’s decision. Commissioner Price seconded and the motion passed unanimously.

17. 746 BENTON BLVD

Application: New Construction – Outbuilding/Violation
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov
PermitID#:T2022043989

Removed from agenda--Applicant is correcting violation.

MHZA ACTIONS

18. 210 S 10TH ST

Application: New Construction – Infill
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock, Melissa.Baldock@nashville.gov
PermitID#:T2023012840

Applicants: Scott Morton, Smith Gee Studio

Public: Peter Greaves (913 Fatherland St, representing Historic Edgefield neighborhood), Alice Forrester (803 Fatherland) Councilmember Withers (Public comment received via email.)

Description of Project: Applicant proposes a multi-unit residential development at the northwest corner of Fatherland and South 10th Streets.

Recommendation Summary: Staff recommends disapproval of the project, finding that the development’s design, height, building shape, orientation, and proportion and rhythm of openings do not meet Section III of the Edgefield Historic Preservation Zoning Overlay.

Motion: Commissioner Cotton moved to disapprove the project, finding that the development’s design, height, building shape, orientation, and proportion and rhythm of openings do not meet Section III of the Edgefield Historic Preservation Zoning Overlay. Commissioner Cashion seconded and the motion passed unanimously.

19. 2611 OAKLAND AVE

Application: New Construction – Addition; Setback Determination; Partial Demolition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2023021244

Applicants: Roy Dano, owner (photos were handed out) and Eric Malo, architect

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

Description of Project: Application is to construct a rear addition with an attached garage and includes a setback determination to reduce the street setback along Rosewood Avenue from twenty feet (20') to ten feet, seven inches (10'-7").

Recommendation Summary: Staff recommends approval of the project and disapproval of the setback determination with the following conditions:

1. The garage doors on the proposed addition shall be located on the rear elevation;
2. Vehicular access to the proposed attached garage shall be from the alley;
3. A partial-demo and shoring plan be reviewed prior to permitting;
4. Partial-demolition be accomplished manually and not begin until a partial-demo and shoring plan has been approved and the building has been shored;
5. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building; and,
6. The final selections for the garage door and roof material and color must be approved prior to purchase and installation.

With these conditions, staff finds that the proposed addition can meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay and the street setback from Rosewood Avenue per the Zoning Code.

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

1. Driveway be narrowed to be no more than 22' wide;
2. A partial-demo and shoring plan be reviewed prior to permitting;
3. Partial-demolition be accomplished manually and not begin until a partial-demo and shoring plan has been approved and the building has been shored;
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; and,
5. The final selections for the garage door and roof material and color must be approved prior to purchase and installation;

finding that with these conditions, the proposed addition can meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay and the street setback from Rosewood Avenue per the Zoning Code. Commissioner Williams seconded and the motion passed with Commissioner Johnson in opposition.

20. 1110 RUSSELL ST

Application: New Construction – Addition and Outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2023006175 and T2023006179

Applicants: Nick Ogden, owner and Nick Dryden, architect

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

Description of Project: Application for the construction of an addition and an outbuilding.

Recommendation Summary: Staff recommends approval of the proposed addition and outbuilding with the following conditions:

1. No preservation permit shall be issued until the two lots are combined into one one-hundred foot (100') wide lot;
2. The roof of the rear addition shall be revised to have a slope similar to that of the historic house;
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. Materials shall be reviewed and approved prior to purchase and installation, including brick sample, the roofing material, trim, side entry step material, and all windows and doors, including garage doors;

With these conditions, staff finds that the proposed addition and outbuilding meet sections IV. (Materials), VI. (New Construction-Additions), 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: Vice-chair Stewart moved to approve the proposed addition and outbuilding with the following conditions:

1. **No preservation permit shall be issued until the two lots are combined into one one-hundred foot (100') wide lot;**
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. **Materials shall be reviewed and approved prior to purchase and installation, including brick sample, the roofing material, trim, side entry step material, and all windows and doors, including garage doors;**

finding that with these conditions, the proposed addition and outbuilding meet sections IV. (Materials), VI. (New Construction-Additions), 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 Cotton seconded and the motion passed unanimously.

21. 1414 HOLLY ST

Application: Partial Demolition – Siding Removal

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2023021505

Applicants: Ben Polson, contractor

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

Description of Project: The applicant proposes to remove the historic siding on all façades.

Recommendation Summary: Staff recommends approval of the removal of the siding on the side and rear facades, finding the partial-demolition to meet sections III. (Demolition) and IV. (Materials) of Part I and the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Staff recommends disapproval of the removal of the siding on the front façade, and recommends that the siding on the front façade be retained and repaired as needed, using salvaged boards from the sides/rear; finding that the removal of the front façade's siding does not meet Section III.

(Demolition) 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 Johnson moved to approve the removal of the siding on the side and rear facades, finding the partial-demolition to meet sections III. (Demolition) and IV. (Materials) of Part I and the Lockeland Springs-East End chapter of Part II of the design guidelines for Turn-of-the-20th-Century Districts; disapprove the removal of the siding on the front façade; and that the siding on the front façade be retained and repaired as needed, using salvaged boards from the sides/rear; finding that the removal of the front façade's siding does not meet Section III. (Demolition) 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.

22. 2819 HILLSIDE DR

Application: New Construction – Infill/ Material Request

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

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

PermitID#:2019000401

Applicants: Franz Baudenbacher, owner

Public: There were no requests from the public to speak. (Public comment received via email.)

