



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**

November 20, 2024

**Sonny West Conference Center/
Fulton Campus**

2:00 p.m.

Commissioner Attendance: Chair Bell and Vice Chair Stewart, Cotton, Mayhall, Price, and Smith

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 OCTOBER 16, 2024 MINUTES

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

2. ADOPTION OF AGENDA

Requested Agenda Revisions

31. 2806 Natchez Trace—Request to defer

32. 1301 McKennie Ave—Revised for administrative permit

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

3. COUNCILMEMBER PRESENTATIONS

CONSENT

4. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

5. 1930 19TH AVE S

Application: New Construction—Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2024098298

6. 2220 30TH AVE S

Application: New Construction—Addition; Setback Determination
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2024098766

7. 1306 6TH AVE N

Application: New Construction—Addition
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2024098785

8. 4511 ELKINS AVE

Application: New Construction—Addition
Council District: 24
Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2024090525

9. 215 FALL ST

Application: New Construction—Outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2024089190

10. 2201 GRANTLAND AVE

Application: New Construction—Addition
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2024098739

11. 194 KENNER AVE

Application: New Construction—Addition; Setback Determination
Council District: 24
Overlay: Kenner Avenue Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2024098758

12. 111 MOCKINGBIRD RD

Application: New Construction—Addition
Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2024098794

13. 1201 ORDWAY PL

Application: New Construction—Addition; Partial Demolition—Outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2024090598 and T2024098689

14. 518 RUSSELL ST

Application: New Construction—Addition; Partial Demolition; Setback determination
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2024098685

15. 504 RUSSELL ST

Application: New Construction—Addition
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2024098792

16. 1903 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#: T2024096384

17. 920 S DOUGLAS AVE

Application: New Construction—Addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2024098130

18. 307 TILLMAN LN

Application: New Construction—Addition
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2024098962

Motion: Vice-Chair Stewart moved to approve all cases on consent with their applicable conditions, with the exception of 518 Russell Street, which was removed from the consent agenda. Commissioner Price seconded and the motion passed unanimously.

VIOLATION

19. 1304 ASHWOOD AVE

Application: New Construction—Addition; Violation

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#:2023028168

Applicant: Preston Quirk, architect

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

Description of Project: The applicant requests Commission approval for a correction plan for work done differently than permitted by HCP 2023028168 for a rear addition.

Recommendation Summary: Staff recommends approval of the proposed correction plan for the addition with the condition that roof of the addition shall sit off the reconstructed historic ridge by a minimum of three inches (3”). With this condition, staff finds that the correction plan for the addition can meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Motion: Vice-Chair Stewart moved to approve the proposed correction plan for the addition with the condition that roof of the addition shall sit off the reconstructed historic ridge by a minimum of three inches (3”); finding that with this condition, the correction plan for the addition can meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Commissioner Smith seconded and the motion passed unanimously.

MHZC ACTIONS

20. 1711 BOSCOBEL ST

Application: Demolition—Economic Hardship

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2024098927

Applicant: Summer Geyer

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

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

Recommendation Summary: Staff recommends denial of demolition of 1711 Boscobel 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: Vice-Chair Stewart moved to deny demolition of 1711 Boscobel 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 Price seconded and the motion passed unanimously.

21. 1807 LAKEHURST DR

Application: Demolition—Economic Hardship

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: 2022074126

Applicant: Patty Fonseca

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

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

Recommendation Summary: Staff recommends approval of the demolition finding the project meets design guidelines II(B)(2)(a) for demolition due to an economic hardship with the condition that the building is reconstructed in the current location and following the existing plans from permit HPC2022074126 and photographs, to match the existing house in design, dimensions and exterior materials.

Motion: Commissioner Mayhall moved to approve the demolition finding the project meets design guidelines II(B)(2)(a) for demolition due to an economic hardship with the condition that the building is reconstructed in the current location and following the existing plans from permit HPC2022074126 and photographs, to match the existing house in design, dimensions and exterior materials. Commissioner Price seconded and the motion passed unanimously.

22. 1207 FOREST AVE

Application: New Construction—Addition and Outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2024094138 and T2024094139

Applicant: Ben Chandler, architect

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

Description of Project: Applicant proposes to alter the openings and framing on an existing rear addition and add a half story to an existing outbuilding has a footprint of eight hundred and fifty-two square feet (852 SF).

