MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

METRO HISTORIC ZONING COMMISSION (MHZC)
AGENDA

April 20, 2016
Sonny West Conference Center/ Fulton Campus

2:00 p.m.

700 Second Avenue South (between Lindsley Avenue and Middleton Street)
For directions and a map, visit www.nashville.gov/mhc/mhzc/directions_hob.asp

Brian Tibbs, Chair
Ann Nielson, Vice-Chair
Menié Bell
Rose Cantrell
Samuel Champion
Richard Fletcher

Executive Director, Metro Historical Commission and Metro Historic Zoning Commission

Robin Zeigler
Historic Zoning Administrator, Metro Historic Zoning Commission

Metro Historic Zoning Commission
3000 Granny White Pike, Nashville, TN 37204
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615-862-7974, fax
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Notice to Public
Please remember to turn off your cell phones.

The Metro Historical Commission does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in access to, or operation of its programs, services, activities or in its hiring or employment practices. ADA inquiries should be forwarded to: Yvonne Ogren, Metro Historical Commission ADA Compliance Coordinator, 3000 Granny White Pike, Nashville, TN 37204, (615) 862-7970. Title VI inquiries should be forwarded to: Ms. Shirley Sims-Saldana, Title VI Coordinator, Human Relations, 800 Second Avenue, South, 4th floor, Nashville, TN 37210, (615) 880-3391. Contact Department of Human Resources for all employment related inquiries at (615) 862-6640.
ABOUT THE COMMISSION

The Metropolitan Historic Zoning Commission (MHZC) is an architectural review board which reviews applications for work on properties that are within a Historic Overlay and makes recommendations to Metro Council on designation of Historic Overlays. Its nine volunteer members, appointed by the mayor and confirmed by Metro Council, include representatives from zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission; architect(s), and other citizens of Davidson County.

Agendas and Staff Reports can be viewed online at [www.nashville.gov/mhc](http://www.nashville.gov/mhc) the Friday before the meeting. Applications and permits may be tracked using Kiva Citizen [https://permits.nashville.gov/kivanet/2/index.cfm](https://permits.nashville.gov/kivanet/2/index.cfm).

Meetings may be viewed live or at an alternative time on Channel 3. Visit [www.nashville.gov/calendar](http://www.nashville.gov/calendar) for a broadcast schedule.

COMMUNICATING WITH THE COMMISSION

Because the MHZC is a quasi-judicial body members are not permitted to discuss specific cases outside of a public hearing. For more information about a case or to submit comments to the commission before the meeting, please send to MHZC staff at least one day prior to the meeting. Only materials that further explain the project will be accepted at the meeting, please provide 11 copies. New or alternate designs will not be accepted at the meeting.

All meetings are open to the public and the public is invited to give testimony at the meetings. For advice on addressing the Commission, please see “How the Meeting Works” at the end of this agenda.

AFTER THE MEETING

Decisions: The Commission meets the third Wednesday of each month. The decision on all cases before the Commission and minutes from the prior month, if ratified by the Commission, will be posted online the Friday after the meeting. All permits for work authorized by the MHZC must be obtained within 2 years of the date of the board’s approval.

Appeal: Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, the MHZC’s decisions may be appealed to the Chancery Court of Davidson County or the Circuit Court of Davidson County via a statutory writ of certiorari. If you choose to appeal, you are advised to seek your own independent legal counsel to ensure that your appeal is filed in a timely manner and that all procedural requirements are met. You should also seek independent legal advice regarding the applicability of the writ of certiorari to the specific decision of the Historic Zoning Commission.
I. RECOGNITION OF COUNCILMEMBERS

II. APPROVAL OF MINUTES
   a. March 16, 2016

III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTION

   There are no cases for an overlay.

IV. CONSENT AGENDA

   NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

   a. 1506 ELMWOOD AVE
      Application: New construction—outbuilding/detached accessory dwelling unit; Setback determination
      Council District: 18
      Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
      Project Lead: MELISSA BALDOCK
      Permit ID #: 2113672

   b. 1109 GREENWOOD AVE
      Application: Addition—outbuilding/detached accessory dwelling unit
      Council District: 06
      Overlay: Eastwood Neighborhood Conservation Zoning Overlay
      Project Lead: MELISSA BALDOCK
      Permit ID #: 2113680

   c. 1507 DALLAS AVE
      Application: Addition—outbuilding/detached accessory dwelling unit
      Council District: 18
      Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
      Project Lead: MELISSA BALDOCK
      Permit ID #: 2113675
d. 4105 ABERDEEN RD  
Application: New construction—addition and outbuilding; Setback determination  
Council District: 24  
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay  
Project Lead: PAUL HOFFMAN  
Permit ID #: 2113715, 2113719

e. 1407 EASTLAND AVE  
Application: Setback determination  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: PAUL HOFFMAN  
Permit ID #: 2114273

f. 2216 GRANTLAND AVE  
Application: New construction—addition  
Council District: 17  
Overlay: Woodland in Waverly Historic Preservation Zoning Overlay  
Project Lead: PAUL HOFFMAN  
Permit ID #: 2113728

g. 1418 FRANKLIN AVE  
Application: New construction—outbuilding/detached accessory dwelling unit  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: PAUL HOFFMAN  
Permit ID #: 2113739

