



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

August 21, 2024

**Sonny West Conference Center/
Fulton Campus**

2:00 p.m.

Commissioner Attendance: Chair Bell and Vice Chair Stewart, Commissioners Cashion, Mayhall, Mosley, and Price

Staff Attendance: Legal Counsel Ann Mikkelsen, Historic Zoning Administrator Robin Zeigler and staff members Melissa Baldock, Scott Keckley, Joseph Rose, Melissa Sajid, Jenny Warren

1. ADOPTION OF JULY 17, 2024 MINUTES

Motion: Vice Chair Stewart moved to approve the minutes as presented. Commissioner Price seconded, and the motion passed unanimously.

2. ADOPTION OF AGENDA

Requested Agenda Revisions:

- 8. 2200 18th Ave S – Request to remove from consent
- 12. 3609 Westbrook Ave – Revised for administrative permit
- 16. 2410 9th Ave S – Request to defer
- 23. 1516 McKennie Ave – Request to withdraw application
- 25. 1812 Sweetbriar Ave – Notification requirements not met
- 26. 1331 4th Ave N – Notification requirements not met
- 27. 1507 Elmwood Ave – Request to defer
- 28. 3802 Crouch Dr. – Request to defer

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

3. COUNCILMEMBER PRESENTATIONS

Councilmember Benedict requested to speak to a specific case.

CONSENT

4. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

5. 2005 RUSSELL ST

Application: New Construction – Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024070478

6. 1300 GREENWOOD AVE

Application: New Construction – Addition; Setback Determination

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024070584

7. 2713 WOODLAWN DR

Application: New Construction – Addition

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024059836

8. 2200 18th 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#:T2024070668

9. 1311 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#:T2024068288 and T2024068295

10. 510-512 MONROE ST

Application: New Construction – Appurtenances

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

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

PermitID#:T2024070598

11. 209 BROADWAY

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2024070813

12. 3609 WESTBROOK AVE

Application: New Construction – Addition
Council District: 24
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2024070810

Motion: Commissioner Price moved to approve all consent items with their applicable conditions and with the exception of 2200 18th Ave S and 1311 7th Ave N. Vice-Chair Stewart seconded and the motion passed unanimously.

VIOLATION

13. 905 N 12th St.

Application: Violation/ New Construction – Addition
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Scott Keckley scott.keckley@nashville.gov
PermitID#2021033824

Applicant: David Morgan and Chris Wright, owners

Public: Elizabeth Finch

Description of Project: Application is for after-the-fact demolition of a contributing building.

Recommendation Summary: Staff recommends disapproval of full demolition of the house at 905 N. 12th Street, finding that the demolition does not meet section III of the design guidelines for demolition or section 17.40.420 E of the ordinance for Economic Hardship.

Staff further recommends that the permits already issued be rescinded and the Commission require that any new construction on the site be a reconstruction of the main massing of the historic building, using the application for the addition, to meet section VII(E)(5) of the commission’s Rules of Order. No preservation permits may be reissued or additional preservation permits be issued until the new construction has been completed and received an approval from the commission, in terms of meeting the reconstruction condition.

Motion: Commissioner Mosley moved to disapprove full demolition of the house at 905 N. 12th Street, finding that the demolition does not meet section III of the design guidelines for demolition or section 17.40.420 E of the ordinance for Economic Hardship. The motion includes that permit for the addition be rescinded and that any new construction on the site be a reconstruction of the main massing of the historic building, using the application for the addition, to meet section VII(E)(5) of the commission’s Rules of Order. No preservation permits may be reissued or additional preservation permits be issued until the new construction has been completed and received an approval from the commission, in terms of meeting the reconstruction condition. Commissioner Cashion seconded and the motion passed unanimously.

14. 2223 30th AVE S

Application: Violation/ New Construction – Addition and Roof Reconstruction

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

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

PermitID#:2024028034 and 2024039095

Applicant: Steve Alvarez, owner

Public: Reina Beach

Description of Project: The applicant requests Commission approval for work done differently than permit #2024028034 for a rear addition and permit #2024039095 for roof demolition and reconstruction. The constructed rear addition does not match the permitted plans and wall height was added to the historic house when the historic roof was demolished and reconstructed.

Recommendation Summary: Staff recommends disapproval of the project as constructed, finding that the project as constructed does not meet sections II(B)(1)(a and b) and II(B)(2)(f) for height and scale, section II(B)(2)(a) for location, section II(B)(2)(a) for roof additions, sections II(B)(1)(g) and II(B)(2)(f) for proportion and rhythm of openings, nor section III(B)(2)(b) for appropriate demolition of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay. Staff recommends the violation be corrected with the following items to be completed within ninety (90) days of the Commission’s decision:

1. All wall heights on the historic house are to be returned to their original heights, which according to the plans submitted for the addition was ten feet (10’);
2. The rear addition is to be removed and reconstructed to match what was permitted in HCP #2024028034;
3. All gable window openings are to be constructed to their historic locations and proportions, as shown on permit, when the historic roof is reconstructed; and,
4. The front dormers are to be reconstructed to their original dimensions, form, and pitch, as shown on the permit, when the historic roof is reconstructed.

Motion: Commissioner Price moved to disapprove the project as constructed, finding that the project as constructed does not meet sections II(B)(1)(a and b) and

II(B)(2)(f) for height and scale, section II(B)(2)(a) for location, section II(B)(2)(a) for roof additions, sections II(B)(1)(g) and II(B)(2)(f) for proportion and rhythm of openings, nor section III(B)(2)(b) for appropriate demolition of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay. The motion includes that the violation shall be corrected with the following items to be completed within ninety (90) days of the Commission’s decision:

- 1. All wall heights on the historic house are to be returned to their original heights, which according to the plans submitted for the addition was ten feet (10’);**
- 2. The rear addition is to be removed and reconstructed to match what was permitted in HCP #2024028034;**
- 3. All gable window openings are to be constructed to their historic locations and proportions, as shown on permit, when the historic roof is reconstructed; and,**
- 4. The front dormers are to be reconstructed to their original dimensions, form, and pitch, as shown on the permit, when the historic roof is reconstructed.**

Commissioner Cashion seconded and the motion passed unanimously.

15. 3816 INGLEWOOD CIR S

Application: New Construction – Addition and Violation

Council District: 07

Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay

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

PermitID#: T2024070892 & T20240071834

Applicant: Martin Wieck

Public: Councilmember Benedict [Public comment received via email.]

Description of Project: The request is for a rear addition that steps wider than the historic house and to keep work that was done by previous owners without a permit, specifically the enclosure of a side porch.

Recommendation Summary: Staff recommends approval of the proposed rear screen porch addition with the condition that the stair rail material is reviewed and approved prior to purchase and installation finding that with this condition, the proposed rear addition and the correction of the violation meet sections IV. (Materials) and VI. (New Construction-Additions) of Part I and the Inglewood Place chapter of Part II of the design guidelines for Turn-of-the-20th-Century Districts.

Staff recommends disapproval of retaining the enclosed side porch as constructed, finding that it does not meet sections VI(A)(1) and (13), VI(B)(2), and VI(D). Staff recommends that the violation be corrected by requiring the plans for correction, following the guidance of this staff recommendation, be submitted within ninety (90) days and that work on the approved design is completed by March 3, 2025.

Motion: Commissioner Mosley moved to approve the proposed rear screen porch addition with the condition that the stair rail material is reviewed and approved

prior to purchase and installation finding that with this condition, the proposed rear addition and the correction of the violation meet sections IV. (Materials) and VI. (New Construction-Additions) of Part I and the Inglewood Place chapter of Part II of the design guidelines for Turn-of-the-20th-Century Districts. The motion includes disapproval of retaining the enclosed side porch as constructed, finding that it does not meet sections VI(A)(1) and (13), VI(B)(2), and VI(D). The violation shall be corrected by submission of plans for correction, following the guidance of this staff recommendation, within ninety (90) days and that work on the approved design is completed within 12 months of this public hearing. Commissioner Price seconded and the motion passed unanimously.