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

1. The footprint of the outbuilding be reduced to be no larger than seven hundred and fifty square feet (750 SF); and
2. MHZC review and approve all windows and doors and the roof shingle color prior to purchase and installation.

With these conditions, staff finds that the proposed addition and outbuilding meets 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 project with the condition that the MHZC review and approve all windows and doors and the roof shingle color prior to purchase and installation; recognizing the uniqueness of the project and existing conditions, finding that with this condition, the proposed addition and outbuilding meets 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 Smith seconded and the motion passed with Commissioner Cotton in opposition.

23. 2802 10TH AVE S

Application: New Construction—Addition and Infill

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024082193 & T2024099310

Applicant: Preston Quirk

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

Description of Project: Application for the new construction of an addition to the existing historic house and infill.

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

1. The finished floor height of the infill shall be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;
2. A walkway from the porch to the street shall be provided for the infill;
3. On the infill, the dormer shall be inset two feet (2') from the side wall;
4. On the infill, the roll-up door on the left-side elevation shall be removed or replaced with openings that meet historic proportions and historic rhythm of openings;
5. For the addition, a partial-demo and shoring plan shall be reviewed prior to permitting;
6. For the addition, partial-demolition be accomplished manually and not begin until a partial-demo and shoring plan has been approved and the building has been shored;
7. On the addition, the dormer shall be inset two feet (2') from the side wall of the addition;
8. The HVAC shall be located behind the structures or on either side, beyond the midpoint, and utility meters shall be located on the side of the buildings; and,
9. Materials shall be reviewed and approved, prior to purchase and installation, including: foundation material, cladding, trim, porch materials, windows, doors, garage doors and the driveway and walkway materials.

With these conditions, staff finds that the proposed addition and infill meet sections III. (Demolition), IV. (Materials), V. (New Construction-Infill), VI. (New Construction-Additions) 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 addition and infill with the following conditions:

- 1. The finished floor height of the infill shall be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;**
- 2. A walkway from the porch to the street shall be provided for the infill;**
- 3. On the infill, the dormer shall be inset two feet (2') from the side wall;**
- 4. On the infill, the roll-up door on the left-side elevation shall be removed or replaced with openings that meet historic proportions and historic rhythm of openings;**
- 5. For the addition, a partial-demo and shoring plan shall be reviewed prior to permitting;**
- 6. For the addition, partial-demolition be accomplished manually and not begin until a partial-demo and shoring plan has been approved and the building has been shored;**
- 7. On the addition, the dormer shall be inset two feet (2') from the side wall of the addition;**
- 8. The HVAC shall be located behind the structures or on either side, beyond the midpoint, and utility meters shall be located on the side of the buildings; and,**
- 9. Materials shall be reviewed and approved, prior to purchase and installation, including: foundation material, cladding, trim, porch**

materials, windows, doors, garage doors and the driveway and walkway materials;

finding with these conditions, the proposed addition and infill meet sections III. (Demolition), IV. (Materials), V. (New Construction-Infill), VI. (New Construction-Additions) of Part I and the Waverly-Belmont chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Cotton seconded and the motion passed unanimously.

24. 900 BRADFORD AVE

Application: New Construction—Addition and Outbuilding; Partial Demolition

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#: T2024094484 and T2024094486

Applicant: David Romagna, LMS Homes

Public: Laura Merritt, Daryl Teasley

Description of Project: The applicant proposes to alter the side porch and front windows and to construct a rear addition that is taller than the historic house. The application also includes the construction of an outbuilding.

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

1. A partial-demo and shoring plan be reviewed prior to permitting;
2. Partial-demolition be accomplished manually and not begin until a partial-demo and shoring plan has been approved and the building has been shored;
3. The front windows and windows on the front half of the left façade remain their current size and in their current location;
4. The chimneys remain the existing brick and not be clad in stone;
5. The side porch enclosure walls be trim boards, lap siding, or board-and-batten siding of wood or fiber cement.
6. If the outbuilding has an exposed foundation, then it be a maximum of one foot (1') tall at the point where grade is tallest;
7. MHZC review masonry samples, all windows and doors, and the roof shingle color prior to purchase and installation; and
8. The HVAC unit 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 project meets sections III. (Demolition), IV. (Materials), VI. (New Construction-Additions), 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 20th-Century Districts.

