

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

**METRO HISTORIC ZONING COMMISSION (MHZC)
AGENDA**

January 20, 2021

Teleconference

2:00 p.m.

Meeting to be held via Teleconference. Metro Nashville Network will broadcast this meeting of the Metro Historic Zoning Commission live on Comcast channel 3 and simulcast a livestream of the meeting on Nashville.gov. To locate the livestream, visit mnn.nashville.gov and click on the "Live Streaming" link located on the left side of the screen. See "How the Meeting Works" at the end of this agenda for information on providing public comment.

Menié Bell, Chair
Cyril Stewart, Vice-Chair

Leigh Fitts
Mina Johnson
Kaitlyn Jones
Elizabeth Mayhall

Ben Mosley
David Price
Dr. Williams

Tim Walker

Executive Director, Metro Historical Commission and Metro Historic Zoning Commission

Robin Zeigler

Historic Zoning Administrator, Metro Historic Zoning Commission

Metro Historic Zoning Commission
3000 Granny White Pike, Nashville, TN 37204

615-862-7970

www.nashville.gov/mhc

historicalcommission@nashville.gov



The Metro Historical Commission does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in access to, or operation of its programs, services, activities or in its hiring or employment practices. **ADA inquiries should be forwarded to:** Susan Pallas, Metro Historical Commission ADA Compliance Coordinator, 3000 Granny White Pike, Nashville, TN 37204, (615) 862-7970. **Title VI inquiries should be forwarded to:** Ms. Shirley Sims-Saldana, Title VI Coordinator, Human Relations, 800 Second Avenue, South, 4th floor, Nashville, TN 37210, (615) 880-3391. **Contact Department of Human Resources for all employment related inquiries** at (615) 862-6640.

ABOUT THE COMMISSION

The Metropolitan Historic Zoning Commission (MHZC) is an architectural review board which reviews applications for work on properties that are within a Historic Overlay and makes recommendations to Metro Council on designation of Historic Overlays. Its nine volunteer members, appointed by the mayor and confirmed by Metro Council, include representatives from zoning districts, the Metropolitan Historic Zoning Commission, the Metropolitan Historical Commission; architect(s), and other citizens of Davidson County.

Agendas and Staff Reports can be viewed online at <http://www.nashville.gov/Historical-Commission/About/Historic-Zoning-Commission/Meeting-Information> the Friday before the meeting.

Meetings may be viewed live on online at the Metro Nashville Network and Channel 3 or at an alternative time on Metro's YouTube channel.

COMMUNICATING WITH THE COMMISSION

SPECIAL NOTICE TO THE PUBLIC

Out of an abundance of caution, and pursuant to recommendations from federal, state and local health agencies regarding avoiding group gatherings due to the COVID-19 Coronavirus this meeting will be via teleconference. To protect the health and safety of our community, we strongly encourage all members of the public to view this meeting online. Metro Historic Zoning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, and streamed online live. In addition, meeting recordings are posted on YouTube, usually on the day after the meeting. We strongly encourage the public to view this meeting remotely.

Because the MHZC is a quasi-judicial body, members are not permitted to discuss specific cases outside of a public hearing.

AFTER THE MEETING

Decisions: The decision on all cases before the Commission and minutes from the prior month, if ratified by the Commission, will be posted online the Friday after the meeting. All permits for work authorized by the MHZC must be obtained within two years of the date of the board's approval.

Appeal: Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, the MHZC's decisions may be appealed to the Chancery Court of Davidson County or the Circuit Court of Davidson County via a statutory writ of certiorari. If you choose to appeal, you are advised to seek your own independent legal counsel to ensure that your appeal is filed in a timely manner and that all procedural requirements are met. You should also seek independent legal advice regarding the applicability of the writ of certiorari to the specific decision of the Historic Zoning Commission.

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I. ADOPTION OF MINUTES

- a. December 16, 2020

II. CONSENT AGENDA

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the public or the Commission requests that the item be removed from the Consent Agenda. Items pulled from the consent agenda will be heard at the end of the agenda. To ensure an item is removed from consent for a public hearing, notify staff prior the day before the meeting, 10am. See “How the meeting works” at the end of the agenda for the following link for additional information. <https://www.nashville.gov/Government/Virtual-Board-and-Commission-Meetings.aspx>

b. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

c. 312 S 11TH ST

Application: New Construction-Addition; Setback Determination
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2021000120

d. 1615 FORREST AVE

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#: T2021000135

e. 320 S 15TH 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#: T2021000143

f. 1101 HALCYON AVE

Application: New Construction-Addition; Setback determination
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2021000175

g. 1008 LAWRENCE AVE

Application: New Construction-Addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2021000199

h. 2517 BLAIR BLVD

Application: New Construction-Addition; Setback Determination
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2021000327

i. 2812 BELMONT BLVD

Application: New Construction-Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander
PermitID#: T2021000328

j. 2507 BARTON AVE

Application: New Construction-Addition
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2021000329

k. 1101 PORTER RD

Application: New Construction-Addition
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2021000332

