

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

**METRO HISTORIC ZONING COMMISSION (MHZC)
FINAL AGENDA
April 20, 2022, 2PM**

April 20, 2022

**Bransford Conference Room at 2602 Bransford Ave
(entrance and parking off Berry Road)**

2:00 p.m.

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

1113 Kirkwood Avenue, 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:** Metro Historical Commission ADA Compliance Coordinator, 1113 Kirkwood Avenue, Nashville, TN 37204, (615) 862-7970, historicalcommission@nashville.gov. **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.

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.**

Agendas and Staff Reports can be viewed online the Friday before the meeting.

COMMUNICATING WITH THE COMMISSION

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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, 1113 Kirkwood Avenue, 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)
FINAL DRAFT AGENDA**

April 20, 2022

**Bransford Conference Room at 2602 Bransford Ave
(entrance and parking off Berry Road)**

2:00 p.m.

I. ADOPTION OF MARCH 15 AND 16 MINUTES

II. COUNCILMEMBER PRESENTATIONS

III. ADOPTION OF AGENDA

IV. DEFERRED/ REMOVED

V. CONSENT AGENDA

A. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

1. 407 LOCKLAND DR

Application: New Construction--Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2022022492

2. 1907 RUSSELL 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

PermitID#: T2022022528

3. 3804 CENTRAL AVE

Application: New Construction--Outbuilding

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay

Project Lead: Jenny Warren Jenny.Warren@nashville.gov

PermitID#: T2022021959

4. 1004 MONTROSE AVE

Application: New Construction--Outbuilding/Detached Accessory Dwelling Unit
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2022022125

5. 912 S DOUGLAS AVE

Application: New Construction --Addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022022242

6. 4310 UTAH AVE

Application: New Construction--Addition
Council District: 24
Overlay: Bowling House District Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022022066

7. 408 BROADWAY

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022022294

8. 2200 LINDELL AVE

Application: New Construction--Addition; Setback Determination
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022022299

9. 1829 4TH AVE N

Application: New Construction--Addition and Outbuilding
Council District: 19
Overlay: Salemtn Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2022022360 and T2022022361

10. 110 BLACKBURN AVE

Application: New Construction--Addition and Outbuilding
Council District: 23
Overlay: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2022022363 and T2022022365

11. 1407 RUSSELL ST

Application: New Construction--Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2022022354

12. 2000 19TH AVE SOUTH

Application: New Construction --Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022022332

13. 2112 19TH AVE S

Application: New Construction--Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022022247

14. 716 BOSCOBEL ST

Application: New Construction--Addition; Partial Demolition
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022022314

15. 1821 4TH AVE N

Application: New Construction--Addition
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2022022459

VI. RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS

16. 5797 MT VIEW RD

Application: Designation of Historic Landmark
Council District: 32
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

VII. VIOLATIONS & SHOW CAUSE REQUESTS

17. 313 BROADWAY

Application: New Construction-- Addition/Violation
Council District: 19
District: Broadway Historic Preservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

18. 708 MONROE

Application: New Construction--Addition/Violation, Setback Determination, and Mural
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

19. 2708 FAIRFAX

Application: New Construction--Addition/Violation
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

20. 2410 9TH AVE S

Violation: Demolition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: 2021069982

VIII. MHZC ACTIONS

21. 1051 PETWAY AVE

Application: Economic Hardship
Council District: 05
Overlay: Greenwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2022022619

22. 1051 PETWAY AVE

Application: New Construction--Addition and Outbuilding
Council District: 05
Overlay: Greenwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2022022695

23. 1109 PETWAY AVE

Application: New Construction--Infill
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2022022631

24. 618 NOCTURNE DR

Application: New Construction--Infill
Council District: 02
Overlay: Haynes Heights Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

25. 1312 CALVIN AVE

Application: New Construction--Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2022022122

26. 1913 RUSSELL ST

Application: New Construction--Infill and Outbuilding/DADU
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022022131 and T2022022141

27. 209 BROADWAY

Application: New Construction--Infill/ Revision
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022013231

28. 200 BROADWAY

Application: New Construction--Addition/ Revision
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022022347

29. 322 BROADWAY

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022022303

30. 1309 5TH AVE N

Application: New Construction--Infill
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2022013588

31. 4101 ABERDEEN RD

Application: New Construction--Addition and Outbuilding; Setback Determination; Partial Demolition
Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022013517

IX. OTHER BUSINESS

32. REVISION TO RULES OF ORDER

33. REVISIONS TO HISTORIC PROPERTY TAX ABATEMENT PROGRAM

HOW DOES THE MEETING WORK?

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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.