



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**Hillsboro-West End Neighborhood Conservation Zoning Overlay Expansion**  
**January 15, 2014**

**Application:** Hillsboro-West End Neighborhood Conservation Zoning Overlay Expansion

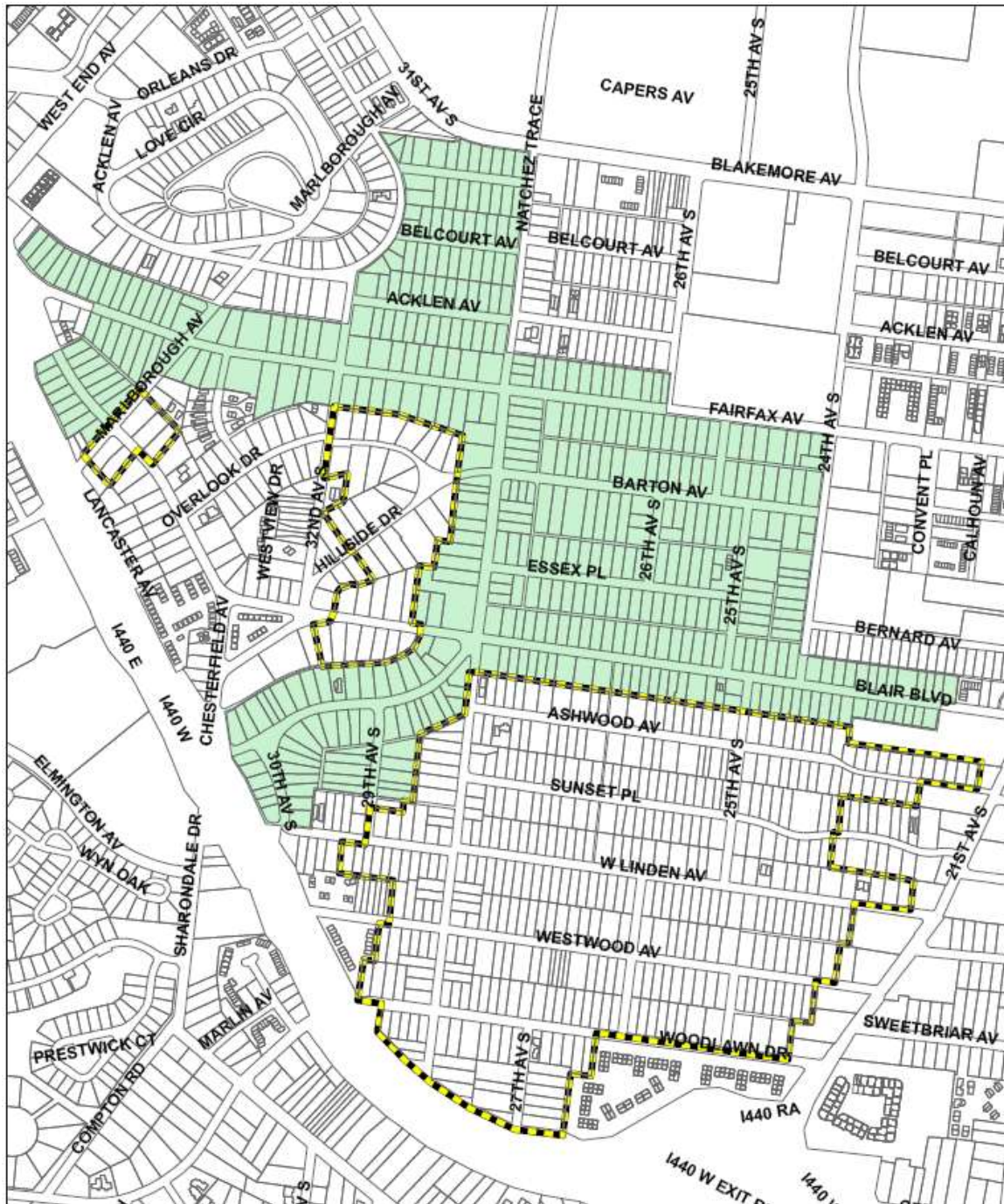
**Council Districts:** 18

**Applicant:** Councilmember Burkley Allen

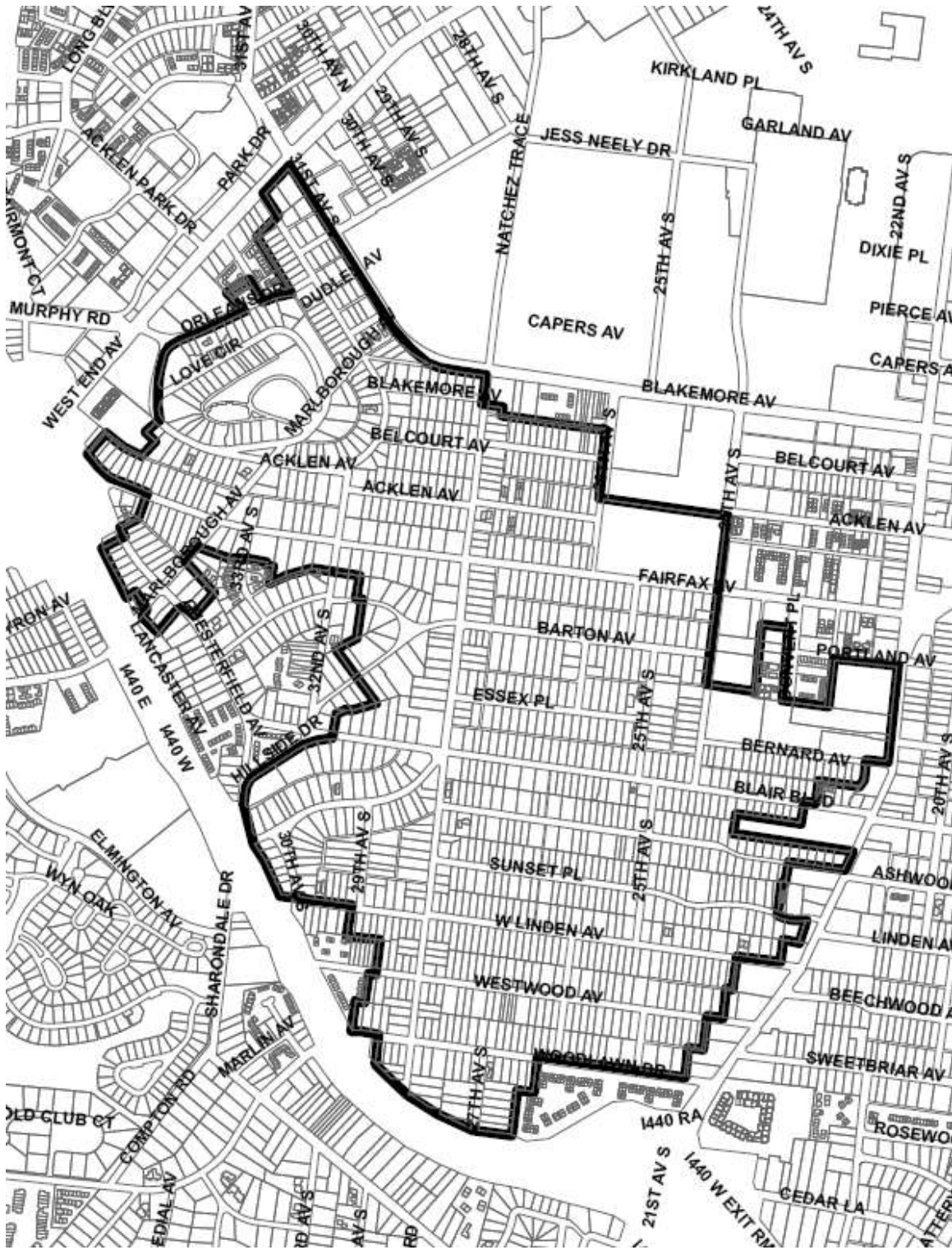
**Project Lead:** Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov), 615-862-7970

