



METROPOLITAN HISTORIC ZONING COMMISSION
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**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
 METRO HISTORIC ZONING COMMISSION (MHZC)
 ANNUAL REPORT
 07/01/2022 TO 06/30/2023**

PERMIT OVERVIEW

Type	# of Permits	Percentage
Issued Permits	648	
Admin Approved	423	65.28%
Commission Approved	226	34.88%
Inspections*	1969	
Sign-Offs not within an overlay**	378	

*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	10	1.54%
BELMONT-HILLSBORO NCZO	69	10.65%
BOWLING HOUSE DISTRICT NCZO	6	0.93%
BROADWAY HPZO	28	4.32%
CHEROKEE PARK NCZO	13	2.01%
EASTDALE NCZO	4	.62%
EASTWOOD NCZO	45	6.94%
EDGEFIELD HPZO	38	5.86%
EDGEHILL NCZO	7	1.08%
ELMINGTON PLACE	3	.46%
GERMANTOWN HPZO	36	5.56%
GREENWOOD NCZO	15	2.31%
HAYNES HEIGHTS	1	.15%

HILLSBORO-WEST END NCZO	33	5.09%
INGLEWOOD PLACE NCZO	18	2.78%
KENNER MANOR NCZO	6	0.93%
LANDMARK	49	7.56%
LOCKELAND SPRINGS-EAST END NCZO	126	19.44%
MARATHON VILLAGE	0	0
MAXWELL HEIGHTS NCZO	4	.62%
PARK AND ELKINS NCZO	9	1.39%
RICHLAND-WEST END ADDITION NCZO	0	0
RICHLAND-WEST END NCZO	21	3.24%
SALEMTOWN NCZO	10	1.54%
SECOND AVENUE HPZO	17	2.62%
SOUTH MUSIC ROW NCZO	1	0.15%
WAVERLY-BELMONT NCZO	55	8.49%
WHITLAND NCZO	7	1.08%
WOODLAND-IN-WAVERLY HPZO	13	2.01%
WOODLAWN WEST NCZO	2	0.31%

PERMITS ISSUED BY TYPE

Type of Permit	# of Permits Issued	Percentage of Total Permits
Additions General	196	30.25%
Alteration Fence	14	2.16%
Alterations Roof	12	1.85%
Landmark Interior**	1	0.15%
Outbuildings	175	27.01%
Historic Alterations-Disaster Related	4	.62%
Historic Alterations	92	14.20%
Historic Demolition	69	10.65%
Historic Infill	40	6.17%
Historic Signage	36	4.94%
Nashville City Cemetery	9	1.39%

** 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

Type of Permits	Investment Associated with Permit Type
Additions - General	78,249,707.66
Alterations-Fence	76,000.00
Alterations Roof	639,337.80
Outbuilding	9,589,097.00
Historic Alteration	15,005,537.44
Historic Demolition	17,669,601.00
Historic New Construction	77,334,809.46
Historic Signage	887,767.00

NEW OVERLAYS

Haynes Manor-NCZO
 Lathan-Youngs, NCZO
 Buchanan Log House and James Buchanan Cemetery, Historic Landmark
 Patsy Cline’s Dream Home, Historic Landmark

HISTORIC ZONING INQUIRES NOT ASSOCIATED WITH ACTIVE CASES

TOTAL INQUIRIES	2368
HUB	.001%
Email	70%
Phone	28%
Walk-ins	.02%

* 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

DATE	TITLE	PROVIDER
Jul-22	NAPC Forum	National Alliance of Preservation Commissions
8/14/2022	Disrupt and Dismantle	Trustee's Office
10/13/2022	Hidden Tools	National Alliance of Preservation Commissions
10/19/2022	Legal Ethics	Metro Legal
10/1/2022	Disrupt and Dismantle	Trustee's Office
11/16/2022	Storm Review of cases and Legal Ethics Additional Info	Staff and Metro Legal
12/8/2022	Mid-Century Housing: From Planning to Preservation	National Alliance of Preservation Commissions
4/12/2023	Replacement Window Training	MHZC staff
4/20/2023	Replacement & Substitute Windows	MHZC staff
4/26/2023	National Trust + Urban Design and Preservation Division=Collaboration	National Trust and American Planning Association
5/19/2023	Planning, Preservation & Change	National Trust and American Planning Association
5/24/2023	Not Another Integrity Debate	National Alliance of Preservation Commissions