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

1. **A partial-demo and shoring plan be reviewed prior to permitting;**
2. **Partial-demolition be accomplished manually and not begin until a partial-demo and shoring plan has been approved and the building has been shored;**
3. **The front windows and windows on the front half of the left façade remain in their current size and in their current location;**
4. **The chimney remain the existing brick and not be clad in stone;**
5. **The side porch enclosure walls be trim boards, lap siding, or board-and-batten siding of wood or fiber cement;**
6. **If the outbuilding has an exposed foundation, then it be a maximum of one foot (1') tall at the point where grade is tallest;**
7. **MHZC review masonry samples, all windows and doors, and the roof shingle color prior to purchase and installation; and**
8. **The HVAC unit 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, the proposed project meets sections III. (Demolition), IV. (Materials), VI. (New Construction-Additions), 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 20th-Century Districts. Vice-Chair Stewart seconded and the motion passed unanimously.

25. 801 RUSSELL ST

Application: New Construction—Addition; Setback Determination

Council District: 06

Overlay: Edgefield Historic Preservation Zoning Overlay

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

PermitID#: T2024086498

Applicant: Ben Sistrunk

Public: There were no requests from the public.

Description of Project: The application is to construct multiple substantial additions to a non-contributing structure. The proposal requires a setback determination on the rear.

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

1. The depth of the rear addition is reduced to meet the twenty foot (20') rear setback;

2. The MHZC shall review and approve the final material selections for all cladding materials, roofing materials, trim, posts, windows, doors, walkways, driveways, and fences prior to purchase and installation;
3. All siding shall be smooth, without an embossed grain;
4. Paired windows shall have a four inch to six inch (4"-6") mullion between;
5. The final details and material selections for all fencing and privacy walls are reviewed and approved prior to purchase and installation; and,
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.

With these conditions, staff finds that the proposed addition meets the Edgefield Historic Preservation Zoning design guidelines.

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

1. **The MHZC shall review and approve the final material selections for all cladding materials, roofing materials, trim, posts, windows, doors, walkways, driveways, and fences prior to purchase and installation;**
2. **All siding shall be smooth, without an embossed grain;**
3. **Paired windows shall have a four inch to six-inch (4"-6") mullion between;**
4. **The final details and material selections for all fencing and privacy walls are reviewed and approved prior to purchase and installation; and,**
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;**

finding that with these conditions and based on unique conditions of the lot, the proposed addition meets the Edgefield Historic Preservation Zoning design guidelines. Commissioner Cotton seconded and the motion passed unanimously.

26. 1726 5TH AVE N

Application: New Construction—Infill

Council District: 19

Overlay: Salemtown Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024097830

Applicant: Jonathan Sexton, architect

Public: There were no requests from the public.

Description of Project: Applicant proposed a multi-family infill on a vacant lot.

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 masonry samples, all windows and doors, and the roof shingle color prior to purchase and installation; and
3. MHZC approve any utilities and mailboxes not included on the site plan.

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

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

1. **The finished floor height be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;**
2. **MHZC approve masonry samples, all windows and doors, and the roof shingle color prior to purchase and installation; and**
3. **MHZC approve any utilities and mailboxes not included on the site plan;**

finding with these conditions, the proposed infill meets sections IV. (Materials) and V. (New Construction-Infill) of Part I and the Salemtown chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Mayhall seconded and the motion passed unanimously.

27. 3805 AUGUSTA DR

Application: New Construction—Infill

Council District: 02

Overlay: Haynes Manor Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024098718

Applicant: Gita Jackson, owner

Public: There were no requests from the public.

Description of Project: Application is to construct a two-story infill on a vacant lot.

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

1. The finished floor height be consistent with the finished floor Manor 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;
3. The siding and trim shall have a smooth finish;
4. A brick sample shall be reviewed prior to purchase and installation; and,

5. The final selections of the windows, doors, garage doors, trim, walkway material, and unknown porch materials shall be reviewed prior to purchase and installation.

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

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

1. **The finished floor height be consistent with the finished floor Manor 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;**
3. **The siding and trim shall have a smooth finish;**
4. **A brick sample shall be reviewed prior to purchase and installation; and,**
5. **The final selections of the windows, doors, garage doors, trim, walkway material, and unknown porch materials shall be reviewed prior to purchase and installation;**

finding that with these conditions, the proposed infill meets sections IV. (Materials) and V. (New Construction-Infill) of Part I and the Haynes Manor chapter of Part II of the design guidelines for Mid-20th-Century Districts. Commissioner Smith seconded and the motion passed unanimously.