<p><b>Description of Project:</b> Councilmember Burkley Allen is requesting the expansion of the existing Neighborhood Conservation Zoning Overlay for Hillsboro-West End.</p> <p><b>Recommendation Summary:</b> Staff suggests the Commission recommend to City Council that the Hillsboro-West End Neighborhood Conservation Zoning Overlay be expanded and that the current design guidelines be adopted to guide future change in the expansion area.</p> <p>The district meets standard 5 of section 17.36.10.B of the zoning ordinance and is listed in the National Register of Historic Places.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Design Guidelines</p>
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## Boundary Map



Green shaded area shows existing boundaries. Yellow and black dotted line shows recommended expansion.



Hillsboro-West End National Register of Historic Places District

## **Background:**

Councilmember Allen is requesting expansion of the existing Hillsboro-West End Neighborhood Conservation Zoning Overlay.

The areas proposed are part of the National Register of Historic Places nomination listed in 1993 that is generally bounded by Vanderbilt University campus to the north, I-440 to the south, West End Avenue to the west and Hillsboro Pike to the east.

The neighborhood association organized block captains to gauge interest and provide information. Informational public meetings were held on September 14, 2013, and September 19, 2013. A third meeting is planned for January 19, 2014. The neighborhood association met all notice requirements of the Planning Commission, Metro Historic Zoning Commission and the Metro Council.

Notice of this public hearing was posted in *The Tennessean* on December 17, 2013 and on Metro's website. This Staff Recommendation was made available on Metro's website prior to this hearing.

## **Applicable Ordinances:**

### Article III. Historic Overlay Districts

17.36.120 Historic Districts Defined. B. Historic Landmark. An historic landmark is defined as a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County; and that meets one or more of the following criteria:

1. The historic landmark is associated with an event that has made a significant contribution to local, state or national history;
2. It is associated with the lives of persons significant in local, state or national history;
3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value;
4. It has yielded or may be likely to yield archaeological information important in history or prehistory; or
5. It is listed or is eligible for listing in the National Register of Historic Places.

### Article III

#### 17.36.110 Historic Overlay Districts Established.

The following classifications of historic overlay districts are made a part of this title, each classification having separate and unique regulations and guidelines established according to the provisions of Chapter 17.40, Article IX.

B. Neighborhood Conservation (NC) District. The boundaries shall be shown on the zoning map or on special overlays thereto that are made a part of this zoning code and noted by name on such maps, in which no structure shall be constructed, relocated or demolished in part of whole, increased in habitable area, or changed in height unless the action complies with the requirements set forth in this title.

### Article IX

#### 17.40.410 Powers and Duties.

A. Creation of Historic Overlay Districts. The Historic Zoning Commission shall review application calling for the designation of historic overlay districts according to the standards contained in Chapter 17.36,

Article III, referring written recommendations to the Metropolitan Council. Establishment of an historic overlay district on the official zoning map shall be in accordance with Section 18.02 of the Metropolitan Charter and Article III of this chapter.

B. Establishment of Design Review Guidelines. The Historic Zoning Commission shall adopt design guidelines for each historic overlay district and apply those guidelines when considering preservation permit applications. Design guidelines relating to the construction, alteration, addition and repair to, and relocation and demolition of structures and other improvements shall be consistent with the National Historic Preservation Act of 1966, as amended. A public hearing following the applicable public notice requirements of Article XV of this chapter shall precede the adoption of all design review guidelines by the historic zoning commission. Testimony and evidence material to the type of historic overlay under consideration may be considered by the commission in its deliberations.

### **Analysis and Findings:**

#### Proposed Hillsboro-West End Neighborhood Conservation Zoning Overlay Expansion Meets “Standard 5”

The expansion area is included in the National Register of Historic Places district listed by the National Park Service in 1993. Based on the historic resource survey completed in 2013, the expansion area retains a high concentration of historic integrity. Approximately 80% of the properties are currently contributing.

Staff suggests the Commission recommend to City Council that the Hillsboro-West End Neighborhood Conservation Zoning Overlay be expanded and that the existing design guidelines be adopted to guide future change for the added properties.