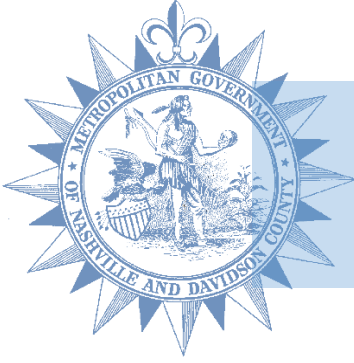




METROPOLITAN HISTORIC ZONING COMMISSION
Sunnyside in Sevier Park, 1113 Kirkwood Avenue Nashville, TN 37204
615-862-7970, historicalcommission@nashville.gov

METRO HISTORIC ZONING COMMISSION (MHZC) MINUTES

May 21, 2025

**Sonny West Conference Center/
Fulton Campus**

2:00 p.m.

Commissioner Attendance: Chair Bell, Vice-Chair Stewart and Commissioners Cashion, Cotton, Mosley, Smith and Williams

Staff Attendance: Legal Counsel Lora Fox, Historic Zoning Administrator Robin Zeigler and staff members Melissa Baldock, Scott Keckley, Joseph Rose, Jenny Warren, Joni Mitchell (Planning Dept)

1. MHZC LEADERSHIP RECOGNITION

Awarded to the Richland-West End Neighborhood Association and the East End Neighborhood Association

2. ADOPTION OF AGENDA

Requested Agenda Revisions (Additional revisions may be made at the beginning of the meeting.)

- 7. 1513 GARTLAND AVENUE – Notification requirements not met
- 16. 931 S DOUGLAS AVENUE – Notification requirements not met.
- 18. 3605 CENTRAL AVE – Request for deferral
- 22. 804 B. SHELBY AVENUE – Request for deferral
- 23. REVISION OF RULES OF ORDER – Deferred

Motion:

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

3. ADOPTION OF APRIL 16, 2025, MINUTES

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

4. COUNCILMEMBER PRESENTATIONS

CONSENT

5. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH (see list in monthly meeting packet)

6. 1204 GARTLAND AVE

Application: New Construction – Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Grace Branlund grace.branlund@nashville.gov

PermitID#:T2025038933

7. 1513 GARTLAND AVE

Application: New Construction – Addition to Outbuilding; Setback Determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025033868

8. 1436 GREENWOOD AVE

Application: New Construction – Addition and Outbuilding

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025036012 and T2025036022

9. 1415 FATHERLAND ST

Application: New Construction – Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025036516

10. 1007, 1009, 1011 CLEARVIEW AVE

Application: New Construction – Addition; Setback determination; Partial demolition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025038097

11. 1913 RUSSELL ST

Application: New Construction – Infill (Revision to a Previously Approved Plan)

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025029526 and T2025029618

12. 1214 PLYMOUTH AVE

Application: New Construction – Outbuilding

Council District: 07

Overlay: Eastdale Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025037784

13. 116 MAYFAIR RD

Application: New Construction – Addition

Council District: 24

Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025034233

14. 1808 FOREST AVE

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#:T2025038574 and T2025038584

15. 1401 8TH AVE S (Eighth Avenue South Reservoir)

Application: New Construction – Infill

Council District: 17

Overlay: Landmark

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

PermitID#:T2025031860

Motion: Commissioner Cotton moved to approve all items on consent with their applicable conditions, with the exception of 1513 Gartland Ave. Vice-Chair Stewart seconded and the motion passed unanimously.

VIOLATIONS

16. 931 S DOUGLAS AVE

Application: New Construction – Addition/ Material Violation

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#:2023028210

Deferred

ITEMS TO BE CONSIDERED

17. 1401 4TH AVE N

Application: New Construction – Addition; Setback determination

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

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

PermitID#:T2025017499

Applicant: Mark Robin, architect

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

Description of Project: Application is to construct a rear addition connecting two of the four structures on the parcel; it will connect 1401 and 1403 4th Avenue North.

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

1. The proposed addition meet the ten foot (10') setback from Taylor Street;
2. Revised drawings showing the unaltered window openings on the historic house's Taylor Street façade be submitted;
3. The historic siding be retained and restored, unless MHZC finds that it too far deteriorated;
4. All historic windows be retained, unless MHZC finds that they are too far deteriorated to be restored and reused;
5. MHZC approve all new windows and doors; the metal roof material and color; a brick sample; and the materials for the patio, stairs, and walkway;
6. MHZC approve all lighting and appurtenances; and
7. MHZC approve the location of all HVAC units and utilities.

With these conditions, staff finds that the project meets Sections II. (Repairs, Replacement & Alterations), III. (New Construction in All Development Zones), V. (Additions), and VII. (Demolition) of the Germantown Historic Preservation Zoning Overlay design guidelines.

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

1. The proposed addition meet the ten foot (10') setback from Taylor Street;
2. Revised drawings showing the unaltered window openings on the historic house's Taylor Street façade be submitted;
3. The historic siding be retained and restored, unless MHZC finds that it too far deteriorated;
4. All historic windows be retained, unless MHZC finds that they are too far deteriorated to be restored and reused;
5. MHZC approve all new windows and doors; the metal roof material and color; a brick sample; and the materials for the patio, stairs, and walkway;
6. MHZC approve all exterior lighting and appurtenances; and

7. MHZC approve the location of all HVAC units and utilities;

finding that with these conditions, the project meets Sections II. (Repairs, Replacement & Alterations), III. (New Construction in All Development Zones), V. (Additions), and VII. (Demolition) of the Germantown Historic Preservation Zoning Overlay design guidelines. Commissioner Williams seconded and the motion passed unanimously.

