



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
METRO HISTORIC ZONING COMMISSION (MHZC)
ANNUAL REPORT
07/01/2020 TO 06/30/2021**

PERMIT OVERVIEW

<u>Type of Permit</u>	<u># of Permits</u>	<u>Percentage</u>
Issued Permits	753	
Admin Approved	505	67.07%
Commission Approved	246	32.67%
Inspections*	1,879	
Sign-Offs not within an overlay**	373	

*Most projects require multiple inspections throughout construction, which is why there are more inspections than permits.

**Sign-offs not within an overlay are projects that might require staff comment or review. For instance, demolition of properties that are NR/NRE can be held for 90 days.

PERMITS ISSUED BY NEIGHBORHOOD

<u>District</u>	<u># of Permits</u>	<u>Percentage of Permits</u>
BELLE MEADE LINKS TRIANGLE NCZO	9	1.20%
BELMONT-HILLSBORO NCZO	94	12.48%
BOWLING HOUSE DISTRICT NCZO	4	0.53%
BROADWAY HPZO	14	1.86%
CHEROKEE PARK NCZO	16	2.12%
EASTDALE NCZO	10	1.33%
EASTWOOD NCZO	48	6.37%
EDGEFIELD HPZO	44	5.84%
EDGEHILL NCZO	15	1.99%
GERMANTOWN HPZO	36	4.78%
GREENWOOD NCZO	12	1.59%
HILLSBORO-WEST END NCZO	46	6.11%



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Permits Issued by District Continued:

INGLEWOOD PLACE NCZO	17	2.26%
KENNER MANOR NCZO	2	0.27%
LANDMARK	26	3.45%
LOCKELAND SPRINGS-EAST END NCZO	193	25.63%
MAXWELL HEIGHTS NCZO	6	0.80%
PARK AND ELKINS NCZO	8	1.06%
RICHLAND-WEST END ADDITION NCZO	7	0.93%
RICHLAND-WEST END NCZO	28	3.72%
SALEMTOWN NCZO	13	1.73%
SECOND AVENUE HPZO	33	4.38%
SOUTH MUSIC ROW NCZO	3	0.40%
WAVERLY-BELMONT NCZO	49	6.51%
WHITLAND NCZO	3	0.40%
WOODLAND-IN-WAVERLY HPZO	12	1.59%
WOODLAWN WEST NCZO	5	0.66%



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PERMITS ISSUED BY TYPE

<u>Type of Permit</u>	<u># of Permits Issue</u>	<u>Percentage of Permits</u>
Additions - General	270	35.86%
Alteration Fence	6	0.80%
Alterations Roof	36	4.78%
Disaster Related-Roof*	4	0.53%
Disaster Related-General*	22	2.92%
Landmark Interior**	3	0.40%
Out Buildings	181	24.04%
Violation	1	0.13%
Historic Alterations	72	9.56%
Historic Demolition	69	9.16%
Historic Infill	67	8.90%
Historic Relocation	1	0.13%
Historic Signage	21	2.79%

* This system code did not exist at the time of the March 2020 tornado so those permits are not reflected here. These permits are those issued in relation to the 2020 Christmas Morning Bomb

** There are no designated Landmark-Interiors at this time; however, there are two properties where the MHZC reviews interior alterations based on Federal lease agreements.

INVESTMENT IN THE OVERLAYS

<u>Type of Permits</u>	<u>Investment Associated with Permit Type</u>
Additions - General	34,371,066.15
Alterations Roof	4,214,235.52
Alterations Roof - Disaster Related	3,240,000.00
Landmark Interior	900,000.00
Out Building	11,957,234.09
Historic Alteration	4,186,085.82
Historic Alteration - Disaster Related	13,062,436.45
Historic Demolition	939,074.20



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Historic New Construction	25,995,270.43
Historic Relocation	1.00
Historic Signage	357,396.30

NEW OVERLAYS

Two districts and 10 individual properties

Haynes Heights Neighborhood Conservation Zoning Overlay, 155 properties
Marathon Village Historic Preservation Zoning Overlay

Frost Building Historic Landmark
YWCA Building Historic Landmark
Wilcox Building Historic Landmark
Rich, Schwartz & Joseph Building Historic Landmark
Polk Street Daycare Historic Landmark
James A. Cayce Admin Building Historic Landmark
Cohen Building Historic Landmark
Cole House Historic Landmark
G.P. Rose Grain Company Warehouse
John Deere Plow Company Building

HISTORIC ZONING INQUIRES NOT ASSOCIATED WITH ACTIVE CASES

Total Inquires	2177
Email	63%
Phone	37%

* Typical inquires include: contributory status/can the building be demolished, location in an overlay or not, general 'what can I do here,' concerns about what a neighbor is doing or to report violations



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CONTINUING EDUCATION OFFERED TO COMMISSIONERS

July 2020	NAPC virtual conference
9/18/2020	Paradigm on Community Engagement/ ULI
9/18/2020	CLG Training/ State Historic Preservation Office
10/16/2020	Environmental Justice Workshop/ Urban Green Lab
4/1/2021	CLG Training/ State Historic Preservation Office
6/9/2021	Construction, Demo & ReStore/ Urban Green Lab
6/16/2021	Ethics Training/ Metro Legal

CONTINUING EDUCATION FOR STAFF

July 2020	NAPC virtual conference
9/18/2020	Paradigm on Community Engagement/ ULI
10/16/2020	Environmental Justice Workshop/ Urban Green Lab
2/19/2021	COVID-19 & The Future of Planning/ APA
3/19/2021	Historic Masonry Webinar/Masonry International
4/1/2021	CLG Training/ State Historic Preservation Office
4/2/2021	Is Community Engagement Just a Checkbox/ CCI
4/30/2021	Planning for Infrastructure Resilience/ APA
6/9/2021	Construction, Demo & ReStore/ Urban Green Lab
6/16/2021	Ethics Training/ Metro Legal

ACCOMPLISHED INITIATIVES/PROJECTS OF HISTORIC ZONING STAFF/COMMISSION

- Consolidation of the majority of the neighborhood conservation zoning overlay's design guidelines.
- The Center for Historic Preservation at MTSU funded an internship for Meredith Funderburk for the summer of 2021.
- Architectural Resource Survey for the Cleveland Park neighborhood (on going)
- Architectural Resource Survey for a potential expansion of the Bowling House District NCZO
- Wrote management plan for the potential Tax Abatement Program
- Research/documentation for a Historic Landmark for the Nichols-Sadler House, 435 Old Hickory Blvd
- Towards the end of this fiscal year, zoning staff returned to the office part time, and resumed coverage of our desk at the development center
- Worked with ITS to create a Permit Tracker map for the public
- Obtained a pro-bono initial engineer report for the buildings most heavily damaged in the 2020 Christmas morning bombing
- Approved revised design guidelines for Historic Landmarks
- Assisted Councilmember Syracuse with research/writing of the Tax Abatement program
- Compiled research, photographs and plans from multiple resources, regarding the buildings on Second Avenue, to share with property owners and others.



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FY2022 INITIATIVES/PROJECTS FOR HISTORIC ZONING STAFF/COMMISSION

- Finalize Tax Abatement Program
- Revise Demo Delay ordinance
- File legislation to address new state law regarding material review
- Work with Council on legislation regarding additional notice requirements for preservation permits
- Potential new overlay type for historic signs
- Continue with Cleveland Park architectural resource survey
- Complete expansion for the Bowling House District