

JOHN COOPER  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

**METRO HISTORIC ZONING COMMISSION (MHZC)**

**FINAL AGENDA**

**May 18, 2022, 2PM**

**May 18, 2022**

**Sonny West Conference Center/ Fulton Campus**

**2:00 p.m.**

[Metro Nashville Network](#) will broadcast this meeting of the Metro Historic Zoning Commission live on Comcast channel 3 and simulcast a [livestream](#). See “How the Meeting Works” at the end of this agenda for information on providing public comment.

**Menié Bell, Chair**

**Cyril Stewart, Vice-Chair**

Leigh Fitts  
Mina Johnson  
Kaitlyn Jones  
Elizabeth Mayhall

Ben Mosley  
David Price  
Dr. Williams

**Tim Walker**

Executive Director, Metro Historical Commission and Metro Historic Zoning Commission

**Robin Zeigler**

Historic Zoning Administrator, Metro Historic Zoning Commission

[Metro Historic Zoning Commission](#)

1113 Kirkwood Avenue, Nashville, TN 37204

615-862-7970

historicalcommission@nashville.gov



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:** Metro Historical Commission ADA Compliance Coordinator, 1113 Kirkwood Avenue, Nashville, TN 37204, (615) 862-7970, historicalcommission@nashville.gov. **Title VI inquiries should be forwarded to:** Ms. Shirley Sims-Saldana, Title VI Coordinator, Human Relations, 800 Second Avenue, South, 4<sup>th</sup> 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](#) the Friday before the meeting.

## COMMUNICATING WITH THE COMMISSION

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Any comments to the Commission can be communicated via mail, email, or by attending the meeting. If sending written comment, please send no later than **10am the Tuesday prior to the meeting**, to ensure the Commission receives it in time for review. If documents are brought to the meeting, please provide 12 copies.

**Mailing Address:** MHZC, 1113 Kirkwood Avenue, Nashville, TN 37204

**E-mail:** [historicalcommission@nashville.gov](mailto:historicalcommission@nashville.gov)

## AFTER THE MEETING

Meeting recordings are posted on [YouTube](#), usually on the day after the meeting.

**Decisions:** 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 two 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.

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

**May 18, 2022**

**Sonny West Conference Center/ Fulton Campus**

**2:00 p.m.**

**1. ADOPTION OF APRIL 20 MINUTES**

**2. ADOPTION OF AGENDA**

- 6. 1609 Lillian Street – Permit issued administratively
- 10. 2708 Fairfax Ave—Notification requirements not met
- 11. 2121 Belmont #1-- Notification requirements not met
- 12. 2121 Belmont #2-- Notification requirements not met
- 13. 1701 Blair Blvd #1-- Notification requirements not met
- 14. 1701 Blair Blvd #2-- Notification requirements not met
- 15. 2111 Natchez Ave—Withdrawn
- 16. 107 Mockingbird Road—Request to defer
- 17. 1402 McKennie Avenue – Permit issued administratively
- 20. 1417 Woodland Street – Incomplete application
- 23. 200 Broadway – Permit issued administratively
- 26. 1708 B Beechwood Avenue – Request to defer

**3. COUNCILMEMBER PRESENTATIONS**

**CONSENT**

**4. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH**

**5. 1900 FORREST AVE**

Application: New Construction--Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)

PermitID#:T2022029216

**6. 1609 LILLIAN ST**

Application: New Construction—Addition and Outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander [sean.alexander@nashville.gov](mailto:sean.alexander@nashville.gov)

PermitID#:T2022029241

**7. 1309 7TH AVE N**

Application: New Construction--Outbuilding/DADU  
Council District: 19  
Overlay: Germantown Historic Preservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#:T2022029188

**OVERLAY RECOMMENDATIONS, DESIGN GUIDELINE ADOPTIONS & PRE-1865 RECOMMENDATIONS**

**8. 1926 10<sup>TH</sup> AVE N**

Application: Historic Landmark  
Project Lead: Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov)

**PRELIMINARY & FINAL SP REVIEW**

**9. 930 MCFERRIN AVE**

Application: New Construction--Infill and Outbuildings (SP Part 1)  
Council District: 05  
Overlay: Greenwood Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [sean.alexander@nashville.gov](mailto:sean.alexander@nashville.gov)  
PermitID#:T2022029236

**VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE**

**10. 2708 FAIRFAX AVE**

Application: New Construction – Addition/Violation  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Kelli Mitchell, [kelli.mitchell@nashville.gov](mailto:kelli.mitchell@nashville.gov)

