



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

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

**METRO HISTORIC ZONING COMMISSION (MHZC)  
NOTICE OF DECISION**

**February 20, 2013      Sonny West Conference Center/ Fulton Campus      2:00 p.m.**

**I. APPROVAL OF MINUTES**

**a. January 16, 2013**

**DECISION: DEFERRED TO NEXT MEETING**

**II. CONSENT**

**b. 1815 FORREST AVE**

Application: New construction-addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1908693

**c. 2007 CEDAR LN**

Application: New construction-addition; Partial demolition.

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1908504

**d. 1203 FERGUSON AVE**

Application: New construction-addition; Demolition-outbuilding

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1908500

**e. 311 WEST END PL**

Application: New construction-addition and Accessory structure; Partial Demolition

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 1908507

**f. 3705 RICHLAND AVE**

Application: New construction-addition and Accessory structure; Setback Reduction  
Council District: 24  
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 1908481

**g. 1628 FATHERLAND ST**

Application: New Construction-addition  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 1908525

**h. 1922 19TH AVE S**

Application: New construction-accessory Structure  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 1906255

**i. 2403 FAIRFAX AVE**

Application: New construction - Outbuilding  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: MICHELLE TAYLOR  
Permit ID #: 1908445

**j. 3501 BYRON AVE, LOT 11**

Application: New construction-infill  
Council District: 18  
Overlay: Elmington Place Neighborhood Conservation Zoning Overlay  
Project Lead: ROBIN ZEIGLER  
Permit ID #: 1909004

**k. 3501 BYRON AVE, LOT 3**

Application: New construction-infill  
Council District: 18  
Overlay: Elmington Place Neighborhood Conservation Zoning Overlay  
Project Lead: ROBIN ZEIGLER  
Permit ID #: 1909004

**l. 1234 5<sup>TH</sup> AVENUE NORTH**

Application: New construction-infill  
Council District: 19  
Overlay: Germantown Historic Preservation Zoning Overlay  
Project Lead: ROBIN ZEIGLER  
Permit ID #: 1909001

**m. 2612 ESSEX PL**

Application: New construction-primary and accessory buildings; Reduced Setbacks  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 1908568

**n. 1511 FATHERLAND ST**

Application: New construction-primary building  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 1904314

**o. 513 FATHERLAND ST**

Application: New Construction-infill  
Council District: 06  
Overlay: Edgefield Historic Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 1908513

**p. 515 FATHERLAND ST (515)**

Application: New construction-primary structure  
Council District: 06  
Overlay: Edgefield Historic Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 1908517

**q. 2818 BELCOURT AV (512 32<sup>nd</sup> Avenue South)**

Application: New construction-infill  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 1908569

**r. 2818 BELCOURT AV (514 32<sup>nd</sup> Avenue South)**

Application: New construction-infill  
Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 1908570

**DECISION: ALL CONSENT ITEMS WITH THE EXCEPTION OF 513 FATHERLAND STREET WERE APPROVED WITH APPLICABLE CONDITIONS**

### **III. NEW BUSINESS**

#### **s. 513 FATHERLAND ST**

Application: New Construction-infill  
Council District: 06  
Overlay: Edgefield Historic Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 1908513

**DECISION: APPROVED WITH CONDITIONS**

#### **t. 105 LINDSLEY PARK DR**

Application: Demolition-historic building and New construction-infill  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 1908566

**DECISION: REMOVED AT APPLICANT'S REQUEST**

#### **u. 1423 ORDWAY PL**

Application: New construction-Addition; Setback Reduction  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 1908564

**DECISION: REMOVED AT APPLICANT'S REQUEST**

#### **v. 1620 HOLLY ST**

Application: Demolition; New construction-infill  
Council District: 18  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 1897529

**DECISION: DENIED**

#### **w. 1300 ASHWOOD**

Application: Addition—accessory structure; Setback reduction.

Council District: 06  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 1908671  
**DECISION: APPROVED**

**x. 1808 SWEETBRIAR AVE**

Application: Demolition; New construction-primary and accessory buildings  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 1908567  
**DECISION: APPROVED WITH CONDITIONS**

**y. 1708 CEDAR LANE**

Application: New construction – Outbuilding; Setback Reduction  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: MICHELLE TAYLOR  
Permit ID #: 1908515  
**DECISION: APPROVED WITH CONDITIONS**

**z. 1517 PARIS AVE**

Application: New construction-detached accessory dwelling unit  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #:1908565  
**DECISION: REMOVED AT APPLICANT'S REQUEST**

**IV. DESIGNATION**

**aa. Salemtown Neighborhood Conservation Zoning Overlay Recommendation**

**DECISION: RECOMMEND REVISED BOUNDARIES TO METRO COUNCIL**

**V. NEW BUSINESS**

**bb. Alteration to Preservation Permit Deadline**

**DECISION: APPROVED WITH CONDITIONS**

**cc. Alteration to Administrative Approval policy**

**DECISION: APPROVED WITH CONDITIONS**

**dd.** Report of administratively approved permits attached

**NO ACTION TAKEN**

## 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 and answer questions of the Commission.
- c. The public will have **two minutes** each to comment on the application. 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. (Comments may also be sent in advance to the project lead via email, fax or mail. Please see agenda for contact information.)
- d. The applicant has the option of responding to public comments, once all have been made.
- 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 can 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. The red permit placard must be posted so it can be clearly viewed from the main public right-of-way.
- 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, 700 2nd Avenue South. (615) 862-6500 (615) 862-6514 fax.
- j. Projects that are disapproved will receive written notice of the Commission’s decision. These projects may be revised and resubmitted for review. The exact same project may not be resubmitted for review.

### HINTS FOR PREPARING FOR THE MEETING

#### **If you are not the applicant:**

- Copies of the staff recommendations are available online prior to the meeting.
- If you are not the applicant, but would like to speak about a project, be sure to have your comments well organized so that you can share all your thoughts within the **two minute** time limit. Comments may also be sent in advance to the project lead via email, fax or mail. Please see agenda for contact information.
- If multiple people wish to speak on the same topic, consider selecting a spokesperson to speak for all of you.

#### **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.
- Organize your notes well so that you are sure to cover every important aspect of your project during the presentation.
- Keep in mind that staff will present an overview of the project, prior to your presentation. You do not need to repeat what has already been said.

If you plan to make an electronic presentation, please send to the project lead listed on the agenda, in advance.