

KARL F. DEAN
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

METRO HISTORIC ZONING COMMISSION (MHZC) AGENDA

October 15, 2014 **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 www.nashville.gov/mhc/mhzc/directions_hob.asp

Brian Tibbs, Chair
Ann Nielson, Vice-Chair

Menié Bell
Rose Cantrell
Samuel Champion
Richard Fletcher

Hunter Gee
Aaron Kaalberg
Ben Mosley

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
615-832-7970
615-862-7974, fax
www.nashville.gov/mhc
histlap1@nashville.gov

Notice to Public

Please remember to turn off your cell phones.



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:** Yvonne Ogren, 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, 4th 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 Planning Commission, the Metropolitan Historical Commission; architect(s), and other citizens of Davidson County.

Agendas and Staff Reports can be viewed online at www.nashville.gov/mhc the Friday before the meeting. Applications and permits may be tracked using Kiva Citizen <https://permits.nashville.gov/kivanet/2/index.cfm>.

Meetings may be viewed live or at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule.

COMMUNICATING WITH THE COMMISSION

Because the MHZC is a quasi-judicial body they are not permitted to discuss specific cases outside of a public hearing. For more information about a case or to submit comments to the commission before the meeting, please send to MHZC staff at least one day prior to the meeting. For materials provided at the meeting, please provide 11 copies.

All meetings are open to the public and the public is invited to give testimony at the meetings. For advice on addressing the Commission, please see “How the Meeting Works” at the end of this agenda.

AFTER THE MEETING

Decisions: The Commission meets the third Wednesday of each month. (With the exception of November 2012 when the Commission will meet on November 14, 2012 to avoid the Thanksgiving holiday.) 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.

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**

October 15, 2014

Sonny West Conference Center/ Fulton Campus

2:00 p.m.

I. RECOGNITION OF COUNCILMEMBERS

II. APPROVAL OF MINUTES

- a. September 17, 2014

III. 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.

b. 1511 ELMWOOD AVE

Application: New construction - outbuilding; Setback determination

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2002338

c. 312 BROADWAY

Application: New construction - addition; Rehabilitation

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2002339

d. 110 PEMBROKE AVE

Application: New construction-addition

Council District: 23

Overlay: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay

Project Lead: PAUL HOFFMAN

Permit ID #: 2002019

e. 4000 CAMBRIDGE AVENUE

Application: New construction—addition; Setback determination

Council District: 24

Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 2002496

f. 3105 OVERLOOK

Application: New construction—addition

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 2002507

g. 2619 A ASHWOOD AVE

Application: New construction - infill

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2002342

IV. PREVIOUSLY DEFERRED ITEMS

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

h. 114 SOUTH 17th STREET

Application: Demolition; New construction—infill; Setback determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 2002500

V. MHZC ACTIONS

i. 1706 A 4TH AVE N

Application: New construction – infill cottage development

Council District: 19

Overlay: Salemtown Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2002343

j. 2002 EASTLAND AVE

Application: New construction - infill

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2002344

k. 207 GENTRY AVENUE

Application: New construction – infill cottage development; New construction-addition; Partial demolition

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 2002510

l. 1813 HOLLY ST

Application: New construction - addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 2002340

m. 1414 BOSCOBEL ST

Application: New construction-infill; Demolition-principle building

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: PAUL HOFFMAN

Permit ID #: 2001980

n. 805 PETWAY

Application: New construction—infill

Council District: 05

Overlay: Greenwood Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 2002501

VI. PRELIMINARY SP REVIEW

o. 1505 HOLLY ST

Application: Preliminary SP Review

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: PAUL HOFFMAN

Permit ID #: 2001989

VII. ADMINISTRATIVE ACTIONS

p. Approve Duplex, Outbuilding and Detached Accessory Dwelling Unit Policy

q. Approve change to Rules of Order and Procedure

VIII. OTHER BUSINESS

- Administrative Permits Issued for Prior month
- 2015 MHZC filing deadlines & Meeting Schedule

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.
- c. The public will have **two minutes** each to comment on the application. Someone representing an organization may have **five minutes**. 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. (Comments may also be sent in advance to the project lead via email, fax or mail. Please see agenda for contact information.)
- d. The applicant has the option of responding to public comments, once all have been made.
- 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 can 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. The red permit placard must be posted so it can be clearly viewed from the main public right-of-way.
- 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, 700 2nd Avenue South. (615) 862-6500 (615) 862-6514 fax.
- j. Projects that are disapproved will receive written notice of the Commission’s decision. These projects may be revised and resubmitted for review. The exact same project may not be resubmitted for review.

HINTS FOR PREPARING FOR THE MEETING

If you are not the applicant:

- Copies of the staff recommendations are available online prior to the meeting.
- If you are not the applicant, but would like to speak about a project, be sure to have your comments well organized so that you can share all your thoughts within the **two minute** time limit. Comments may also be sent in advance to the project lead via email, fax or mail. Please see agenda for contact information.
- If multiple people wish to speak on the same topic, consider selecting a spokesperson to speak for all of you.

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.
- Organize your notes well so that you are sure to cover every important aspect of your project during the presentation.
- Keep in mind that staff will present an overview of the project, prior to your presentation. You do not need to repeat what has already been said.
- 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, please send to the project lead listed on the agenda, in advance.