

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

METRO HISTORIC ZONING COMMISSION (MHZC)
FINAL AGENDA

September 21, 2022

Sonny West Conference Center/ Fulton Campus
700 President Ronald Reagan Way

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 President Ronald Reagan Way, 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.

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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 AUGUST 11 AND 17 MINUTES

2. ADOPTION OF AGENDA

- 6. 417 Broadway-admin permit
- 7. 419 Broadway-admin permit
- 28. 521 Woodland Street-deferred to October 18
- 31. Rules of Order-deferred

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. 1710 BEECHWOOD AVE

Application: New Construction – Addition; Partial Demolition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022057253

6. 417 BROADWAY

Application: New Construction – Addition; Alterations
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2022060077

7. 419 BROADWAY

Application: New Construction – Addition; Alterations
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2022060179

8. 2000 EASTLAND AVE

Application: New Construction – Addition
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#:T2022060112

9. 925 HALCYON AVE

Application: New Construction – Addition; Setback Determination
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2022057139

10. 178 KENNER AVE

Application: New Construction – Addition; Setback determination
Council District: 24
Overlay: Kenner Manor Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022057245

11. 1601 LILLIAN ST

Application: New Construction – Addition; Setback determination
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022059842

12. 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
PermitID#:T2022059551

13. 1101 MONTROSE AVE

Application: New Construction – Outbuilding
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2022057142

14. 3701 WHITLAND AVE

Application: New Construction – Addition
Council District: 24
Overlay: Whitland Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022059209

15. 166 SECOND AVE N

Application: Alterations Council District: 19
Overlay: Second Avenue Historic Preservation Zoning Overlay
Project Lead: Robin Zeigler robin.zeigler@nashville.gov
PermitID#: T2022052057

16. 901 ACKLEN AVE

Application: New Construction – Addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander, sean.alexander@nashville.gov
PermitID#: T2022060574

HISTORIC TAX ABATEMENTS

17. 230 REP JOHN LEWIS WAY N AND 223 4TH AVE N, 166 SECOND AVE N, 627 PRESIDENT RONALD REAGAN WAY (formerly 2nd Ave S)

DESIGNATION

18. 627 PRESIDENT RONALD REAGAN WAY (formerly 2nd Ave S)

Application: Historic Landmark
Council District: 19
Project Lead: Robin Zeigler robin.zeigler@nashville.gov

VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

19. 1121 CALVIN AVE

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

20. 1111 HALCYON AVE

Application: Violation – Outbuilding
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:2022057936

PRELIMINARY AND FINAL SP REVIEW

21. 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

MHZC ACTIONS

22. 201 FALL ST

Application: Economic Hardship
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2022058894

23. 1207 FATHERLAND ST

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

24. 1212 HOLLY ST

Application: New Construction – Infill
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Robin Zeigler robin.zeigler@nashville.gov
PermitID#:T2022060068

25. 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

26. 1209 ORDWAY PL

Application: Partial Demolition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2022058900

27. 912 BOSCOBEL ST

Application: New Construction – Infill and Outbuilding
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022057366 and T2022057377

28. 521 WOODLAND ST

Application: Signage
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#:T2022060111

29. 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

30. 1110 LILLIAN 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
PermitID#:T2022059688

OTHER BUSINESS

31. RULES OF ORDER REVISION

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 President Ronald Reagan Way. (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.