CONTINUING EDUCATION OFFERED TO STAFF

DATE	TITLE	PROVIDER
Jul-22	NAPC Forum	National Alliance of Preservation Commissions
10/25/2022	What the Sign Says	International Sign Association
11/9/2022	How to DADU!	American Institute of Architects
12/8/2022	Mid-Century Housing: From Planning to Preservation	National Alliance of Preservation Commissions
3/23/2023	Reshaping the City webinar	Urban Land Institute
7/15/2023	Belmont's mini-MBA	Belmont University
3/29/2023	Marvin Window Lunch-n-Learn	Marvin Windows
4/3/2023	Planning, Preservation & Change: How Planning and Preservation Can Work Together to Create Great Places	National Trust
5/19/2023	Planning, Preservation & Change: How Planning and Preservation Can Work Together to Create Great Places	National Trust
4/20/2023	Replacement & Substitute Windows	MHZC staff
4/26/2023	National Trust + Urban Design and Preservation Division=Collaboration	National Trust and American Planning Association
5/23/2023	Missing Middle	Planning Department
5/24/2023	Not Another Integrity Debate	National Alliance of Preservation Commissions
7/12/2023	Creating a Sense of Belonging	The Virginia Center for Inclusive Communities
6/7/2023	Foundations of Diversity, Equity, and Inclusion	The Virginia Center for Inclusive Communities

ACCOMPLISHED INITIATIVES/PROJECTS OF HISTORIC ZONING

Approved the first applications for the Historic Tax Exemption. Councilmember Syracuse raised the cap.

Developed the MHZC Leadership Recognition, awarded May 2023 for Preservation Month.

Zeigler is working with MHDA and the Nashville Downtown Partnership to create a working-draft for Second Avenue Sidewalk Dining Design Guidelines, that will ultimately be created with the input of Metro departments, citizens groups, and the public.

Historic zoning staff created a new procedure to track when a permit is significantly revised. Significant revisions are common and they take as much staff time, sometimes more, as the initial review. Tracking this step is as important as the number of permits, in terms of tracking staff’s work. This information will appear in the next annual report.

Historic zoning staff worked with ITS staff to create a survey app that will lessen the time to conduct architectural resource surveys (ARS). ARSs are a necessary component of any new overlay to understand the district’s development, create design guidelines, and to provide staff with information that is used to assist

future applicants. The new system has more flexibility than previous methods and can be combined into the Tennessee Historical Commission's ARS.

Education/Outreach

Several website revisions were made. A webpage to providing guidance on obtaining local historic designation and updates on designations that are in process was added. We also added pages for 'Development and Historic Properties' and 'Archaeology in Metro'. The Development page includes information as to how our department is involved in rezonings outside of historic overlays, such as requests for documentation, salvage and archaeological testing. The Archaeology page provides an overview of the importance of archaeological research and the different types of studies that might be requested.

MHZC staff created a series of short stock articles on issues such as process and participating in historic zoning for neighborhood organizations to use in their newsletters. At present, the collection includes 13 articles and is titled "Inside Historic Zoning".

Staff is often requested to be guest speakers regarding local preservation. Staff and commissioners served as panelists for the Metro Trustee's office *Disrupt and Dismantle* series and provided "Participation in the Overlays" presentations to Belmont-Hillsboro, Hillsboro-West End, Richland-West End and Germantown neighborhoods. On April 26 Robin Zeigler spoke to the Buchanan Log House board. Zeigler spoke to Council's TASF Committee (Tax Incentive and Abatement Study and Formulating Committee) on May 3, providing an overview on the Historic Tax Exemption. She also led a webinar for the membership of the Preservation Society of Nashville on May 15 and a provide a presentation for the Housing Trust Fund on May 23, 2023.