

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

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

**December 21, 2016**

**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](http://www.nashville.gov/mhc/mhzc/directions_hob.asp)*

**Brian Tibbs, Chair**  
**Rose Cantrell, Vice-Chair**

Menié Bell  
Samuel Champion  
Aaron Kaalberg  
Elizabeth Mayhall

Ben Mosley  
Ann Nielson  
Cyril Stewart

**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](http://www.nashville.gov/mhc)  
[histlap1@nashville.gov](mailto: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, 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 Planning 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 Channel 3 or at an alternative time on Metro's YouTube channel.

## **COMMUNICATING WITH THE COMMISSION**

Because the MHZC is a quasi-judicial body members 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. Only materials that further explain the project will be accepted at the meeting, please provide 11 copies. New or alternate designs will not be accepted at the meeting.

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. 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 2 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.

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

**December 21, 2016**

**Sonny West Conference Center/ Fulton Campus**

**2:00 p.m.**

**I. RECOGNITION OF COUNCILMEMBERS**

**II. APPROVAL OF MINUTES**

- a. October 19, 2016 and November 16, 2016

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

**b. 10604 CONCORD ROAD/ CONCORD BAPTIST CHURCH**

Application: Historic Landmark  
Council District: 04  
Project Lead: ROBIN ZEIGLER

**c. HILLVIEW HEIGHTS-INVERNESS**

Application: Neighborhood Conservation Zoning Overlay  
Council District: 17  
Project Lead: ROBIN ZEIGLER

**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.

**d. 211 MANCHESTER AVENUE**

Application: New construction-addition  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock

**e. 1004 ACKLEN AVENUE**

Application: New construction-addition  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock

**f. 409 BROADWAY**

Application: Signage

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: Melissa Baldock

**g. 400 BROADWAY**

Application: New construction-addition (alteration to previously approved addition)

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: Melissa Baldock

**h. 118 LAUDERDALE AVENUE**

Application: New construction-addition and outbuilding (detached accessory dwelling unit); setback determination

Council District: 24

Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock

**i. 1011 CHICAMAUGA AVENUE**

Application: New construction-addition; Outbuilding; Setback determination

Council District: 05

Overlay: Greenwood Neighborhood Conservation Zoning Overlay

Project Lead: Paul Hoffman

**j. 1702 SWEETBRIAR AVENUE**

Application: New construction-outbuilding

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Paul Hoffman

**k. 1404 BENJAMIN STREET**

Application: New construction-addition (detached accessory dwelling unit)

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid

**l. 901 GILMORE AVENUE**

Application: New construction-addition

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid

**m. 2809 OAKLAND AVENUE**

Application: New construction-addition and outbuilding; Setback determination  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid

**n. 2115 WESTWOOD AVENUE**

Application: New construction-outbuilding  
Council District: 18  
Overlay: Hillsboro – West End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid

**o. 2308 BELMONT BOULEVARD**

Application: New construction-outbuilding (detached accessory dwelling unit); Setback determination  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid

**p. 2040 ELLIOTT AVENUE**

Application: New construction-addition  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander

**q. 1626 SHELBY AVENUE**

Application: New construction-outbuilding  
Council District: 6  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock

**r. 423 BROADWAY**

Application: Signage  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Sean Alexander

**s. 126 SECOND AVENUE SOUTH**

Application: Signage  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Sean Alexander

**t. 4119 ABERDEEN ROAD**

Application: New construction-infill

Council District: 24

Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay

Project Lead: Robin Zeigler

**u. 1806 LAKEHURST**

Application: New construction-outbuilding (detached accessory dwelling unit)

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander

**v. 1610 SUMNER AVENUE**

Application: New construction-outbuilding (detached accessory dwelling unit)

Council District: 06

Overlay: Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander

**V. PREVIOUSLY DEFERRED ITEMS**

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

**VI. MHZC ACTIONS**

**w. 1102 FORREST AVENUE**

Application: New construction-addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Robin Zeigler

**x. 1616 DOUGLAS AVENUE**

Application: New construction-infill

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid

**y. 2314 NINTH AVENUE SOUTH**

Application: New construction-infill

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid

**z. 120-122 THIRD AVENUE SOUTH**

Application: New construction-addition  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Paul Hoffman

**aa. 1810 FIFTH AVENUE NORTH**

Application: New construction-addition  
Council District: 19  
Overlay: Salemtown Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander

**bb. 1404 LINDEN AVENUE**

Application: New construction-infill  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander

**cc. 0 MURPHY ROAD**

Application: New construction-infill  
Council District: 24  
Overlay: Richland-West End Addition Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander

**dd. 3641 RICHLAND AVENUE**

Application: New construction-infill and outbuilding  
Council District: 24  
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock

**ee. 2206 WHITE AVENUE**

Application: New construction-infill and outbuilding  
Council District: 17  
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay  
Project Lead: Melissa Baldock

**ff. 927 SOUTH DOUGLAS AVENUE**

Application: New construction-infill  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock

**VII. PRELIMINARY SP REVIEW**

There are no requests for a preliminary SP review.

**VI. OTHER BUSINESS**

**gg. VOTE FOR NEW VICE-CHAIR**

**VIII. ADMINISTRATIVE ACTIONS**

**gg. 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**. 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, 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.
- 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 staff recommendation for contact information of the project lead.
- 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.