

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

METRO HISTORIC ZONING COMMISSION (MHZC)
FINAL AGENDA

November 16, 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
Chris Cotton
Mina Johnson
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

Ann Mikkelsen
Legal Counsel

[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.

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FINAL AGENDA

November 16, 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 OCTOBER 19, 2022

2. ADOPTION OF AGENDA

Removals from Agenda and Requests to Defer:

- 8. 2217 Lindell Ave—Notification requirements not met
- 10. 530 Church Street—Notification requirements not met
- 13. 1717 Linden Avenue—Deferral requested
- 19. Bowling House District NCZO expansion— Deferral requested to December 21, 2022
- 20. Abatement Program Revision—Deferral requested
- 22. 708 Monroe St—Notification requirements not met
- 24. 1411 N 14th—Deferral requested
- 25. 1806 Cedar Lane – Deferral requested
- 27. 1604 Forrest Avenue—Administrative permit issued
- 29. 2106 Grantland Ave—Application withdrawn
- 32. 1324 Stratford Ave—Application withdrawn
- 33. 3821 Whitland Ave - Notification requirements not met

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. 1916 18TH AVE S

Application: New Construction—Outbuilding

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022074139

6. 1411 BENJAMIN ST

Application: New Construction—Addition

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022074081

7. 1523 FORREST AVE

Application: New Construction—Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2022067032

8. 2217 LINDELL AVE

Application: New Construction—Outbuilding

Council District: 17

Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay

Project Lead: Joseph Rose, Joseph.Rose@nashville.gov

PermitID#:T2022074362

9. 1234 6TH AVE N

Application: Signage

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

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

PermitID#:T2022067011

10. 530 CHURCH ST

Application: Signage

Council District: 19

Overlay: Historic Landmark

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

PermitID#:T2022074148

11. 3703 KATHERINE ST

Application: New Construction—Outbuilding

Council District: 07

Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022074137

12. 200 4TH AVE N

Application: Rehabilitation

Council District: 19

Overlay: Downtown Historic Preservation Zoning Overlay

Project Lead: Sean Alexander Sean.Alexander@nashville.gov

PermitID#:T2022074616

13. 1717 LINDEN AVE

Application: New Construction—Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander Sean.Alexander@nashville.gov
PermitID#:T2022074421

14. 1719 SWEETBRIAR AVE

Application: New Construction—Addition and Outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose, Joseph.Rose@nashville.gov
PermitID#:T2022067183 and T2022067201

15. 1012 LAWRENCE AVE

Application: New Construction—Outbuilding
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022074243

16. 1014 LAWRENCE AVE

Application: New Construction—Outbuilding
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2022074247

DESIGNATION

17. 2901 and 2910 ELM HILL PK

Application: Historic Landmark Zoning Overlay
Council District: 14
Project Lead: Sean Alexander Sean.Alexander@nashville.gov

18. LATHAN-YOUNG NCZO

Application: Neighborhood Conservation Zoning Overlay
Council District: 02
Project Lead: Robin Zeigler Robin.Zeigler@nashville.gov

19. BOWLING HOUSE DISTRICT NCZO

Application: Neighborhood Conservation Zoning Overlay Expansion
Council District: 24
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov

HISTORIC TAX ABATEMENT

20. REVISION TO HISTORIC TAX ABATEMENT PROGRAM

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

VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE

21. 746 BENTON AVE

Application: New Construction—Addition/Violation

Council District: 17

Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay

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

PermitID#:T2022043980

22. 708 MONROE ST.

Application: New Construction—Alteration/Violation

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

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

23. 233 CHEROKEE RD

Application: New Construction—Addition; Partial Demolition/Violation

Council District: 24

Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay

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

24. 1411 N 14th St.

Application: New Construction—Addition/Violation

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#:T2021012251

MHZC ACTIONS

25. 1806 CEDAR LN

Application: New Construction—Addition

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose, Joseph.Rose@nashville.gov

PermitID#:T2022074355

26. 1807 LAKEHURST DR

Application: New Construction—Addition; Setback Determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022074126

27. 1604 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#:T2022074420 and T2022074439

28. 804 SHELBY AVE

Application: New Construction—Addition

Council District: 06

Overlay: Edgefield Historic Preservation Zoning Overlay

Project Lead: Sean Alexander Sean.Alexander@nashville.gov

PermitID#:T2022074920

29. 2106 GRANTLAND AVE

Application: New Construction—Outbuilding

Council District: 17

Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay

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

PermitID#:T2022074685

30. 1006 HALCYON AVE

Application: New Construction—Addition

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022074328

31. 601 MALTA DR

Application: New Construction—Outbuilding

Council District: 02

Overlay: Haynes Heights Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022074256

32. 1324 STRATFORD AVE

Application: New Construction—Addition to Outbuilding; Setback Determination

Council District: 07

Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022074142

33. 3821 WHITLAND AVE

Application: Alteration

Council District: 24

Overlay: Whitland Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose, Joseph.Rose@nashville.gov

PermitID#:T2022074370

34. 1004 HALCYON AVE

Application: New Construction—Infill

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#:T2022074347

NEW BUSINESS

35. REVISIONS TO RULES OF ORDER

36. COMMISSIONER TRAINING

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 or other evidence 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.