



METROPOLITAN HISTORIC ZONING COMMISSION
Sunnyside in Sevier Park, 1113 Kirkwood Avenue Nashville, TN 37204
615-862-7970, historicalcommission@nashville.gov

METRO HISTORIC ZONING COMMISSION (MHZC)
FINAL AGENDA

July 19, 2023

2601 Bransford Ave, (entrance off Berry Road)

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.

METRO HISTORIC ZONING COMMISSION (MHZC)
REVIEW AGENDA

July 19, 2023

2601 Bransford Ave, (entrance off Berry Road)

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 JUNE 21, 2023, MINUTES

2. ADOPTION OF AGENDA

- 15. 905 Villa Pl – Administrative Permit Issued
- 22. 1520 McKennie Ave – Notification Requirements Not Met

3. COUNCILMEMBER PRESENTATIONS

CONSENT

4. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

5. 1908 BEECHWOOD AVE

Application: New Construction – Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2023043022

6. 1912 CEDAR LN

Application: New Construction – Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2023042919

7. 101 CHURCH ST

Application: Rehabilitation
Council District: 19
Overlay: Second Avenue Historic Preservation Zoning Overlay
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov
PermitID#:T2023043107

8. 101 CHURCH ST

Application: New Construction – Addition
Council District: 19
Overlay: Second Avenue Historic Preservation Zoning Overlay
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov
PermitID#:T2023043107

9. 1411 GALE LN

Application: New Construction – Outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2023043492

10. 922 N 14TH ST

Application: New Construction – Addition and Outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2023039810 and T2023039832

11. 1702 RUSSELL ST

Application: New Construction – Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2023043525

12. 2800 WESTWOOD AVE

Application: New Construction – Addition; Setback Determination
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2023043485

13. 901 MONTROSE AVE

Application: New Construction – Addition and Setback Determination
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2023043810

14. 2014 SWEETBRIAR AVE

Application: New Construction – Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren, jenny.warren@nashville.gov
PermitID#: T2023021088

15. 905 VILLA PL

Application: New Construction – Addition
Council District: 19
Overlay: Edgehill Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose, joseph.rose@nashville.gov
PermitID#:T2023043699

DESIGNATION

16. EXPANSION OF DOWNTOWN OVERLAY

VIOLATION

17. 2009 CEDAR LN

Application: New Construction – Addition/Violation
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov
PermitID#: T2022079692

MHZC ACTION

18. 4606 ELKINS AVE

Application: Demolition – Economic Hardship
Council District: 24
Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose, joseph.rose@nashville.gov
PermitID#:T2023043655

19. 1013 MONTROSE AVE

Application: Demolition – Economic Hardship
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2023044057

20. 210 S 10TH ST

Application: New Construction – Infill
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2023036903

21. 1005 BATE AVE

Application: New Construction – Infill and Outbuilding

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#: T2023028165 and T2023043503

22. 1520 MCKENNIE AVE

Application: New Construction – Infill

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#: T2023028719

NEW BUSINESS

23. TAX ABATEMENT REVIEW

24. SECOND AVENUE DESIGN GUIDELINE REVISION

25. MHZC TRAINING: MIDDLE HOUSING PRESENTATION FROM THE PLANNING DEPT

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