

JOHN COOPER  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

**METRO HISTORIC ZONING COMMISSION (MHZC)  
AGENDA  
MARCH 17, 2021, 2PM**

**March 17, 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](http://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](http://www.nashville.gov/mhc)  
[historicalcommission@nashville.gov](mailto: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, 4<sup>th</sup> 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.

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

**March 17, 2021**

**Teleconference**

**2:00 p.m.**

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**I. EXECUTIVE SESSION  
1501 FATHERLAND**

**II. ADOPTION OF MINUTES**

**a. FEBRUARY 17, 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. 1104 PETWAY AVE**

Application: New Construction—Addition  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.warren@nashville.gov](mailto:Jenny.warren@nashville.gov)  
PermitID#: T2021011981

**d. 1821 4TH AVE N**

Application: New Construction—Addition and Outbuildings  
Council District: 19  
Overlay: Salemtown Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2021011993, T2021012247 and T2021012254

**e. 1712 BLAIR BLVD**

Application: New Construction—Outbuilding  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid  
PermitID#: T2021012172

**f. 907 WALDKIRCH AVE**

Application: New Construction—Addition; Partial Demolition  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2021012192

**g. 1913 19TH AVE S**

Application: New Construction - Addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#: T2021012230

**h. 1017 N 16TH ST**

Application: New Construction—Addition; Setback Determination  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2021012234

**i. 1411 N 14TH ST**

Application: New Construction—Addition; Setback Determination  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [Sean.Alexander@nashville.gov](mailto:Sean.Alexander@nashville.gov)  
PermitID#: T2021012251

**j. 2218 GRANTLAND AVE**

Application: New Construction—Addition  
Council District: 17  
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay  
Project Lead: Sean Alexander [Sean.Alexander@nashville.gov](mailto:Sean.Alexander@nashville.gov)  
PermitID#: T2021012252

**k. 1804 5TH AVE N**

Application: New Construction—Addition  
Council District: 19  
Overlay: Salemtown Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [Sean.Alexander@nashville.gov](mailto:Sean.Alexander@nashville.gov)  
PermitID#: T2021012256

**l. 1051 PETWAY AVE**

Application: New Construction—Addition  
Council District: 05  
Overlay: Greenwood Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2021012269

**m. 1406 EASTLAND AVE**

Application: New Construction—Addition and DADU  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2021012298 and T2021012299

**n. 2529 FAIRFAX AVE**

Application: New Construction—Addition  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [Sean.Alexander@nashville.gov](mailto:Sean.Alexander@nashville.gov)  
PermitID#: T2021012301

**III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS**

**o. CONSOLIDATION OF NEIGHBORHOOD CONSERVATION ZONING OVERLAY**

(Public hearing to take place on March 17<sup>th</sup> with vote on April 21, 2021)

**IV. PRELIMINARY & FINAL SP REVIEW**

**p. 945 S DOUGLAS UNIT #17**

Application: New Construction – Infill  
Council District: 07  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#: T2021012245

**q. 1801-1803 5TH AVE N**

Application: New Construction—Infill  
Council District: 19  
Overlay: Salemtown Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [Sean.Alexander@nashville.gov](mailto:Sean.Alexander@nashville.gov)  
PermitID#: T2021012255

## V. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

### r. 3707 RICHLAND AVE

Application: Demolition; Show Cause  
Council District: 24  
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: T2021010977

### s. 1512 DALLAS AVE

Application: Demolition; Show Cause  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: 2021036693

### t. 201 2<sup>ND</sup> AVE N

Application: New construction—Rooftop Addition  
Council District: 19  
Overlay: Second Avenue Historic Preservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: T2021007304, T2021007301

### u. 1131 RIVERWOOD DRIVE

Application: New construction—Outbuilding  
Council District: 07  
Overlay: Eastdale Neighborhood Conservation Zoning Overlay  
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov  
PermitID#: 2020079831

### v. 1408-B BOSCOBEL STREET

Application: New Construction—Addition; Setback Determination  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: 2020048615

### w. 1515 GALE LANE

Application: New Construction—Outbuilding Revision  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: 2020073959

**x. 2121 WESTWOOD AVE**

Application: Demolition (revision to existing permit)  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: 2020073959

**VI. MHZC ACTIONS**

**y. 1204 RUSSELL ST**

Application: Demolition  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: T2021007274

**z. 949 RUSSELL ST**

Application: Demolition  
Council District: 06  
Overlay: Edgefield Historic Preservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: T2021007298

**aa. 1609 FRANKLIN AVE**

Application: Demolition  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: T2021007392

**bb. 3916 CAMBRIDGE AVE**

cc. Application: Demolition—Outbuilding; New Construction—Addition; Setback Determination  
Council District: 24  
Overlay: Cherokee Park Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#: T2021006556 and T2021006562

**cc. 321 S 16TH ST**

Application: New Construction—Addition; Partial Demolition  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2021012205

**dd. 306 S 15TH ST**

Application: New Construction—Outbuilding; Setback determination  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov  
PermitID#: T2021012264

**ee. 118 S 11TH ST**

Application: New Construction—Infill  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#: T2021012276

**ff. 110 S 17TH ST**

Application: Partial Demolition  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2021012212

**gg. 1015 HALCYON AVE**

Application: New Construction—Infill and Outbuilding  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2021012217 and T2021013043

**hh. 1000 WOODLAND ST**

Application: New Construction—Infill  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander Sean.Alexander@nashville.gov  
PermitID#: T2021012258

**ii. 1809 HOLLY ST**

Application: New Construction—Infill  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#: T2021012259

**iii. OTHER BUSINESS**



## 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](mailto: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.