18. 3605 CENTRAL AVE

Application: New Construction – Addition and Outbuilding

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025038066 and T2025038072

Deferred

19. 914 A MONTROSE AVE

Application: New Construction – Infill

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025038043

Applicant: Emily Hamilton, architect

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

Description of Project: Application to construct new infill on a vacant lot.

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

1. The finished floor height shall 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;
3. The reveal of the shown lap siding with corner boards shall not exceed seven inches (7”) and the lap siding shall be smooth, without an embossed grain;
4. All paired windows shall have a four inch to six inch (4”-6”) mullion between; and,
5. The final material selections for foundation materials, porch posts, windows, and doors shall be reviewed and approved by the MHZC 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 Waverly-Belmont chapter of Part II of the design guidelines for Turn-of-the 20th-Century Districts.

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

conditions:

1. The finished floor height shall 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;
3. The reveal of the shown lap siding with corner boards shall not exceed seven inches (7") and the lap siding shall be smooth, without an embossed grain;
4. All paired windows shall have a four inch to six inch (4"-6") mullion between; and,
5. The final material selections for foundation materials, porch posts, windows, and doors shall be reviewed and approved by the MHZC prior to purchase and installation;

finding with these conditions, the proposed infill meets sections IV. (Materials) and 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. Commissioner Smith seconded the motion passed unanimously.

20. 762 ROYCROFT PL

Application: New Construction – Infill

Council District: 17

Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay

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

PermitID#:T2025038112

Applicant: Mark Root, Root Architecture

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

Description of Project: Application to construct new infill on a vacant lot.

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

1. The width of the proposed infill shall be reduced to thirty-four feet (34') at the street and thirty-eight feet (38') overall;
2. The finished floor height shall be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;
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;
4. All paired windows shall have a 4"-6" mullion between; and,
5. The MHZC shall review and approve the final material selections for roof color, windows, doors, and site elements prior to purchase and installation.

With these conditions, staff finds that the proposed infill meets the Woodland-in-Waverly Historic Preservation Zoning Overlay design guidelines.

Motion: Commissioner Mosley moved to approve the proposed infill with the

following conditions:

1. **The width of the proposed infill shall be thirty-six feet (36') at the street, thirty-eight feet (38') wide overall and forty feet (40') at the basement/garage level.**
2. **The finished floor height shall be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC in the field;**
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;**
4. **All paired windows shall have a 4"-6" mullion between; and,**
5. **The MHZC shall review and approve the final material selections for roof color, windows, doors, and site elements prior to purchase and installation;**

finding that with these conditions, the proposed infill meets the Woodland-in-Waverly Historic Preservation Zoning Overlay design guidelines. Commissioner Smith seconded and the motion passed unanimously.

21. 1220 ROSA L PARKS BLVD

Application: New Construction – Infill; Setback Determination
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025034697

Applicant: Ethan Warren, Remick Architecture

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

Description of Project: Application is infill on a vacant lot.

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

1. No preservation permit be issued until the parcels are combined into one parcel;
2. The brick sidewalk along Monroe Street be retained;
3. MHZC approve all final material choices prior to purchase and installation, including all masonry samples, the final window and door choices, the standing seam metal color and specifications, the fabric awnings, parking lot material, walkway material, and fencing.
4. All brick be in the red family of colors typical for bricks in the Germantown HPZO;
5. MHZC approve all final utility and HVAC unit locations; and
6. MHZC approve all lighting and other appurtenances prior to purchase and installation.

With these conditions, staff finds that the proposed infill meets Sections III. of the design guidelines for the Germantown Neighborhood Preservation Zoning Overlay.

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

1. **There be a minimum of a three foot (3') setback between the new construction and 707 Monroe Street's side property line;**
2. **No preservation permit be issued until the parcels are combined into one parcel;**

3. The brick sidewalk along Monroe Street be retained;
4. MHZC approve all final material choices prior to purchase and installation, including all masonry samples, the final window and door choices, the standing seam metal color and specifications, the fabric awnings, parking lot material, walkway material, and fencing.
5. All brick be in the red family of colors typical for bricks in the Germantown HPZO;
6. MHZC approve all final utility and HVAC unit locations; and
7. MHZC approve all lighting and other appurtenances prior to purchase and installation;

finding that with these conditions, the proposed infill meets Sections III. of the design guidelines for the Germantown Neighborhood Preservation Zoning Overlay. Commissioner Cashion seconded and the motion passed unanimously.

22. 804 B SHELBY AVE

Application: New Construction – Outbuilding

Council District: 06

Overlay: Edgefield Historic Preservation Zoning Overlay

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

PermitID#:T2025028576

Deferred

OTHER BUSINESS

23. REVISION OF RULES OF ORDER

Deferred

24. CHAIR COMMENTS

NEW BUSINESS