28. 1400 PUMPING STATION RD

Application: New Construction—Infill

Council District: 15

Overlay: Landmark

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

PermitID#: T2024090924

Applicant: Bob Panvini, architect

Public: There were no requests from the public.

Description of Project: Application is to construct infill. No changes to any other structures on-site are proposed with this application.

Recommendation Summary: Staff recommends approval of the infill with the condition that all windows, doors, and masonry samples be reviewed prior to purchase and installation. With this condition, staff finds that the proposed construction meets Sections V. and VI. of the design guidelines for historic landmarks.

Motion: Commissioner Mayhall moved to approve the infill with the condition that all windows, doors, and masonry samples be reviewed prior to purchase

and installation; finding that with this condition, the proposed construction meets Sections V. and VI. of the design guidelines for historic landmarks. Commissioner Price seconded and the motion passed unanimously.

29. 1804 CEDAR LN

Application: New Construction—Infill

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024095238

Applicant: Bailey Neal

Public: There were no requests from the public.

Description of Project: Application for the construction of infill.

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

1. Revised elevations shall be submitted, showing correct grade and an appropriate foundation height;
2. A walkway shall be added from the front door to the sidewalk along Cedar Lane;
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;
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. Materials are reviewed and approved by MHZC prior to purchase and installation, including: foundation material, cladding, trim, chimney material, roofing material and color, porch materials, doors, windows and walkway material.

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

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

1. **Revised elevations shall be submitted, showing correct grade and an appropriate foundation height;**
2. **A walkway shall be added from the front door to the sidewalk along Cedar Lane;**
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;**
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. **Materials are reviewed and approved by MHZC prior to purchase and installation, including: foundation material, cladding, trim, chimney material, roofing material and color, porch materials, doors, windows and walkway material;**

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

30. 300 BROADWAY

Application: New Construction—Addition; Violation
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Applicant: Michael Cottone

Public: There were no requests from the public.

Description of Project: Rooftop additions were installed without review or permits. A rooftop trellis covering was installed in the front setback area and a covering was added to the side-setback area for this corner building. The applicant requests to retain the minimally visible side covering with the agreement to remove the front covering.

Recommendation Summary: Staff recommends removal of the front covering within (60) days of the Commission’s decision, finding that it does not meet Section III(I)(2) of the guidelines for setbacks and Sections III(G)(1) for materials and approval of the structure in the side setback, finding it meets section III(GP) of the design guideline, due to minimal visibility.

Motion: Commissioner Mayhall moved to remove the front covering within (60) days of the Commission’s decision, finding that it does not meet Section III(I)(2) of the guidelines for setbacks and Sections III(G)(1) for materials and approval of the structure in the side setback, finding it meets section III(GP) of the design guideline, due to minimal visibility. Vice-Chair Stewart seconded and the motion passed unanimously.

31. 2806 NATCHEZ TRCE

Application: New Construction—Outbuilding
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2024099301

Deferral requested by applicant.

32. 1301 MCKENNIE AVE

Application: New Construction—Outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2024079469

Revised for administrative permit.

14. 518 RUSSELL ST

Application: New Construction—Addition; Partial Demolition; Setback determination
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2024098685

Applicant: Whitney Johnson, architect

Public: Ben Luttrell, Jim Hoobler

Description of Project: Applicant proposes to demolish a connector between the two buildings on site, construct a new connector, construct a rear exterior stair, and erect an eight foot fence (8') along the rear part of the South 6th Street property line. The rear exterior stair extends into the rear setback.

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

1. MHZC approve the mortar type and color for any repointing and the masonry cleaning method;
2. MHZC approve any new lighting; and
3. MHZC approve all materials, including the vertical metal panels, all windows and doors, the roof shingle color, and the material of the rear stair.

With these conditions, staff finds that the proposed demolition and additions meet sections II.B., III.B., IV., and V. of the Edgefield Historic Preservation Zoning design guidelines.

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

1. **MHZC approve the mortar type and color for any repointing and the masonry cleaning method;**
2. **MHZC approve any new lighting; and**
3. **MHZC approve all materials, including the vertical metal panels, all windows and doors, the roof shingle color, and the material of the rear stair;**

finding that with these conditions, the proposed demolition and additions meet sections II.B., III.B., IV., and V. of the Edgefield Historic Preservation Zoning design guidelines. Commissioner Price seconded and the motion passed unanimously.

NEW BUSINESS