

DAVID BRILEY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

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

**December 19, 2018**

**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)*

**Menié Bell, Chair**  
**Cyril Stewart, Vice-Chair**

LaDonna Boyd  
Kaitlyn Jones  
Elizabeth Mayhall

Ben Mosley  
David Price  
Brian Tibbs

**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  
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:** Paula Person, 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. Comments received the day of the meeting may not be received in time to be shared with the Commission. 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 generally 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 19, 2018**

**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. November 19, 2018

**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.

**a. 1208 PARIS AVE**

Application: Partial Demolition; New Construction—Addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander, sean.alexander@nashville.gov  
PermitID#: T2018070249

**b. 1207 DALLAS AVE**

Application: Partial Demolition; New Construction—Addition and Outbuilding  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander, sean.alexander@nashville.gov  
PermitID#: T2018070250

**c. 2811 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  
PermitID#: T2018075666 and T2018075669

**d. 2302 BELMONT BLVD**

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  
PermitID#: T2018075677 and T2018075677

**e. 1514 WOODLAND ST**

Application: New Construction—Addition and Outbuilding  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov  
PermitID#: T2018075697

**f. 1231 6TH AVE N**

Application: Alterations; New Construction—Addition  
Council District: 19  
Overlay: Germantown Historic Preservation Zoning Overlay  
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov  
PermitID#: T2018075711

**g. 1200 N 14TH ST**

Application: New Construction—Addition and Outbuilding; Setback determination.  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov  
PermitID#: T2018075733

**h. 3534 RICHLAND AVE**

Application: New Construction—Infill; Setback determination  
Council District: 24  
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#: T2018076152

**i. 2512 WOODLAWN DR**

Application: New Construction—Addition  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2018076155

**j. 418 FAIRFAX AVE**

Application: Partial Demolition; New Construction—Addition  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander, sean.alexander@nashville.gov  
PermitID#: T2018076172

**k. 810 POWERS AVE**

Application: New Construction—Addition  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#: T2018076417

**l. 628 SHELBY AVE**

Application: Demolition  
Council District: 06  
Overlay: Edgefield Historic Preservation Zoning Overlay  
Project Lead: Paul Hoffman Paul.Hoffman@nashville.gov  
PermitID#: T2018074487

**m. 3930 CAMBRIDGE AVE**

Application: New Construction-Detached Accessory Dwelling Unit (DADU)  
Council District: 18  
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay  
Project Lead: Paul Hoffman Paul.Hoffman@nashville.gov  
PermitID#: T20180076448

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

**n. 115 COTTAGE LN**

Application: Historic Landmark  
Council District: 15  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

**VI. PREVIOUSLY DEFERRED ITEMS**

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

**o. 925 FATHERLAND STREET**

Application: New Construction—Outbuilding/ Detached Accessory Dwelling Unit (DADU)  
Council District: 06  
Overlay: Edgefield Historic Preservation Zoning Overlay  
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov  
PermitID#: T2018070099

**VII. PRELIMINARY & FINAL SP REVIEW**

**p. 945 S DOUGLAS**

Application: Preliminary SP  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren, jenny.warren@nashville.gov  
PermitID#: T2018076183

**VIII. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS**

## **IX. MHZC ACTIONS**

### **q. 3707 RICHLAND AVE**

Application: Partial Demolition; New Construction—Addition  
Council District: 24  
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay  
Project Lead:  
PermitID#: T2018076183

### **r. 918 A WALDKIRCH AVE**

Application: New Construction—Addition  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2018076146

### **s. 1502 PARIS AVE**

Application: Partial Demolition; 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#: T2018076080

### **t. 3925 CAMBRIDGE AVE**

Application: Partial Demolition; New Construction—Addition; Setback Determination  
Council District: 24  
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander, [sean.alexander@nashville.gov](mailto:sean.alexander@nashville.gov)  
PermitID#: T2018070247

### **u. 114 LINDSLEY PARK DR**

Application: New Construction—Infill  
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#: T2018076151

## **X. REQUEST FOR REHEARING**

**NOTICE TO THE PUBLIC:** Requests for rehearings are not public hearings therefore there will be no opportunity for public comment. If the project is approved for a rehearing, there will be opportunity for public comment at the meeting that the project is scheduled for, which will be the next regular public hearing unless the applicant requests a deferral.

### **v. 1511 ASHWOOD AV**

Application: Request for Rehearing  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov)

**XI. OTHER BUSINESS**

**w. ADMINISTRATIVE ACTIONS & UPDATES**

**x. 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](mailto: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.