16. 2410 9th Ave S

Application: Violation/ New Construction – Addition

Council District 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Scott Keckley scott.keckley@nashville.gov

PermitID#:2020028543

Request to defer.

MHZC ACTIONS

17. 201-205 BROADWAY

Application: New Construction – Infill

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

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

PermitID#:T2024058650

Applicant: Alex Dickerson

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

Description of Project: Applicant proposes infill development on a vacant lot.

Recommendation Summary: Staff recommends approval with the conditions that:

1. The sliding doors at the corner entrance be removed and an enclosure in this area be designed to be more in keeping with the rest of the planned storefront, and recommends receipt of a detailed drawing of this corner area prior to issuance of a permit;
2. The windows at the mezzanine level be fixed, and the windows on the upper levels operate in a way that was seen historically within the Broadway Historic Preservation Zoning Overlay, like double or single hung;
3. The mechanicals at the mezzanine level be relocated to a less prominent location;
4. All materials are reviewed and approved to meet III(G);
5. Revised plans reflecting all these conditions are submitted prior to issuance of a permit; and,

6. A new application is submitted for signage and lighting.

With these conditions, staff finds the project can meeting section III of the Broadway Historic Preservation Zoning Overlay design guidelines for new construction.

Motion: Vice Chair Stewart moved to approve with the conditions that:

1. **The sliding doors at the corner entrance be removed and an enclosure in this area be designed to be more in keeping with the rest of the planned storefront, and recommends receipt of a detailed drawing of this corner area prior to issuance of a permit;**
 2. **The windows at the mezzanine level be fixed, and the windows on the upper levels operate in a way that was seen historically within the Broadway Historic Preservation Zoning Overlay, like double or single hung;**
 3. **The mechanicals at the mezzanine level be relocated to a less prominent location;**
 4. **All materials are reviewed and approved to meet III(G);**
 5. **Revised plans reflecting all these conditions are submitted prior to issuance of a permit; and,**
 6. **A new application is submitted for signage and lighting;**
- finding that with these conditions, the project can meeting section III of the Broadway Historic Preservation Zoning Overlay design guidelines for new construction. Commissioner Mayhall seconded, and the motion passed unanimously.**

18. 1207 PARIS 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#:T2024067922 and T2024070938

Applicant: Scott Conway

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

Description of Project: Application to construct an addition to a contributing house and an outbuilding in the rear yard.

Recommendation Summary: Staff recommends disapproval of the proposed addition and alterations to the historic house at 1207 Paris Avenue finding that the project does not meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Staff recommends approval of the proposed outbuilding at 1207 Paris Avenue with the following condition:

1. The final material selections for foundation, cladding, roofing, windows, and doors are 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.

Motion: Commissioner Price moved to disapprove the proposed addition and alterations to the historic house at 1207 Paris Avenue finding that the project does not meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay and to approve the proposed outbuilding at 1207 Paris Avenue with the condition that the final material selections for foundation, cladding, roofing, windows, and doors are 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. Commission Cashion seconded and the motion passed unanimously.

19. 2220 30TH AVE S

Application: New Construction – Addition

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024067241

Applicant: Brian Beach

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

Description of Project: Application to construct a rear addition and front addition to a contributing house. A separation reduction is needed between the proposed rear addition and an existing shed.

Recommendation Summary: Staff recommends approval of the rear addition with the following conditions:

1. The historic siding remains on the house or be reviewed prior to removal;
2. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building; and,
3. The MHZC review the final material selections for foundation, cladding, roofing, trim, porch elements, windows, and doors prior to purchase and installation.

