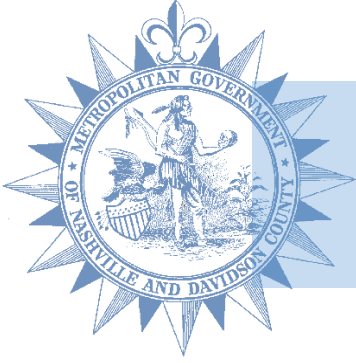




METROPOLITAN HISTORIC ZONING COMMISSION
Sunnyside in Sevier Park, 1113 Kirkwood Avenue Nashville, TN 37204
615-862-7970, historicalcommission@nashville.gov

METRO HISTORIC ZONING COMMISSION (MHZC) MINUTES

February 21, 2025
(rescheduled due to weather)

Midtown Hills Precinct
1441 12th Ave S

2:00 p.m.

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

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

1. ADOPTION OF AGENDA

Requested Agenda Revisions

- 5. 406 Lockland Dr – Revised for administrative permit
- 7. 404 Rudolph Ave – Notification requirement not met
- 9. 400 Lockeland Dr – Notification requirement not met
- 12. 2901 Belmont Blvd – Remove from consent
- 22. 907 Gilmore Ave – move to consent
- 24. 1706 Eastland Ave – Request to defer

Motion: Commissioner Cotton moved to approve the revised agenda. Vice-chair Stewart seconded, and the motion passed unanimously. (Commissioner Mayhall was not present.)

2. ADOPTION OF JANUARY 15, 2025 MINUTES

Motion: Commissioner Cotton moved to approve the minutes as presented. Commissioner Price seconded, and the motion passed unanimously. (Commissioner Mayhall was not present.)

3. COUNCILMEMBER PRESENTATIONS

Councilmember Kupin spoke regarding the Bill 2025-742

CONSENT

4. **ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH (see list in monthly meeting packet)**
5. **406 LOCKLAND DR**
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#:T2025001884 and T2025001897
6. **905 N 12TH ST**
Application: New Construction – Addition
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025008082
7. **404 RUDOLPH AVE**
Application: New Construction – Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025009046
8. **1814 ORDWAY PL and 1801 LAKEHURST DR**
Application: New Construction – Outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025009122
9. **400 LOCKLAND DR**
Application: New Construction – Addition; Demolition – Partial
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025009699
10. **901 CARUTHERS AVE**
Application: New Construction – Outbuilding
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025009519
11. **2808 BRIGHTWOOD AVE**
Application: New Construction – Addition and Outbuilding

Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2025009649 and T2025009657

12. 2901 BELMONT BLVD

Application: New Construction – Outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2025009239

13. 2904 BELMONT BLVD

Application: New Construction – Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren, jenny.warren@nashville.gov
PermitID#: T2025009621

14. 1306 6th AVE N

Application: New Construction – Outbuilding
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Jenny Warren, jenny.warren@nashville.gov
PermitID#: T2025010196

15. 4202 NEBRASKA AVE

Application: New Construction – Addition
Council District: 24
Overlay: Bowling House District Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2025009542

16. 4000 CAMBRIDGE AVE

Application: New Construction – Addition; Setback Determination
Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2025009580

17. 4811 ELKINS AVE

Application: New Construction – Addition and Outbuilding
Council District: 24
Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2025009674 and T2025009681

17. 315 N WILSON BLVD

Application: New Construction – Addition; Revision

Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren, jenny.warren@nashville.gov
PermitID#:2023084228

18. 1111 CALVIN AV

Application: New Construction – Addition; Violation
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:20250002351 and T2025010133

19. 160 2ND AVE N

Application: New Construction – Addition
Council District: 19
Overlay: Second Avenue Historic Preservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2025009635

Public: [Public comment received via email for 905 N 12th and 315 N Wilson]

Motion: Commissioner Williams moved to approve all consent items with their applicable conditions including 907 Gilmore Ave and not including 2901 Belmont Blvd. Commissioner Cotton seconded and the motion passed unanimously. (Commissioner Mayhall was not present.)

DESIGNATION/ DESIGN GUIDELINES

20. MARLIN MEADOWS

Application: Designation of Neighborhood Conservation Zoning Overlay
Project Lead: Robin Zeigler robin.zeigler@nashville.gov

Applicant: Councilmember Hancock

Public: Robbie Jones presented the history of the neighborhood. Councilmember Hancock, Brad Brown 801 River Pass, Ken Johnson 1040 Berwick Trail, Mark Wayman, 1052 Berwick Trail [Public comment received via email.]

Description of Project: Councilmember Hancock requests a Neighborhood Conservation Zoning Overlay for the Marlin Meadows Neighborhood.

Recommendation Summary: Staff suggests that the Commission recommend approval of the Marlin Meadows Neighborhood Conservation Zoning Overlay, finding the area to meet criteria 1 and 3 of section 17.36.120. Staff recommends the adoption of the existing design guidelines with a new chapter for Marlin Meadows, finding both to be consistent with the Secretary of Interior's Standards. recuse

Motion: Commissioner Price moved to recommend approval of the Marlin Meadows Neighborhood Conservation Zoning Overlay to Metro Council, finding the area to meet criteria 1 and 3 of section 17.36.120 and adoption of the existing design guidelines with a new chapter for Marlin Meadows, finding both to be consistent with the Secretary of Interior's Standards. Commissioner Cashion seconded and the motion passed with Commissioner Smith in opposition and Chair Bell recused. (Commissioner Mayhall was not present.)

