

JOHN COOPER  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

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

**December 16, 2020**

**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**

Mina Johnson  
Kaitlyn Jones  
Leigh Fitts  
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.

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**I. ADOPTION OF MINUTES**

- a. November 18, 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. 2416 W LINDEN AVE**

Application: New Construction—Addition and Outbuilding  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2020074250 and T2020074268

**d. 1710 LINDEN AVE**

Application: New Construction—Addition; Setback Determination  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#: T2020074352

**e. 206 CARDEN AVE**

Application: New Construction—Addition  
Council District: 24  
Overlay: Whitland Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov  
PermitID#: T2020074468

**f. 911 LAWRENCE AVE**

Application: New Construction—Addition  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander  
PermitID#: T2020074572

**g. 2803 BLAIR BLVD**

Application: New Construction—Addition  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov  
PermitID#: T2020074575

**h. 2711 OAKLAND AVE**

Application: New Construction—Addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander  
PermitID#: T2020074577

**i. 822 FATHERLAND**

Application: New Construction – Addition  
Council District: 06  
Overlay: Edgefield Historic Preservation Zoning Overlay  
Project Lead: Jenny Warren [jenny.warren@nashville.gov](mailto:jenny.warren@nashville.gov)  
PermitID#: T2020074586

**j. 2700 OAKLAND AVE**

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#: T2020074585

**k. 107 CHURCH ST**

Application: Signage  
Council District: 19  
Overlay: Second Avenue Historic Preservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2020074172

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

#### **I. CONSOLIDATION OF NEIGHBORHOOD CONSERVATION ZONING OVERLAY**

Request to defer.

##### **m. 209-213 7<sup>th</sup> AVE N**

Application: Historic Landmark Designation

Council District: 19

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

##### **n. HISTORIC LANDMARK DESIGN GUIDELINES**

Application: Design Guideline Revision

Council District: 1, 2, 4, 5, 6, 7, 8, 9, 11, 14, 15, 16, 17, 18, 19, 21, 24, 26, 28, 34, 35

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

### **IV. PRELIMINARY & FINAL SP REVIEW**

##### **o. 1514-1518 EDGEHILL AVE**

Application: Final SP

Council District: 19

Overlay: Edgehill Neighborhood Conservation Zoning Overlay

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

PermitID#: T2020074813

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

##### **p. 2517 FAIRFAX AVENUE**

Application: Violation; Partial Demolition

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: Paul Hoffman [paul.hoffman@nashville.gov](mailto:paul.hoffman@nashville.gov)

PermitID#: 2020067273

##### **q. 313 BROADWAY**

Application: Violation; New Construction

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: Paul Hoffman [paul.hoffman@nashville.gov](mailto:paul.hoffman@nashville.gov)

PermitID#: 2020069124

## **VI. MHZC ACTIONS**

### **r. 1501 LINDEN AVE**

Application: New Construction—Addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [sean.alexander@nashville.gov](mailto:sean.alexander@nashville.gov)  
PermitID#: T2020074481 and T2020074493

### **s. 1712 BLAIR BLVD**

Application: Partial Demolition; New Construction—Addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid  
PermitID#: T2020074684

### **t. 1101 MCKENNIE AVE**

Application: New Construction—Addition; Setback Determination  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#: T2020074771

### **u. 3903 A KIMPALONG AVE**

Application: New Construction—Infill  
Council District: 24  
Overlay: Woodlawn West Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2020074473

### **v. 4709 ELKINS AVE**

Application: New Construction—Infill  
Council District: 24  
Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2020074729

### **w. 1124 A & B SHARPE AVE**

Application: Demolition; New Construction—Infill  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2020074743

## **VII. 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.