



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
METRO HISTORIC ZONING COMMISSION (MHZC)
ANNUAL REPORT
07/01/2021 TO 06/30/2022**

PERMIT OVERVIEW

Type of Permit		# of
Permits	Percentage	
Issued Permits		679
Admin Approved		492
Commission Approved		186
Inspections*		1922
Sign-Offs not within an overlay**		304
		72.46%
		27.39%

*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

District		# of Permits
Percentage of Permits		
BELLE MEADE LINKS TRIANGLE NCZO	9	1.33%
BELMONT-HILLSBORO NCZO	64	9.43%
BOWLING HOUSE DISTRICT NCZO	3	0.44%
BROADWAY HPZO	31	4.57%
CHEROKEE PARK NCZO	19	2.80%
EASTDALE NCZO	2	.29%
EASTWOOD NCZO	69	10.16%
EDGEFIELD HPZO	32	4.71%
EDGEHILL NCZO	9	1.33%
ELMINGTON PLACE	1	.15%
GERMANTOWN HPZO	27	3.98%



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
METRO HISTORIC ZONING COMMISSION (MHZC)
ANNUAL REPORT
07/01/2021 TO 06/30/2022**

Permits Issued by District Continued:

GREENWOOD NCZO	12	1.77%
HAYNES HEIGHTS	1	.15%
HILLSBORO-WEST END NCZO	41	6.04%
INGLEWOOD PLACE NCZO	14	2.06%
KENNER MANOR NCZO	2	0.29%
LANDMARK	34	5.01%
LOCKELAND SPRINGS-EAST END NCZO 153		22.53%
MARATHON VILLAGE	1	.15%
MAXWELL HEIGHTS NCZO	7	1.03%
PARK AND ELKINS NCZO	9	1.33%
RICHLAND-WEST END ADDITION NCZO	1	0.15%
RICHLAND-WEST END NCZO	26	3.83%
SALEMTOWN NCZO	11	1.62%
SECOND AVENUE HPZO	14	2.06%
SOUTH MUSIC ROW NCZO	4	0.59%
WAVERLY-BELMONT NCZO	50	7.36%
WHITLAND NCZO	1	0.15%
WOODLAND-IN-WAVERLY HPZO	27	3.98%
WOODLAWN WEST NCZO	5	0.74%



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
METRO HISTORIC ZONING COMMISSION (MHZC)
ANNUAL REPORT
07/01/2021 TO 06/30/2022**

PERMITS ISSUED BY TYPE

<u>Type of Permit of Permits</u>	<u># of Permits Issue</u>	<u>Percentage</u>
Additions - General	238	35.86%
Alteration Fence	9	0.80%
Alterations Roof	14	2.06%
Disaster Related-General*	88	12.96%
Landmark Interior**	1	0.40%
Out Buildings	190	27.98%
Historic Alterations-Disaster Related	88	11.78%
Historic Demolition	61	8.98%
Historic Infill	48	7.07%
Historic Signage	26	3.83%
Nashville City Cemetery	5	.74%

* 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	50,643,389.57
Alterations-Fence	76,000.00
Alterations Roof	905,592.00
Landmark Interior	1,200,000.00
Out Building	12,774,926.35
Historic Alteration	19,660,516.13
Historic Alteration - Disaster Related	974,950.00
Historic Demolition	2,349,875.00
Historic New Construction	31,584,121.28
Historic Signage	476,249.00



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
METRO HISTORIC ZONING COMMISSION (MHZC)
ANNUAL REPORT
07/01/2021 TO 06/30/2022**

NEW OVERLAYS

Expanded 1 overlay and added 5 individual properties

- Expanded Bowling-House NCZO
- Nichols-Sadler Historic Landmark, 435 W Old Hickory
- Polk Street Daycare Historic Landmark, 1600 10th Ave N
- Far View Historic Landmark, 5797 Mt. View Road
- Geddes Firehall Historic Landmark, 627 President Ronald Reagan Way
- Mary Berry Bass Home Historic Landmark, 915 Kirkwood