Description of Project: The applicant requests to install exterior blinds on the window openings on the side and rear elevations of infill.

Recommendation Summary: Staff recommends disapproval of the exterior blinds, finding them to not meet sections II(B)(1)(d) for materials and II(B)(1)(g) for rhythm and proportion of openings of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Motion: Commissioner Johnson moved to disapprove the exterior blinds on the front and sides of the building, finding them to not meet sections II(B)(1)(d) for materials and II(B)(1)(g) for rhythm and proportion of openings of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay and to approve the blinds on the rear elevation. Commissioner Price seconded and the motion passed unanimously.

23. 1915 18TH AVE S

Application: New Construction – Addition

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#:T2023021193

Applicants: Cody Goodwin, owner

Public: There were no requests from the public to speak. (Public comment received via email.)

Description of Project: The applicant proposes to construct a rear addition that extends taller than the historic house.

Recommendation Summary: Staff recommends disapproval of the proposed addition finding that the proposal does not meet sections II(B)(1)(a and b) and II(B)(2)(f) for height and scale nor section II(B)(2)(a) for location of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Motion: Commissioner Price moved to disapprove the proposed addition finding that the proposal does not meet sections II(B)(1)(a and b) and II(B)(2)(f) for height and scale nor section II(B)(2)(a) for location of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Commissioner Johnson seconded and the motion passed with Commissioner Mosley and Vice-chair Stewart in opposition.

24. 1806 ASHWOOD AVE

Application: New Construction – Outbuilding; Setback Determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2023013933

Applicants: Chris Strickland, architect

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

Description of Project: The application is for the construction of a rear outbuilding with rear and side setback determinations.

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

1. MHZC review and approve the door and garage door on the project prior to purchase and installation;
2. The proposed exterior stair be located at least two feet (2') from the east side property line; and,
3. The proposed structure meets the five foot (5') side and rear setbacks.

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

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

1. MHZC review and approve the door and garage door on the project prior to purchase and installation;
 2. The proposed exterior stair be located at least two feet (2') from the east side property line; and,
 3. The proposed structure meets the five foot (5') side and rear setback;
- finding that with these conditions, the proposed outbuilding meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Commissioner Cashion seconded and the motion passed unanimously.

25. 821 ACKLEN AVE

Application: New Construction – Infill
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2023021229

Applicants: John Root (copy of tax record handed out)

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

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 setback shall be increased to sixty-one feet (61'), to match that of the historic house next door;
3. The width of the building shall be reduced to be no more than thirty-two feet (32');
4. The height of the building shall be reduced to be no more than thirty feet (30'), as measured at the front from grade;
5. Revised drawings shall be submitted showing the grade increase along the side elevations;
6. 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,
7. Materials shall be reviewed and approved prior to purchase and installation, including the chimney material, the metal roofing, all windows and doors and the walkway material

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 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. The front setback shall be increased to sixty-one feet (61'), to match that of the historic house next door;
 3. The chimneys are removed from the project;
 4. Revised drawings shall be submitted showing the grade increase along the side elevations;
 5. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters be located on the side of the building; and,
 6. Materials shall be reviewed and approved prior to purchase and installation, including the chimney material, the metal roofing, all windows and doors and the walkway material;
- 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 20th-Century Districts. Vice-chair Stewart seconded, and the motion passed with Commissioners Price and Johnson in opposition.

26. 606 MONROE ST

Application: Alterations

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

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

PermitID#:T2023021729

27. 1417 GARTLAND AVE

Application: New Construction – Addition and Outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2023021708 & T2023021711

28. 2014 SWEETBRIAR AVE

Application: New Construction – Addition and Outbuilding

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#:T2023021088 and T2023021093

7. 806 PETWAY AVE

Application: New Construction – Addition

Council District: 05

Overlay: Greenwood Neighborhood Conservation Zoning Overlay

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

PermitID#:T2023021403 and T2023021415

Applicants: Architect was present but did not speak.

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

Description of Project: Applicant proposes to add onto the top and rear of a non-contributing structure in a manner that creates new infill design. The applicant also proposes an outbuilding.

Recommendation Summary: Staff recommends approval of the project, with the condition that MHZC approve the siding, all windows and doors, the roof shingle color, masonry samples, the front porch railing, and the materials for the driveway and walkway prior to purchase and installation. With this condition, staff finds that the proposed addition meets sections III. (Demolition), IV. (Materials), V. (New Construction-Infill), VI. (New Construction-Additions), and VII. (New Construction-Detached Outbuildings & Garden Structures) of Part I and the Greenwood 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 condition that MHZC approve the siding, all windows and doors, the roof shingle color, masonry samples, the front porch railing, and the materials for the driveway and walkway prior to purchase and installation; finding that the proposed addition meets sections III. (Demolition), IV. (Materials), V. (New Construction-Infill), VI. (New Construction-Additions), and VII. (New Construction-Detached Outbuildings & Garden Structures) of Part I and the Greenwood chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Johnson seconded and the motion passed unanimously.

NEW BUSINESS

29. LEADERSHIP RECOGNITION RECIPIENT DECISION

Commissioner Cotton moved to approve Haynes Heights as the first Leadership Recognition honoree. Vice-Chair Stewart seconded, and the motion passed unanimously.