h. 613 17TH AVENUE NORTH  
Application: New construction-addition  
Council District: 19  
Overlay: Historic Landmark Zoning Overlay  
Project Lead: ROBIN ZEIGLER  
Permit ID #: 2115097

i. 108 2ND AVENUE NORTH  
Application: Signage  
Council District: 19  
Overlay: Second Avenue and Broadway Historic Preservation Zoning Overlays  
Project Lead: MELISSA SAJID  
Permit ID #: 2113326
j. **853 A BRADFORD**  
   Application: New construction – addition and outbuilding/detached accessory dwelling unit; Setback determination  
   Council District: 17  
   Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
   Project Lead: MELISSA SAJID  
   Permit ID #: 2113329, 2113332  

k. **2607 NATCHEZ TR**  
   Application: New construction – addition; Partial demolition; Setback determination  
   Council District: 18  
   Overlay: Hillsboro – West End Neighborhood Conservation Zoning Overlay  
   Project Lead: MELISSA SAJID  
   Permit ID #: 2113333  

l. **1211 SHELBY AVE**  
   Application: New construction – outbuilding/detached accessory dwelling unit; Setback determination  
   Council District: 06  
   Overlay: Lockeland Springs – East End Neighborhood Conservation Zoning Overlay  
   Project Lead: MELISSA SAJID  
   Permit ID #: 2113322  

m. **305 KENT RD**  
   Application: New construction – addition; Partial demolition; Alterations  
   Council District: 14  
   Overlay: Historic Landmark Zoning Overlay  
   Project Lead: MELISSA SAJID  
   Permit ID #: 2113320  

n. **1911 ASHWOOD AVE**  
   Application: New construction—addition; Setback determination  
   Council District: 18  
   Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
   Project Lead: MELISSA BALDOCK  
   Permit ID #: 2113683  

o. **121 SOUTH 17TH ST**  
   Application: New construction – outbuilding/detached accessory dwelling unit; Setback determination  
   Council District: 06  
   Overlay: Lockeland Springs – East End Neighborhood Conservation Zoning Overlay  
   Project Lead: SEAN ALEXANDER  
   Permit ID #: 2113920
V. PREVIOUSLY DEFERRED ITEMS
The items below were deferred at a previous MHZC meeting at the request of the applicant.

None

VI. MHZC ACTIONS

p. 304 BROADWAY
Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: ROBIN ZEIGLER
Permit ID #: 2106299

q. 1701 5TH AVENUE NORTH
Application: Alteration to previously approved infill
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 2094566

r. 3726 RICHLAND AVENUE
Application: Demolition
Council District: 24
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay
Project Lead: PAUL HOFFMAN
Permit ID #: 2113733

s. 2402 9TH AVENUE SOUTH
Application: New construction-addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: ROBIN ZEIGLER
Permit ID #: 2115100

t. 1000 S DOUGLAS AVE
Application: New construction--infill
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 2113676
u. 2215 10th AVE SOUTH  
Application: New construction – infill and outbuilding  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: MELISSA SAJID  
Permit ID #: 2113327, 2113328

v. 1403 ELMWOOD AVE  
Application: New construction-outbuilding; Setback determination  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: PAUL HOFFMAN  
Permit ID #: 2114266

w. 1405 ELMWOOD AVE  
Application: New construction—outbuilding; Setback determination  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: PAUL HOFFMAN  
Permit ID #: 2114267

x. 2212 GRANTLAND AVE  
Application: New construction – infill and outbuilding/detached accessory dwelling unit; Setback determination  
Council District: 17  
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 2104934, 210937

y. 1206 6TH AVE NORTH  
Application: New construction--infill; Setback determination  
Council District: 19  
Overlay: Germantown Historic Preservation Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 2105638

z. 1322 6th AVE NORTH  
Application: New construction -infill  
Council District: 19  
Overlay: Germantown Historic Preservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 2113944
aa. 1508 BOSCOBEL ST
Application: Demolition; New construction - infill
Council District: 06
Overlay: Lockeland Springs – East End Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 2113925

bb. 813 BOSCOBEL ST
Application: New construction – addition; Partial demolition
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: MELISSA SAJID
Permit ID #: 2098971

V. PRELIMINARY SP REVIEW

cc. 900, 901, 902, 903, 908, MERIDIAN STREET, 206 VAUGHN STREET, 219 CLEVELAND STREET
Application: Planning Commission Recommendation for SP that includes a Historic Landmark
Council District: 05
Overlay: McGavock House Historic Landmark
Project Lead: ROBIN ZEIGLER

VI. OTHER BUSINESS

dd. 105 BROADWAY
Application: Request for rehearing
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Sean Alexander
Permit ID #: 2106295

VII. ADMINISTRATIVE ACTIONS


ff. Administrative Permits Issued for Prior month
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 (up to ten minutes) and answer questions of the Commission.
c. The public will have two minutes each to comment on the application. Someone representing an organization may have five minutes. 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.
- The Commission will not review new information but you are welcome to bring items that further illustrate what is proposed such as photographs, models, or additional drawings.
If you plan to make an electronic presentation, please send to the project lead listed on the agenda, in advance.