HISTORIC ZONING INQUIRES NOT ASSOCIATED WITH ACTIVE CASES

Total Inquires	1589
Email	68%
Phone	31%
Walk-ins	01%

* 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 and to report violations

CONTINUING EDUCATION OFFERED TO COMMISSIONERS

September 2021	“What is a DADU and What Does A DADU Do?/ ULI
November 2021	NY Small Development Boot Camp/ NY Landmarks
January 2022	Advocacy and Grassroots Preservation/ NAPC
January 2022	Explore the Overlap between Planning and Architecture/APA
February 2022	Climate & Science Planning/ APA
February 2022	Contractor Training Class
March 2022	How to Keep Your Building from Rusting/ AIA
May 2022	Certified Local Government Training/ THC



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
METRO HISTORIC ZONING COMMISSION (MHZC)
ANNUAL REPORT
07/01/2021 TO 06/30/2022**

CONTINUING EDUCATION FOR STAFF

August 2021	Yep! The Power of Youth: Girls Who Plan/ APA
August 2021	NAPC Summer Short Courts/ NAPC
September 2021	Restoring American Cemeteries Workshop
November 2021	NY Small Development Boot Camp
December 2021	From Mansards to McMansions: Styles of the Recent Past
January 2022	Traditional Metal Roofing and Flashing Systems/NPS
January 2022	Guided Archaeology Tours and GPR Observation/ Travellers Rest
April 2022	Elevating Communication Effectiveness/ NAPC
June 2022	Federal Funding Tools for TOD and Other Sustainable Infrastructure/ APA

ACCOMPLISHED INITIATIVES/PROJECTS OF HISTORIC ZONING

Created a program for the adopted Historic Tax Exemption.

Created a new overlay tool, a Historic Landmark-Signage, and associated design guidelines.

Created a HUBNashville option for reporting potential violations of the design guidelines in the historic overlays.

Created new procedures to enact new notification requirements for Preservation Permit applications.

Completed scanning all MHZC case files.

In October 2021, our department started participating in Metro’s Community Development and Regulatory Program which seeks to promote economic development in our community by increasing responsiveness to the development community and speeding land development processes. Metro plans to do so by streamlining and unifying systems used within Metro and by developers for community development projects, including for Metro’s own physical infrastructure projects. Organized our portion of a new Metro-wide website.

Councilmember Cash created legislation that requires a moratorium on permits within potential overlays once the application has been filed.

The Center for Historic Preservation at MTSU funded intern, Meredith Funderburk, who worked on an architectural resource surveys for Cleveland Park and the expansion area for the Bowling House



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
METRO HISTORIC ZONING COMMISSION (MHZC)
ANNUAL REPORT
07/01/2021 TO 06/30/2022**

District. She also put together a short history for the Haynes Manor neighborhood in Councilmember Toomb's district.

Education/Outreach

Staff members, Melissa Baldock and Kelli Mitchell hosted a virtual version of the MHZC's Contractors Training Class on February 24, 2022. The hour-long class aims to help contractors and applicants better understand MHZC's permitting and inspection processes, common construction and material requirements, and how to avoid common violations. More than 100 contractors attended. In the past, the class has proven useful in decreasing violations.

Robin Zeigler presented at the Tennessee Historical Commission's Realtor course to be held on May 4, 2022, in Lebanon, TN. (Zeigler created the program which is now managed by the Tennessee Historical Commission.)

The Department hosted an exhibitor's space at the N2N's annual neighborhood conference (C4N) held at the Music City Center.

Melissa Baldock and Caroline Eller served as judges for Tennessee History Day. National History Day (NHD) an academic program for students.

Staff is often requested to be guest speakers regarding local preservation. Melissa Baldock gave a guest lecture (via Zoom) to a New York University undergraduate class. Robin Zeigler presented a National Alliance of Preservation Commissions webinar with Associate Director of the Metro Legal Department, Lora Fox. Zeigler presented with Phil Thomason about the Christmas Morning Bomb at the National Alliance of Preservation Commissions conference held in Cincinnati in July. Staff provided a presentation to the Mayor's Special Bombing Review Commission about our response to the 2020 Christmas morning bomb.