

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

METRO HISTORIC ZONING COMMISSION (MHZC)
FINAL AGENDA

July 20, 2022

Bransford Conference Room at 2602 Bransford Ave
(entrance and parking off Berry Road)

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)
FINAL AGENDA

July 20, 2022

Bransford Conference Room at 2602 Bransford Ave
(entrance and parking off Berry Road)

2:00 p.m.

Additional Information: Applications can be viewed through the [Preservation Permit Tracker](#). [Sign up online](#) to receive notices of agenda postings. [Staff recommendations](#) can also be found online.

1. ADOPTION OF JUNE 9 AND 15 MINUTES

REQUEST TO REHEAR

1. 101 BROADWAY

Application: Request to Rehear—Mural
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

2. ADOPTION OF AGENDA

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

- 10. 1510 Villa Place—Revising to meet administrative approval
- 16. 212 Leonard Avenue—Notification requirements not met
- 19. 908 Meridian Street—Request to defer
- 25. 1501 Boscobel Street—Request to defer
- 29. 1510 Boscobel Street—Request to defer
- 32. 1700 4th Avenue North—Notification requirements not met
- 34. 411 Broadway—Request to defer
- 36. 2405 10th Avenue South—Request to defer

3. COUNCILMEMBER PRESENTATIONS

CONSENT

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 public or the Commission requests that the item be removed from the Consent Agenda. Items pulled from the consent agenda will be heard at the end of the agenda. **To ensure an item is removed from consent for a public hearing, notify staff the day before the meeting, prior to 10am, when possible.**

4. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

5. 308 SCOTT AVE

Application: New Construction—Outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022039684

6. 1309 EDGEWOOD PL

Application: New Construction—Outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#:T2022044495

7. 1424 ORDWAY PL

Application: New Construction—Outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022041193

8. 1511 DOUGLAS AVE

Application: New Construction—Addition
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022043573

9. 2341 RIVERSIDE DR

Application: New Construction—Outbuilding
Council District: 07
Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2022039004

10. 1510 VILLA PL

Application: New Construction—Addition and Outbuilding
Council District: 06
Overlay: Edgehill Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#:T2022044537

11. 1108 MONTROSE AVE

Application: New Construction—Addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2022043840

12. 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

13. 2104 NATCHEZ TRCE

Application: New Construction—Addition
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022044205

14. 212 BROADWAY

Application: New Construction—Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Joseph Rose, joseph.rose@nashville.gov
PermitID#: T2022043782

15. 4205 ABERDEEN RD

Application: New Construction—Addition
Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022035610

16. 212 LEONARD AVE

Application: New Construction—Outbuilding; Setback Determination
Council District: 24
Overlay: Whitland Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022044326

17. 926 BRADFORD

Application: New Construction—Outbuilding
Council District: 17
Overlay: Waverly Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose, joseph.rose@nashville.gov
PermitID#: T2022035287

TAX ABATEMENTS

18. HISTORIC TAX ABATEMENT APPLICATIONS

- a. 230 Rep. John Lewis Way and 234 4th Ave N, The Arcade
- b. 627 2nd Ave S, Geddes Firehall
- c. 166 2nd Ave N, The Rhea Building

PRELIMINARY AND FINAL SP REVIEW

19. 908 MERIDIAN ST

Application: New Construction—Final SP
Council District: 05
Overlay: Historic Landmark Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2022044450 and T2022044454

VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

20. 1204 RUSSELL ST

Application: New Construction—Addition/Violation
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov
PermitID#:T2021056368

MHZC ACTIONS

21. 200 BROADWAY

Application: Partial Demolition—Reconstruction
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Jenny Warren, jenny.warren@nashville.gov
PermitID#: T2022044330

22. 200 BROADWAY

Application: New Construction—Addition; Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov
PermitID#: T2021076673

23. 1013 MONTROSE AVE

Application: New Construction—Addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose, joseph.rose@nashville.gov
PermitID#: T2022043825

24. 1008 C VILLA PL

Application: New Construction—Infill
Council District: 19
Overlay: Edgehill Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose, joseph.rose@nashville.gov
PermitID#: T2022043790

25. 1501 BOSCOBEL ST

Application: Demolition; New Construction—Infill
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#:T2022044547

26. 1417 WOODLAND ST

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

27. 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
PermitID#: T2022029139 and T2022029329

28. 1515 PARIS AVE

Application: New Construction—Addition and Outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2022043828 and T2022043833

29. 1510 BOSCOBEL ST

Application: Demolition; New Construction—Infill
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2022044552

30. 1703 SWEETBRIAR AVE

Application: New Construction—Infill
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2022044331

31. 602 MONROE ST

Application: New Construction – Addition; Setback Determination
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Joseph Rose, joseph.rose@nashville.gov
PermitID#: T2022043808

32. 1700 4TH AVE N

Application: New Construction—Infill and Outbuilding; Setback determination
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022044299 and T2022044301

33. 1418 BOSCOBEL ST

Application: New Construction—Infill
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2022044295

34. 411 BROADWAY

Application: New Construction—Addition
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#: T2022044519

35. 1814 HOLLY ST

Application: New Construction—Infill and Outbuilding; Setback determination
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022044288 and T2022044290

36. 2405 10TH AVE S

Application: New Construction—Infill; Setback Determination
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2022044291

37. 101 BROADWAY

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

OTHER BUSINESS

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.