

JOHN COOPER  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

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

**September 16, 2020**

**Teleconference**

**2:00 p.m.**

Meeting to be held via Teleconference. Metro Nashville Network will broadcast the August 19, 2020 meeting of 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 the August 19, 2020 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 AGENDA**

Deferred

**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 to August 18, 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>

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

**b. 1112 BOSCOBEL ST**

Application: New Construction—Addition and Outbuilding/ Detached Accessory Dwelling Unit;  
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#: T2020055431 and T2020055451

**c. 1101 PARIS AVE**

Application: New Construction – Addition; Setback Determination  
Council District: 07  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren, [jenny.warren@nashville.gov](mailto:jenny.warren@nashville.gov)  
PermitID#: T2020055642

**d. 1807 RUSSELL ST**

Application: Setback Determination  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)  
PermitID#: 2020049026

**e. 2404 BELMONT BLVD**

Application: New Construction—Addition and Outbuilding; Partial Demolition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2020055631 and T2020055633

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

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

Request to defer until the MHZC is again able to meet in person.

**IV. PRELIMINARY & FINAL SP REVIEW**

None

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

**g. 2516 BELMONT BLVD**

Application: New Construction—Outbuilding; Setback Determination; Show Cause  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [Sean.Alexander@nashville.gov](mailto:Sean.Alexander@nashville.gov)  
PermitID#: 2019068963

**h. 1514 CLAYTON AVE**

Application: New Construction—Infill; Show Cause  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)  
PermitID#: 2019068353

**VI. MHZC ACTIONS**

**i. 413 N 16TH ST**

Application: New Construction—Addition  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Paul Hoffman [Paul.Hoffman@nashville.gov](mailto:Paul.Hoffman@nashville.gov)  
PermitID#: T2020055937

**j. 4909 ELKINS AVE**

Application: Demolition of Contributing Building  
Council District: 24  
Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay  
Project Lead: Paul Hoffman [Paul.Hoffman@nashville.gov](mailto:Paul.Hoffman@nashville.gov)  
PermitID#: T2020008667

**k. 1124 A and B SHARPE AVE**

Application: 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#: T2020055608

**l. 330 CHESTERFIELD AVE**

Application: New Construction – Porch  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#: T2020055632

**m. 1501 LILLIAN 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](mailto:melissa.baldock@nashville.gov)  
PermitID#: T2020055474

**n. 2806 OAKLAND AVE**

Application: New Construction—Addition and Outbuilding/Detached Accessory Dwelling Unit  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)  
PermitID#: T2020055412 and T2020055397

**o. 1900 BEECHWOOD AVE**

Application: New Construction—Outbuilding; 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#: T2020055628

**p. 924 B S DOUGLAS AVE**

Application: New Construction—Outbuilding  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2020055619

**q. 1901 HOLLY ST**

Application: New Construction—Infill and Outbuilding; Setback Determination  
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#: T2020055667

**r. 1917 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

PermitID#: T2020055669

**s. 916 ACKLEN AVE**

Application: New Construction—Infill and Outbuilding

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

PermitID#: T2020055482 and T2020055503

**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 on Tuesday, August 18**. Comments received regarding cases on the agenda will be recorded into the record by a historic zoning staff member by reading written comments and playing voicemails. 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.