With these conditions, staff finds that the proposed rear addition meets the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay. Staff recommends disapproval of the front addition, finding that it does not meet sections II(B)(1)(c) and II(B)(2)(f) for setbacks, II(B)(2)(a) for location, II(B)(2)(e) for removability and III(B)(2)(b) for appropriate demolition.

Motion: Vice-Chair Stewart moved to approve the rear addition with the following conditions:

- 1. The historic siding remains on the house or be reviewed prior to removal;**

2. **The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building; and,**
3. **The MHZC review the final material selections for foundation, cladding, roofing, trim, porch elements, windows, and doors prior to purchase and installation;**

finding that with these conditions, the proposed rear addition meets the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay and disapproval of the front addition, finding that it does not meet sections II(B)(1)(c) and II(B)(2)(f) for setbacks, II(B)(2)(a) for location, II(B)(2)(e) for removability and III(B)(2)(b) for appropriate demolition. Commissioner Price seconded and the motion passed unanimously.

20. 1116 KIRKLAND AVE

Application: Partial Demolition – Siding

Council District: 07

Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024070939

Applicant: Kevan Thomas and Gregg Dvorak

Public: Councilmember Benedict

Description of Project: Applicant proposes to cover the existing historic siding with board and new cement fiberboard siding.

Recommendation Summary: Staff recommends disapproval of the proposal to cover up the existing historic siding with new board and siding, finding that it does not meet Sections III.A. and III.B. of Part I and the Inglewood Place chapter of Part II of the design guidelines for Turn-of-the-20th-Century Districts.

Motion: Vice-Chair Stewart moved to disapprove the proposal to cover up the existing historic siding with new board and siding, finding that it does not meet Sections III.A. and III.B. of Part I and the Inglewood Place chapter of Part II of the design guidelines for Turn-of-the-20th-Century Districts. Commissioner Mayhall seconded, and the motion passed unanimously.

21. 237 LAUDERDALE RD

Application: New Construction – Infill

Council District: 24

Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024070809

Applicant: Michael Ward

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

Description of Project: Application is to construct 1.5 story infill.

Recommendation Summary: Staff recommends approval of the 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 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. The final selection of the materials for all windows, doors, porch floor/steps, driveway and walkway materials, and the material of the spandrel panel shall be approved prior to purchase and installation; and
4. A brick sample shall be approved prior to purchase and installation.

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

Motion: Vice-Chair Stewart recommends approval of the 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 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. The final selection of the materials for all windows, doors, porch floor/steps, driveway and walkway materials, and the material of the spandrel panel shall be approved prior to purchase and installation; and**
 - 4. A brick sample shall be approved prior to purchase and installation;**
- finding that with these conditions, the proposed infill meets sections IV. (Materials) and V. (New Construction-Infill) Part I and the Cherokee Park chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Price seconded and the motion passed unanimously.**

22. 1014 BATE AVE

Application: New Construction – Infill and Outbuilding

Council District: 18

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024059379& T2024059383

Applicant: Jared Wilson and Lee Ross Dinwiddie

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

Description of Project: Application for new construction of infill and an outbuilding.

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

1. Materials shall be reviewed and approved by MHZC prior to purchase and installation, including lap siding, a brick sample, a stone sample, the porch materials and all windows, doors and garage doors;
2. The primary width of the house shall be no more than thirty-three feet (33’);
3. The dormer on the front elevation shall be inset two feet (2’) from the wall below;
4. The connectors on the side elevations shall be inset from the walls below by four feet (4’) on either side;
5. A porch beam shall be added that is 18”-36” high; and
6. A walkway shall be added from the entry to the sidewalk;

finding that with these conditions, the project meets sections IV. (Materials), V. (New Construction-Infill) and section 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 20th-Century Districts.

