

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

**METRO HISTORIC ZONING COMMISSION (MHZC)
RECORD OF DECISION**

June 19, 2019

Sonny West Conference Center/ Fulton Campus

2:00 p.m.

I. ADOPTION OF AGENDA

NOTICE TO THE PUBLIC: Items on the agenda may be removed or moved at this time.

II. RECOGNITION OF COUNCILMEMBERS

III. APPROVAL OF MINUTES

a. May 15, 2019

DECISION: APPROVED

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 audience 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.

b. 404 N 17TH ST

Application: New Construction--Outbuildings (DADU and Carport)

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019033697 and T2019013551

c. 2615 W LINDEN AVE

Application: New Construction--Addition; Partial Demolition

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019033744

d. 1623 SUMNER AVE

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

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019033837

e. 1503 CLAYTON AVE

Application: New Construction—Addition; Partial Demolition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2019033849

f. 2020 10TH AVE S

Application: New Construction—Addition; Demolition-Partial
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov

g. 1403 SHARPE AVE

Application: New Construction—Outbuilding/Detached Accessory Dwelling Unit; Setback Determination
Council District: 6
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander, sean.alexander@nashville.gov
PermitID#: T2019034263

h. 2700 OAKLAND AVE

Application: New Construction—Addition and Outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman
PermitID#: T2019033215

i. 2129 BELMONT BLVD

Application: New Construction – Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren jenny.warren@nashville.gov
PermitID#: 2019020225

DECISION: APPROVED ALL CONSENT AGENDA ITEMS, INCLUDING 1824 5TH AVENUE WHICH WAS MOVED TO CONSENT, WITH THEIR APPLICABLE CONDITIONS

V. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS

None

VI. PREVIOUSLY DEFERRED ITEMS

The items below were deferred at a previous MHZC meeting at the request of the applicant.

j. 1612 DOUGLAS AVE

Application: New Construction – Infill and Outbuilding

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019025750, T2019025757

DECISION: APPROVED

VII. PRELIMINARY & FINAL SP REVIEW

k. 930 MCFERRIN AVE & 907 WEST EASTLAND AVE

Application: Preliminary SP Review

Council District: 5

Overlay: Greenwood Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander, sean.alexander@nashville.gov

PermitID#: T2019034261

DECISION: DISAPPROVED

VIII. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

l. 111 4TH AVE SOUTH

Application: Show Cause—Addition

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

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

PermitID#: 2018063543

DECISION: DISAPPROVED

m. 1313 5th Av N, Unit 1

Application: Violation—Addition

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

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

PermitID#: 20190025731

DECISION: DISAPPROVED

n. 1313 5th Av N, Unit 6

Application: Violation—Addition

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

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

PermitID#: 20190027427

DECISION: DISAPPROVED

o. 1417 ROBERTS AVE

Application: Violation—Outbuilding

Council District: 6

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander, sean.alexander@nashville.gov

PermitID#: T2019034265

REMOVED FROM AGENDA

IX. MHZC ACTIONS

p. 503 and 505 BUCHANAN ST

Application: New Construction--Infill and Outbuilding

Council District: 19

Overlay: Salemtn Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019033761 and T2019033787

DECISION: APPROVED WITH CONDITIONS

q. 1309 WOODLAND ST

Application: New Construction—Outbuilding/Detached Accessory Dwelling Unit

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019033833

DECISION: APPROVED WITH CONDITIONS

r. 1911 RUSSELL ST

Application: New Construction - Addition and Outbuilding; Setback Determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019033402, T2019033436

DECISION: APPROVED WITH CONDITIONS

s. 1821 5TH AVE N

Application: New Construction--Addition

Council District: 19

Overlay: Salemtn Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019033732

DECISION: APPROVED WITH CONDITIONS

t. 1824 5TH AVE N

Application: New Construction—Addition and Outbuildings; Setback Determination

Council District: 19

Overlay: Salemtn Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019033216

DECISION: APPROVED WITH CONDITIONS

u. 1224 VILLA PL

Application: New Construction—Infill and Outbuilding

Council District: 17

Overlay: Edgehill Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander, sean.alexander@nashville.gov

PermitID#: T2019034262

DECISION: APPROVED WITH CONDITIONS

X. OTHER BUSINESS

v. ADMINISTRATIVE ACTIONS & UPDATES

w. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

HOW DOES THE MEETING WORK?

The Metropolitan Historic Zoning Commission meeting is open to the public. Please turn off all cell-phones. 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.

HINTS FOR PREPARING FOR THE MEETING

If you are NOT the applicant:

- Copies of the staff recommendations are available online prior to the meeting.
- Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the MHZC by the end of the day prior to the day of the meeting. Written comments can also be brought to the MHZC for distribution during the public hearing. Please provide 12 copies of any correspondence brought to the meeting. Mailing Address: MHZC, 3000 Granny White Pike, Nashville, TN 37204 Fax: (615) 862-7974 E-mail: historicalcommission@nashville.gov
- Anyone can speak before the Commission during a public hearing. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received no later than the day prior to the meeting day. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that Item, with no time limit.

If you are the applicant:

- Copies of the staff recommendations are available online prior to the meeting. Review it and contact your project lead with any questions you may have.
- Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. The Commission will not review new information but you are welcome to bring items that further illustrate what is proposed such as photographs, models, or additional drawings. If you plan to make an electronic presentation, the presentation must be sent to the lead staff member listed on the agenda, at least the day before the meeting.