

JOHN COOPER  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

**METRO HISTORIC ZONING COMMISSION (MHZC)  
AGENDA  
May 19, 2021, 2PM**

**May 19, 2021**

**Sonny West Conference Center/ Fulton Campus**

**2:00 p.m.**

700 Second Avenue South (between Lindsley Avenue and Middleton Street)

For directions and a map, visit [Nashville > Historical Commission > About > Historic Zoning Commission > Meeting Information > Directions to MHZC Meetings](#)

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 at [mnn.nashville.gov](http://mnn.nashville.gov). 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.

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## **COMMUNICATING WITH THE COMMISSION**

### **SPECIAL NOTICE TO THE PUBLIC**

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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. April 21, 2020**

**II. REQUEST TO REHEAR**

**b. 1807 WOODLAND ST**

Application: New Construction-Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov)

PermitID#: T2021021238

**III. ADOPTION OF AGENDA**

**IV. 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.

**c. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH**

**d. 1101 HALCYON AVE**

Application: New Construction—Addition and Outbuilding; Setback determination

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)

PermitID#: T2021000175 and T2021027437

**e. 2510 FAIRFAX AVE**

Application: New Construction—Addition; Setback Determination; Partial Demolition  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2021027431

**f. 2406 OAKLAND AVE**

Application: New Construction—Addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#: T2021027483

**g. 2804 OAKLAND AVE**

Application: New Construction—Addition and Outbuilding (DADU); Setback Determination  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2021027573 and T2021027579

**h. 2012 BENJAMIN ST**

Application: New Construction—Addition  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander Sean.Alexander@nashville.gov  
PermitID#: T2021027856

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

**i. DESIGN GUIDELINE CONSOLIDATION PROJECT**

To add the Elmington Place Neighborhood Conservation Zoning Overlay

**VI. PRELIMINARY & FINAL SP REVIEW**

**j. 945 S DOUGLAS AVE #5**

Application: New Construction - Infill  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#: T2021027419

## **VII. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE**

### **k. 313 BROADWAY**

Application: New Construction—Violation  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Paul Hoffman Paul.Hoffman@nashville.gov  
PermitID#: T2021020665

### **l. 312 BROADWAY**

Application: New Construction, Rehabilitation, Signage (violation and new request)  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#:T2020040975

### **m.1408 B BOSCOBEL ST**

Application: New Construction—Violation/Setback Determination  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Paul Hoffman Paul.Hoffman@nashville.gov  
PermitID#: T2021020667

### **n. 722-726 MCFERRIN**

Application: New Construction – Infill Revision  
Council District: 05  
Overlay: Maxwell Heights Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren, [jenny.warren@nashville.gov](mailto:jenny.warren@nashville.gov)  
PermitID#: 2020040967

## **VIII.MHZC ACTIONS**

### **o. 215 BROADWAY**

Application: New Construction—Addition  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2021027544

### **p. 322 HARVARD AVE**

Application: New Construction – Addition  
Council District: 24  
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren, jenny.warren@nashville.gov  
Permit ID#: T2021027495

**q. 2217 LINDELL AVE**

Application: New Construction—Addition  
Council District: 17  
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2021027608

**r. 1903 HOLLY 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](mailto:Sean.Alexander@nashville.gov)  
PermitID#: T2021027862

**s. 1805 LAKEHURST DR**

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](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2021027598

**t. 2415 OAKLAND AVE**

Application: New Construction—Infill; Setback determination  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2021027466

**u. 512 FAIRFAX AVE**

Application: New Construction—Infill and Outbuilding  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2021027475 and T2021027544

**v. 3000 GRANNY WHITE PIKE (Sunnyside in Sevier Park)**

Application: New Construction – Addition and Alterations  
Council District: 17  
Overlay: Landmark  
Project Lead: Jenny Warren, [jenny.warren@nashville.gov](mailto:jenny.warren@nashville.gov)  
PermitID#: T2021028428

**IX. 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, email, or calling in to or attending the meeting. If sending written comment, please send no later than **10am the Tuesday prior to the meeting**, to ensure the Commission receives it in time. 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)

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 10am 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.