Motion: Commissioner Price moved to approve the proposed infill and outbuilding with the following conditions:

1. **Materials shall be reviewed and approved by MHZC prior to purchase and installation, including lap siding, a brick sample, a stone sample, the porch materials and all windows, doors and garage doors;**
2. **The primary width of the house shall be no more than thirty-three feet (33’);**
3. **The dormer on the front elevation shall be inset two feet (2’) from the wall below;**
4. **The connectors on the side elevations shall be inset from the walls below by two feet (2’) on either side;**
5. **A porch beam shall be added that is 18”-36” high; and**
6. **A walkway shall be added from the entry to the sidewalk;**

finding that with these conditions, the project meets sections IV. (Materials), V. (New Construction-Infill) and section 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 20th-Century Districts.

Commissioner seconded and the motion passed unanimously. Commissioner Cashion seconded and the motion passed unanimously.

23. 1516 MCKENNIE AVE

Application: New Construction – Infill and Outbuilding

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024071117 & T2024071123

Request to withdraw application.

24. 1712 SWEETBRIAR AVE

Application: New Construction – Infill

Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2024053776

Applicant: Michael Ward

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

Description of Project: Application for new construction of infill.

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

1. A walkway shall be added from the front entry to the sidewalk; and,
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 are reviewed and approved by MHZC prior to purchase and installation, including walkway material, a brick sample, the column material, the railing material, all windows and doors and the roof shingle color.

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

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

1. **A walkway shall be added from the front entry to the sidewalk; and,**
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 are reviewed and approved by MHZC prior to purchase and installation, including walkway material, a brick sample, the column material, the railing material, all windows and doors and the roof shingle color;**

finding that with these conditions, the proposed infill meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Commissioner Mayhall seconded and the motion passed unanimously.

25. 1812 SWEETBRIAR AVE

Application: New Construction – Infill

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024070511

Notification requirements not met

26. 1331 4TH AVE N

Application: Violation/ New Construction – Addition; Setback Determination

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: 20240053817 and T2024069976

Notification requirements not met

27. 1507 ELMWOOD AVE

Application: New Construction – Outbuilding (Revision to previously approved plan)
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:2024025301

Request to defer

28. 3802 CROUCH DR

Application: Material Review – Windows
Council District: 02
Overlay: Haynes Manor Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: 2024037637

Request to defer

8. 2200 18th 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#:T2024070668

Applicant: Van Pond

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

Description of Project: Application for the construction of a rear addition.

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

1. The addition shall be a minimum of ten feet (10') from the outbuilding; and
2. Materials are reviewed and approved, prior to purchase and installation, including connector roofing, the standing seam roofing, the roofing color, the porch floor and step material, and all windows and doors.

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

Motion: Commissioner Price moved to approve the proposed addition, with the conditions that materials are reviewed and approved, prior to purchase and installation, including connector roofing, the standing seam roofing, the roofing color, the porch floor and step material, and all windows and doors;

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

9. 1311 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#:T2024068288 and T2024068295

Applicant: Van Pond

Public: Tim Coffman

Description of Project: Application is to construct an addition and an outbuilding.

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

1. MHZC review and approve all windows and doors and masonry samples prior to purchase and installation; and
2. MHZC review and approve all appurtenances, including lighting, fencing, pathway and terrace pavers, etc.

With these conditions, staff finds that the proposed addition and outbuilding meet the design guidelines for the Germantown Historic Preservation Zoning Overlay.

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

1. **MHZC review and approve all windows and doors and masonry samples prior to purchase and installation; and**
2. **MHZC review and approve all appurtenances, including lighting, fencing, pathway and terrace pavers, etc.**

finding that with these conditions, the proposed addition and outbuilding meet the design guidelines for the Germantown Historic Preservation Zoning Overlay.

Commissioner Cashion seconded and the motion passed unanimously.

NEW BUSINESS

NOTE: The October 16, 2024 meeting will be held at a 2601 Bransford Avenue (entrance off Berry Road.)