VIOLATIONS

21. 1301 MCKENNIE AVE

Application: New Construction – Addition; Violation

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#: 2024079467

Applicant: Michael Brady, owner

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

Description of Project: The applicant requests Commission approval of a proposal to correct a violation for work done differently than Preservation Permit #2024079467 for a rear addition. The proposal is a revision to the east side elevation of the addition violation correction plan that was approved in January 2025.

Recommendation Summary: Staff recommends disapproval of the proposed revision to the east side elevation of the previously approved addition, finding that it does not meet sections VI(B)(2-11) for Mass & Scale nor sections VI(A)(1) and VI(B)(12-16) for Connection of Part I and the Eastwood chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Motion: Vice-Chair Stewart moved to approve the proposed revision to the east side elevation of the previously approved addition with all original conditions, finding that it does not meet sections VI(B)(2-11) for Mass & Scale nor sections VI(A)(1) and VI(B)(12-16) for connection of Part I and the Eastwood chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts. Commissioner Cashion seconded and the motion passed unanimously. (Commissioner Mayhall was not present.)

ITEMS TO BE CONSIDERED

22. 907 GILMORE AVE

Application: New Construction – Addition

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025010105

Approved on consent.

23. 947 MANSFIELD ST

Application: Demolition – Partial; Window and Door Openings

Council District: 05

Overlay: Maxwell Heights Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025009669

Applicant: Jason Griffith

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

Description of Project: Application is for partial demolition of openings on all four sides of the historic house. No change to the footprint or roof form is proposed with this application.

Recommendation Summary: Staff recommends approval of the proposed partial demolition of openings with the following conditions:

1. The window openings on the side elevations forward of the primary ridge shall be retained;
2. The final selections of the windows, doors, and a brick sample shall be approved prior to purchase and installation; and
3. Revised elevations showing all approved changes to openings as well as the correct front dormer location shall be submitted prior to issuance of a preservation permit.

With these conditions, staff finds that the proposed partial demolition meets sections III. (Demolition) and IV. (Materials) of Part I and the Maxwell Heights chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Motion: Vice-Chair Stewart moved to approve the proposed partial demolition of openings with the following conditions:

1. The window openings on the side elevations forward of the primary ridge shall be retained;
2. Sills are removed from the front doors that will be made into windowsC
3. The final selections of the windows, doors, and a brick sample shall be approved prior to purchase and installation; and
4. Revised elevations showing all approved changes to openings as well as the correct front dormer location shall be submitted prior to issuance of a preservation permit;

finding that with these conditions, the proposed partial demolition meets sections III. (Demolition) and IV. (Materials) of Part I and the Maxwell Heights chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

Commissioner Cashion seconded and the motion passed unanimously.

24. 1706 EASTLAND AVE

Application: New Construction – Infill and Outbuilding

Council District: 6

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2024106485 and T2024106488

Deferred at the request of the applicant.

12. 2901 BELMONT BLVD

Application: New Construction – Outbuilding

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#: T2025009239

Applicant: Michael Ward, architect

Public: Joseph Johnston

Description of Project: Application to construct an outbuilding in the rear yard of a corner lot.

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

1. The final material selections for roof color, windows, and doors are reviewed and approved by the MHZC prior to purchase and installation; and,
2. All paired windows shall have a four inch to six-inch (4”-6”) mullion between.

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 proposed outbuilding with the following conditions:

1. The final material selections for roof color, windows, and doors are reviewed and approved by the MHZC prior to purchase and installation; and,
2. All paired windows shall have a four inch to six-inch (4”-6”) mullion between;

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

Commissioner Cotton seconded and the motion passed unanimously

OTHER BUSINESS

RESOLUTION PROPOSAL

Commissioner Price is proposing a “Resolution opposing the deeply flawed research, analysis, and recommendations in HDR's report, *Metropolitan Nashville and Davidson County, Historic Zoning Review*.”

Motion: Commissioner Mosley moved to open public hearing. Commissioner Mayhall seconded and the motion passed unanimously.

Public hearing: Michael Ward, Matt Reasor representing Richland-West End, Councilmember Benedict

Motion: Commissioner Smith moved to have the Chair appoint a committee to study the bill 2025-742, offer amendments, critiques or advice. Commissioner Mosley seconded and the motion passed unanimously. Chair Bell appointed herself as well as Vice-Chair Stewart, Commissioners Price, Cotton and Smith.

Motion: Commissioner Mosley moved to defer action on any resolution and the committee, after finding and facts and further discussion, could take up that issue on behalf of the commission and consider amendments to bill 2025-742. Commissioner Smith seconded and the motion passed unanimously.

NEW BUSINESS

Commissioner Mayhall recognized the loss of preservation titans, Steve Turner and Barbara Kurland.