l. 1903 FATHERLAND ST

Application: New Construction-Addition; Setback Determination
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2021000794

m. 1406 N 14TH ST

Application: New Construction-Addition; Setback Determination
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2021001031

n. 1900 BEECHWOOD AVE

Application: New Construction-Addition and Outbuilding; Setback Determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2021000178 and T2021000187

o. 1702 4TH AVE N

Application: New Construction-Infill and Outbuilding; Partial Demolition
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2021000169 and T2021000174

p. 202 ELMINGTON AVE

Application: New Construction-Addition and Outbuilding
Council District: 18
Overlay: Elmington Place Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2021000330

q. 198 MANCHESTER AVE

Application: Setback Determination
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman paul.hoffman@nashville.gov
PermitID#: T2021000767

r. 1818 CEDAR LN

Application: New Construction—Addition and Outbuilding; Setback determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2021000178 and T2021000187

III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS

s. CONSOLIDATION OF NEIGHBORHOOD CONSERVATION ZONING OVERLAY

Request to defer.

IV. PRELIMINARY & FINAL SP REVIEW

t. 945 S DOUGLAS AVE

Application: New Construction-Infill

Council District: 17

Overlay: Waverly Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#:T2021001040

V. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

u. 1511 GARTLAND AVE

Application: Violation; New construction-Outbuilding; Setback Determination

Council District: 06

Overlay: Lockeland Springs- East End Neighborhood Conservation Zoning Overlay

Project Lead: Paul Hoffman paul.hoffman@nashville.gov

PermitID#: T2020068836

VI. MHZC ACTIONS

v. 1830 5TH AVE N

Application: Demolition

Council District: 19

Overlay: Salemtown Neighborhood Conservation Zoning Overlay

Project Lead: Paul Hoffman paul.hoffman@nashville.gov

PermitID#: T2021000771

w. 1101 HOLLY ST

Application: New Construction-Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander Sean.Alexander@nashville.gov

PermitID#: T2021000331

x. 418 BUSHNELL ST

Application: New Construction-Outbuilding (Detached Accessory Dwelling Unit)
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2021000232

y. 1511 16TH AVE S

Application: New Construction-Infill
Council District: 17
Overlay: South Music Row Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2021000233

z. 722 & 726 MCFERRIN AVE

Application: New Construction-Infill
Council District: 05
Overlay: Maxwell Heights Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2020040967

aa. 1620 FORREST AVE

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#: T2021000158

bb. 4909 ELKINS AVE

Application: New Construction-Infill
Council District: 24
Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2021001026

cc. 0 FATHERLAND ST (717 FATHERLAND ST)

Application: New Construction-Infill and Outbuilding
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2020079473 and T2020079477

dd. 1310 A AND B MCKENNIE AVE

Application: New Constructio-Infill
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2021000159

VII. OTHER BUSINESS

- ee. APPOINT VIC-CHAIR STEWART TO THE MHC/MHZC THE SECOND AVENUE TASK FORCE**

HOW DOES THE MEETING WORK?

SPECIAL NOTICE TO THE PUBLIC

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Any comments to the Commission can be communicated via mail, voice mail, fax or email. To ensure your comments are included, please send no later than **10am the Tuesday prior to the meeting**. Comments may also be called-in during the meeting, number to be provided during the meeting.

Mailing Address: MHZC, 3000 Granny White Pike, Nashville, TN 37204

E-mail: historicalcommission@nashville.gov

Voicemail: 629-255-1910 (A different number will be provided for live call-ins during the meeting.)

For general information on virtual public meetings:

<https://www.nashville.gov/Government/Virtual-Board-and-Commission-Meetings.aspx>

Each case follows this format:

- a. Staff will make a presentation about each project up for consideration and provide an analysis on how it does or does not meet the design guidelines.
- b. The applicant will have the opportunity to present (up to **ten minutes**) and answer questions of the Commission. The applicant may reserve two minutes of the ten to rebut public comment.
- c. The public will have **two minutes** each to comment on the application. Someone representing an organization may have **five minutes** if written notice is received no later than the day prior to the meeting day. Please state your name and address for the record before making your comments. Please be sure to direct all comments to the microphone so that they are a part of the official record.
- d. The applicant has the option of responding to public comments, once all have been made, and if the full ten minutes was not used.
- e. After all public comments, the Chair will close the “public hearing” which means there is no more opportunity for public or applicant comments, unless the Commission invites either back.
- f. The Commission will make a decision which could be to approve, disapprove, or approve with conditions. The applicant may also request that a decision be postponed.
- g. Appeals to decisions of the MHZC may be taken to a court of competent jurisdiction as provided for by law.
- h. If the project is approved or approved with conditions, the applicant will receive a permit. If the project is disapproved, the applicant will receive a notice of decision. Any project may be revised and resubmitted for a new review. The exact same project disapproved may not be resubmitted for review.
- i. A building permit may be necessary for the proposed project. Preservation Permits are not a substitute to a building permit. Contact Metro Department of Codes Administration, Howard School Building, 800 2nd Avenue South. (615) 862-6500 (615) 862-6514 fax.
- j.