

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

METRO HISTORIC ZONING COMMISSION (MHZC)

FINAL AGENDA

June 15, 2022

Sonny West Conference Center/ Fulton Campus

2:00 p.m.

700 Second Avenue South (between Lindsley Avenue and Middleton Street)

[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, 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.

Final Agendas and Staff Reports can be viewed [online](#) the Friday before the meeting.

COMMUNICATING WITH THE COMMISSION

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Because the MHZC is a quasi-judicial body, members are not permitted to discuss specific cases outside of a public hearing. All meetings are open to the public and the public is invited to give testimony at the meetings.

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

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)
REVIEW AGENDA

June 15, 2022

Sonny West Conference Center/ Fulton Campus

2:00 p.m.

Additional Information: Applications can be viewed through the [Preservation Permit Tracker](#). Please check the final agenda, [posted online the Friday prior to the meeting](#). [Sign up online](#) to receive notices of agenda postings. Staff recommendations can also be found at the previous link.

1. ADOPTION OF MAY 18 MINUTES

2. ADOPTION OF AGENDA

The following items are requested to be removed from the agenda:

- 13. 1113 Forrest Avenue – Addition and Outbuilding approved administratively
- 20. 104 Rep John Lewis Way S – Approved administratively
- 21. 1511 16th Ave S—Approved administratively
- 30. 1417 Woodland Street – deferred at applicant’s request

3. COUNCILMEMBER PRESENTATIONS

CONSENT

4. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

5. 918 BRADFORD AVE

Application: New Construction—Infill and Detached Accessory Dwelling Unit (Revision to Previously Approved Plan)

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov

PermitID#:T2022035485 and T2022035492

6. 4603 ELKINS AVE

Application: New Construction—Addition and Outbuilding

Council District: 24

Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov

PermitID#:T2022035590 and T2022035595

7. 2105 GRANTLAND AVE

Application: New Construction—Addition
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022033274

8. 2217 LINDELL AVE

Application: New Construction—Addition
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022035600

9. 912 WALDKIRCH AVE

Application: New Construction—Addition and Outbuilding; Setback Determination
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose joseph.rose@nashville.gov
PermitID#:T2022035162 & T2022035258

10. 1012-1014 LAWRENCE AVE

Application: New Construction—Outbuildings
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022035830 and T2022035803

11.1 WATERS AVE

Application: New Construction—Outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2022034624

12. 1604 LILLIAN ST

Application: New Construction—Outbuilding; Setback Determination
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022035444

13. 1113 FORREST AVE

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
PermitID#:T2022035802

14. 2001 LEBANON PK

Application: SP Recommendation
Council District: 15
Overlay: Historic Landmark Zoning Overlay
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

15. 117 2ND AVE N

Application: New Construction—Addition; Alterations
Council District: 19
Overlay: Second Avenue Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022035930

16. 3704 PRINCETON AVE

Application: New Construction—Addition and Setback Determination
Council District: 24
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2022035529

17. 249 LAUDERDALE RD

Application: New Construction—Addition
Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander, sean.alexander@nashville.gov
PermitID#:T2022035632

18. 101 BROADWAY

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov
PermitID#:T2022035785

19. 1330 5TH AVE N

Application: New Construction—Addition/Violation
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

20. 1511 16th AVE S

Application: New Construction—Infill (Revision to previously approved plan)
Council District: 17
Overlay: South Music Row Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: 2021000233

21. 104 REP JOHN LEWIS WAY S

Application: Alterations
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022035793

22. 1000 WOODLAND

Application: New Construction—Infill/Violation
Council District: 06
Overlay: Lockeland Springs East End Neighborhood Conservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

PRELIMINARY AND FINAL SP REVIEW

23. 930 MCFERRIN AVE

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

VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

24. 2708 FAIRFAX

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

25. 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

26. 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

27. 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

28. 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

MHZC ACTIONS

29. 309 TILLMAN LN

Application: Economic Hardship
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose joseph.rose@nashville.gov
PermitID#:T2022035491

30. 1417 WOODLAND ST

Application: New Construction—Partial Demolition, Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2022029138

31. 1708 B BEECHWOOD AVE

Application: New Construction—Infill
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2022029180

32. 1109 PETWAY AVE

Application: New Construction—Outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose joseph.rose@nashville.gov
PermitID#:T2022035270

33. 1712 ASHWOOD AVE

Application: New Construction—Infill
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose joseph.rose@nashville.gov
PermitID#:T2022035274

34. 1417 FORREST AVE

Application: New Construction—Infill
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov
PermitID#:T2022035447

35. 1312 3RD AVE N

Application: New Construction—Addition; Setback Determination
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2022034816

36. 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
PermitID#:T2022029083 & T2022029087

OTHER BUSINESS

37. VOTE ON NEW OFFICERS

HOW DOES THE MEETING WORK?

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E-mail: 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 up to ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete.