

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

METRO HISTORIC ZONING COMMISSION (MHZC)

AGENDA

December 15, 2021, 2PM

December 15, 2021

Sonny West Conference Center/ Fulton Campus

2:00 p.m.

700 Second Avenue South (between Lindsley Avenue and Middleton Street)

[Metro Nashville Network](#) will broadcast this meeting of the Metro Historic Zoning Commission live on Comcast channel 3 and simulcast a [livestream](#). See "How the Meeting Works" at the end of this agenda for information on providing public comment.

Menié Bell, Chair

Cyril Stewart, Vice-Chair

Leigh Fitts
Mina Johnson
Kaitlyn Jones
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

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, 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](#) the Friday before the meeting.

COMMUNICATING WITH THE COMMISSION

Metro Nashville Network will broadcast this meeting of the Metro Historic Zoning Commission live on Comcast channel 3 and simulcast a [livestream](#) of the meeting. Meetings may be viewed at an alternative time on [Metro's YouTube channel](#).

Because the MHZC is a quasi-judicial body, members are not permitted to discuss specific cases outside of a public hearing. All meetings are open to the public and the public is invited to give testimony at the meetings.

Any comments to the Commission can be communicated via mail, email, or by attending the meeting. If sending written comment, please send no later than **10am the Tuesday prior to the meeting**, to ensure the Commission receives it in time for review. If documents are brought to the meeting, please provide 12 copies.

Mailing Address: MHZC, 3000 Granny White Pike, Nashville, TN 37204

E-mail: historicalcommission@nashville.gov

AFTER THE MEETING

Meeting recordings are posted on [YouTube](#), usually on the day 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.

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

December 15, 2021

Sonny West Conference Center/ Fulton Campus

2:00 p.m.

I. MHZC BUSINESS

A. ADOPTION OF NOVEMBER 15 and 17 MINUTES

B. ADOPTION OF AGENDA

C. COUNCILMEMBER PRESENTATIONS

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 the day before the meeting, prior to 10am, when possible.**

D. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

E. 3712 RICHLAND AVE

Application: New Construction--Addition and Outbuilding

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2021075957 and T2021075962

F. 2400 OAKLAND AVE

Application: New Construction--Outbuilding

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#: T2021075983

G. 900 N 14TH ST

Application: New Construction—Addition; Setback Determination; Partial Demolition

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#: T2021076292

H. 4609 PARK AVE

Application: New Construction--Addition; Setback Determination
Council District: 24
Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2021076295

I. 2926 WESTMORELAND DR

Application: New Construction—Addition and Outbuilding; Partial Demolition
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T202107785 and T202107786

J. 416 JEFFERSON ST

Application: New Construction--Infill
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2021071364

III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS

K. 2208 ELLISONT PL

Council District: 21
Overlay: Historic Landmark
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

L. HISTORIC TAX ABATEMENT PROGRAM REVISIONS

Council District: All
Overlay: All
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

IV. PRELIMINARY & FINAL SP REVIEW

M. 945 S DOUGLAS AVE

Application: Revision to SP
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: 2018076833

V. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

N. 312 BROADWAY

Application: Violation
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid, Melissa.Sajid@nashville.gov

O. 116 3RD AVE S

Application: Alteration--Violation
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov
PermitID#: 2021006693

P. 1406 EASTLAND AVE

Application: Addition--Violation
Council District: 06
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov
PermitID#: 2021012298

VI. MHZC ACTIONS

Q. 2217 LINDELL AVE

Application: Economic Hardship
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead: Joseph Rose, Joseph.Rose@nashville.gov
PermitID#: T2021077180

R. 200 BROADWAY

Application: New Construction--Addition; Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid, Melissa.Sajid@nashville.gov
PermitID#: T2021076673

S. 1308 FORREST AVE

Application: New Construction--Addition & Outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren, Jenny.Warren@nashville.gov
PermitID#: T2021076234 & T2021077548

T. 1401 HOLLY ST

Application: New Construction--Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose, Joseph.Rose@nashville.gov
PermitID#: T2021077192

U. 1914 RUSSELL ST

Application: New Construction--Infill
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2021076023

V. 1203 LILLIAN ST

Application: New Construction--Infill
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2021076400

W. 1919 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#: T2021076297

VII. OTHER BUSINESS

Please note meeting location changes for 2022. The following meetings will take place in the Bransford Conference Room at 2602 Bransford Ave (entrance and parking off Berry Road):
April 20, July 20, October 19.

HOW DOES THE MEETING WORK?

Metro Nashville Network will broadcast this meeting of the Metro Historic Zoning Commission live on Comcast channel 3 and simulcast a [livestream](#) of the meeting. Meetings may be viewed at an alternative time on [Metro's YouTube channel](#).

Because the MHZC is a quasi-judicial body, members are not permitted to discuss specific cases outside of a public hearing. Any comments to the Commission can be communicated via mail, email, or by attending the meeting. If sending written comment, please send no later than **10am the Tuesday prior to the meeting**, to ensure the Commission receives it in time for review.

Mailing Address: MHZC, 3000 Granny White Pike, Nashville, TN 37204

E-mail: historicalcommission@nashville.gov

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 10am 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)

HINTS FOR PREPARING FOR THE MEETING

- Copies of the staff recommendations are available online prior to the meeting.
- Comments on any agenda item can be mailed, hand-delivered, or emailed to the MHZC by the 10am the day prior to 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.
- 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 10am the day prior to the meeting. 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. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete.