



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

January 22, 2024 Sonny West Conference Center/ Fulton Campus 2:00 p.m.

Meeting rescheduled from 1/17 due to weather.

Commissioner Attendance: Chair Bell, Vice-Chair Stewart, Commissioners Cashion, Cotton, and Price

Staff Attendance: Legal Counsel Ann Mikkelsen, Historic Zoning Administrator Robin Zeigler and staff members Melissa Baldock, Melissa Sajid

1. ADOPTION OF ADOPTION OF DECEMBER 20, 2023, MINUTES

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

2. ADOPTION OF AGENDA

Requested Agenda Revisions:

- 5. 405 S 17th Street – Notification requirements not met
- 8. 3806 Central Ave – Applicant requests deferral
- 9. 323 50th Ave N – Applicant requests deferral
- 11. 1918 20th Avenue S – Resolved
- 12. 107 4th Ave N – Applicant requests deferral
- 14. Commissioner Training

Motion: Vice-chair Stewart moved to approve the revised agenda. Commissioner Cotton seconded, and the motion passed unanimously.

3. COUNCILMEMBER PRESENTATIONS

None present.

CONSENT

4. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH (16 permits issued)

5. 405 S 17TH ST

Application: New Construction – Addition and Outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2024000044 and T2024000045

6. 4200 NEBRASKA AVE

Application: New Construction – Addition

Council District: 24

Overlay: Bowling House Neighborhood Conservation Zoning Overlay

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

PermitID#: 2023073375

7. 2003 19TH AVE S

Application: New Construction – Addition

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#: T2023102805

Motion: Commissioner Cotton moved to approve all projects on consent with their applicable conditions, and with the exception of 405 S 17th Street, finding that the projects meet the design guidelines. Commissioner Cashion seconded and the motion passed unanimously.

VIOLATIONS

8. 3806 CENTRAL AVE

Application: New Construction – Outbuilding/ Rehearing

Council District: 24

Overlay: Richland-West End Addition Neighborhood Conservation Zoning Overlay

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

PermitID#: T2023019665

Applicant requested a deferral.

MHZC ACTIONS

9. 323 50TH AVE N

Application: New Construction – Addition and Outbuilding; Setback Determination
Council District: 24
Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2023102838 and T2023102841

Applicant requested a deferral.

10. 2414 9th AVE S

Application: New Construction – Addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid melissa.sajid@nashville.gov
PermitID#: T2023100123

Applicant: Jeb Chambers, general contractor

Public: None

Description of Project: Application is to construct a third story addition to a non-contributing house. No change to the existing footprint is proposed with this application.

Recommendation Summary: Staff recommends disapproval of the addition to the non-contributing house, finding that adding a third story does not meet Sections V(A) for massing and scale, V(B) for form, V(D) for rhythm and proportion of openings, and VI(A)(2) for additions to non-contributing structures of Part I and the Waverly-Belmont chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Motion: Vice-chair Stewart moved to disapprove the addition to the non-contributing house, finding that adding a third story does not meet Sections V(A) for massing and scale, V(B) for form, V(D) for rhythm and proportion of openings, and VI(A)(2) for additions to non-contributing structures of Part I and the Waverly-Belmont chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Cashion seconded and the motion passed unanimously.

11. 1918 20th AVE S

Application: Material Review – Windows
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID: 2023025321

Resolved.

12. 107 4th Ave N

Application: New Construction – Infill Revision and Signage

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

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

PermitID#: T2024000170

Applicant requested a deferral.

13. 1900 RUSSELL ST

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#: T2023099058

Applicant: Kim Kennedy

Public: None

Description of Project: Applicant proposes infill development.

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

1. The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;
2. The front porch columns have a cap and a base;
3. MHZC review and approve all windows and doors, masonry samples, and the roof shingle color 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 meets section 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 Price moved to approve the project with the following conditions:

The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;

1. **The front porch columns have a cap and a base;**
2. **MHZC review and approve all windows and doors, masonry samples, and the roof shingle color prior to purchase and installation; and**
3. **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 meets section 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 Cotton seconded and the motion passed unanimously.

NEW BUSINESS

14. COMMISSIONER TRAINING

Deferred