

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

METRO HISTORIC ZONING COMMISSION (MHZC)
REVIEW AGENDA

August 17, 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

Beth Cashion
Mina Johnson
Elizabeth Mayhall
Ben Mosley

David Price
Samantha Pyle
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

August 17, 2022

Sonny West Conference Center/ Fulton Campus

2:00 p.m.

Explanation of Review Agendas: The review agenda includes all applications received by the deadline and so require notice; however, not all cases noticed and on this draft will be included in the final agenda. Staff may find that an application is incomplete or that the application can be administratively approved. The applicant may also choose to defer or rescind their application. Cases listed on the review agenda are not in the order that they will be heard by the commission. Please review final agenda for hearing order. Projects that are not properly noticed will be deferred until the notice requirement is met.

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.

Potential Cases:

ADOPTION OF JULY 20 MINUTES

ADOPTION OF AGENDA

COUNCILMEMBER PRESENTATIONS

ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

DISTRICT 05

908 MERIDIAN ST

Application: New Construction-Addition and Outbuildings

Council District: 05

Overlay: Historic Landmark Zoning Overlay

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

PermitID#: T2022044450

DISTRICT 06

804 SHELBY AVE

Application: Demolition-Economic Hardship
Council District: 06
Overlay: Edgefield Historic Preservation District
Project Lead: Joseph Rose Joseph.Rose@nashville.gov

406 S 11TH ST

Application: New Construction-Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022051511

1309 SHELBY AVE

Application: Demolition-Economic Hardship
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2022001169

309 TILLMAN LN

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

1501 BOSCOBEL ST

Application: New Construction-Infill
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren, jenny.warren@nashville.gov
PermitID#:T2022044547

1510 BOSCOBEL ST

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

0 N 11TH ST (11th and 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#: T2022051248

1109 PORTER RD

Application: New Construction-Infill and Outbuilding

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#: T2022051386 and T2022051390

1803 RUSSELL ST

Application: New Construction-Addition (Revision to Previously Approved Plan); Partial Demolition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2021080137

DISTRCT 17

1004 MONTROSE AVE

Application: New Construction-Addition

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#: T2022051433

DISTRICT 18

1701 BLAIR BLVD AND 2121 BELMONT BLVD

Application: New Construction-Addition/Violation

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

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

2007 LINDEN AVE

Application: New Construction-Addition

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

1708 ASHWOOD AVE

Application: New Construction-Addition

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022051358

2200 18TH AVE S

Application: New Construction-Outbuilding; Setback Determination

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Jenny Warren, jenny.warren@nashville.gov

PermitID#:T2022051623

DISTRICT 19

230 REP JOHN LEWIS WAY N AND 223 4TH AVE N

Application: Alterations

Council District: 19

Overlay: Historic Landmark Zoning Overlay

Project Lead: Robin Zeigler robin.zeigler@nashville.gov

PermitID#: T2022052054

166 SECOND AVE N

Application: Alterations

Council District: 19

Overlay: Historic Landmark Zoning Overlay

Project Lead: Robin Zeigler robin.zeigler@nashville.gov

PermitID#: T2022052057

627 SECOND AVENUE S

Application: New Construction-Alterations and Additions

Council District: 19

Overlay: Historic Landmark Zoning Overlay

Project Lead: Robin Zeigler robin.zeigler@nashville.gov

PermitID#:T2022052056

1326 7TH AVE N

Application: New Construction-Addition and Outbuilding
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022051385 and T2022051409

101 BROADWAY

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Robin Zeigler robin.zeigler@nashville.gov
PermitID#: T2022035785

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

1806 5TH AVE N

Application: Siding Replacement
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2022051614

107 4TH AVE N

Application: New Construction-Infill
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2022051624

114 2ND AVE S

Application: Demolition-Economic Hardship
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2022051626

622 JEFFERSON ST

Application: New Construction-Infill

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

Project Lead: Jenny Warren Jenny.Warren@nashville.gov

PermitID#: T2022051735

411 BROADWAY

Application: New Construction-Additions

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: Robin Zeigler robin.zeigler@nashville.gov

PermitID#: T2022044519

DISTRICT 24

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

HOW DOES THE MEETING WORK?

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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.