**11. 2121 BELMONT BLVD UNIT 1**

Application: New Construction – Addition/Violation  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Kelli Mitchell, [kelli.mitchell@nashville.gov](mailto:kelli.mitchell@nashville.gov)

**12. 2121 BELMONT BLVD UNIT 2**

Application: New Construction – Addition/Violation  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Kelli Mitchell, [kelli.mitchell@nashville.gov](mailto:kelli.mitchell@nashville.gov)

**13. 1701 BLAIR BLVD. Unit 1**

Application: New Construction – Addition/Violation  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Kelli Mitchell, [kelli.mitchell@nashville.gov](mailto:kelli.mitchell@nashville.gov)

**14. 1701 BLAIR BLVD. Unit 2**

Application: New Construction – Addition/Violation  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Kelli Mitchell, [kelli.mitchell@nashville.gov](mailto:kelli.mitchell@nashville.gov)

**15. 2111 NATCHEZ TR**

Application: New Construction – Addition/Violation  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Kelli Mitchell, [kelli.mitchell@nashville.gov](mailto:kelli.mitchell@nashville.gov)

**MHZA ACTIONS**

**16. 107 MOCKINGBIRD RD**

Application: New Construction – Addition and Outbuilding  
Council District: 24  
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay  
Project Lead: Joseph Rose [joseph.rose@nashville.gov](mailto:joseph.rose@nashville.gov)  
PermitID#: T2022029139 & T2022029329

**17. 1402 MCKENNIE AVE**

Application: New Construction—Addition  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [sean.alexander@nashville.gov](mailto:sean.alexander@nashville.gov)  
PermitID#: T2022029244

**18. 1013 MONTROSE AVE**

Application: New Construction – Addition and Outbuilding  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Joseph Rose [joseph.rose@nashville.gov](mailto:joseph.rose@nashville.gov)  
PermitID#: T2022022639 & T2022029330

**19. 1519 RUSSELL ST**

Application: New Construction—Addition  
Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#:T2022029152

**20. 1417 WOODLAND ST**

Application: New Construction – Porch Enclosure and Addition  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
Permit ID#: T2022029138

**21. 1108 MONTROSE AVE**

Application: New Construction - Outbuilding  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#:T2022025874

**22. 3932 CAMBRIDGE AVE**

Application: New Construction—Addition  
Council District: 24  
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [sean.alexander@nashville.gov](mailto:sean.alexander@nashville.gov)  
PermitID#:T2022028981

**23. 200 BROADWAY**

Application: New Construction - Addition  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#:T2022022347

**24. 2905 WESTMORELAND DR**

Application: New Construction - Addition and Addition to Outbuilding  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#:T2022029083 & T2022029087

**25. 114 LAUDERDALE RD**

Application: New Construction - Infill and Outbuilding  
Council District: 24  
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#:T2022029061 & T2022029065

**26. 1708 B BEECHWOOD AVE**

Application: New Construction—Infill

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)

PermitID#:T2022029180

**27. 102 S 14TH ST**

Application: New Construction - Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose [joseph.rose@nashville.gov](mailto:joseph.rose@nashville.gov)

PermitID#:T2022029124

**28. 1605 BENJAMIN ST**

Application: New Construction—Infill

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

PermitID#:T2022029045

**OTHER BUSINESS**

**29. REVISION TO RULES OF ORDER**

## HOW DOES THE MEETING WORK?

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**E-mail:** [historicalcommission@nashville.gov](mailto:historicalcommission@nashville.gov)

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. The applicant may reserve two minutes of the ten to rebut public comment.
- c. The public will have **two minutes** each to comment on the application. Someone representing an organization may have **five minutes** if written notice is received no later than 10am the day prior to the meeting day. 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.
- d. The applicant has the option of responding to public comments, once all have been made, and if the full ten minutes was not used.
- 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 may 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. If the project is disapproved, the applicant will receive a notice of decision. Any project may be revised and resubmitted for a new review. The exact same project disapproved may not be resubmitted for review.
- 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, 800 2nd Avenue South. (615) 862-6500 (615)

## HINTS FOR PREPARING FOR THE MEETING

- Copies of the staff recommendations are available online prior to the meeting.
- Comments on any agenda item can be mailed, hand-delivered, or emailed to the MHZC by the 10am the day prior to the meeting. Written comments can also be brought to the MHZC for distribution during the public hearing. Please provide 12 copies of any correspondence brought to the meeting.
- Anyone can speak before the Commission during a public hearing. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received no later than 10am the day prior to the meeting. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that Item, with no time limit. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete.