



**METROPOLITAN HISTORIC ZONING COMMISSION**  
Sunnyside in Sevier Park, 1113 Kirkwood Avenue Nashville, TN 37204  
615-862-7970, [historicalcommission@nashville.gov](mailto:historicalcommission@nashville.gov)

**METRO HISTORIC ZONING COMMISSION (MHZC)**  
**FINAL AGENDA**

**December 20, 2023**

**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](mailto:historicalcommission@nashville.gov)



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## 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](mailto: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**

**December 20, 2023**

**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 NOVEMBER 15, 2023, MINUTES**

**2. ADOPTION OF AGENDA**

Requested Agenda Revisions:

13. 3612 Central Ave—Agreement to resolve violation met

18. 1224 Howard Ave—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. 519 FATHERLAND ST**

Application: New Construction—Addition

Council District: 06

Overlay: Edgefield Historic Preservation Zoning Overlay

Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)

PermitID#:T2023094890

**6. 2017 BENJAMIN ST**

Application: New Construction—Addition

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: Jenny Warren, [jenny.warren@nashville.gov](mailto:jenny.warren@nashville.gov)

PermitID#:T2023094254

**7. 1521 FOREST AVE**

Application: New Construction—Addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose [Joseph.Rose@nashville.gov](mailto:Joseph.Rose@nashville.gov)

PermitID#:T2023095767

**8. 1301 CLAYTON AVE**

Application: New Construction—Outbuilding  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Joseph Rose [Joseph.Rose@nashville.gov](mailto:Joseph.Rose@nashville.gov)  
PermitID#: T2023095482

**9. 1212 5TH AVE N**

Application: New Construction—Outbuilding  
Council District: 19  
Overlay: Germantown Historic Preservation Zoning Overlay  
Project Lead: Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)  
PermitID# T2023095463

**10. 315 WILSON BLVD**

Application: New Construction—Addition and Outbuilding  
Council District: 24  
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#: T2023084228 & T2023084229

**11. 3622 MEADOWBROOK AVE**

Application: New Construction—Outbuilding; Setback Determination  
Council District: 24  
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2023095658

**VIOLATIONS**

**12. 1807 BEECHWOOD AVE**

Application: New Construction-Addition/ Violation  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)  
PermitID#: 20230093983

**13. 3612 CENTRAL AVE**

Application: New Construction—Violation  
Council District: 24  
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)  
PermitID#: 20230067991

## **MHZC ACTIONS**

### **14. 1228 6TH AVE N**

Application: Repairs, Replacement & Alterations—Masonry  
Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

Project Lead: Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)

PermitID# 2021049033

### **15. 2023 BENJAMIN ST**

Application: New Construction—Addition; Partial Demolition

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)

PermitID#:T2023084140

### **16. 600 A FATHERLAND ST**

Application: New Construction—Outbuilding

Council District: 06

Overlay: Edgefield Historic Preservation Zoning Overlay

Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)

PermitID#:T2023086325

### **17. 1004 15TH AVE S**

Application: New Construction—Infill and Outbuilding

Council District: 17

Overlay: Edgehill Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose [Joseph.Rose@nashville.gov](mailto:Joseph.Rose@nashville.gov)

PermitID#:T2023074697 and T2023087873

### **18. 1224 HOWARD AVE**

Application: New Construction—Infill

Council District: 07

Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay

Project Lead: Joseph Rose [Joseph.Rose@nashville.gov](mailto:Joseph.Rose@nashville.gov)

PermitID#:T2023053711

### **19. 1504 HOLLY 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](mailto:Joseph.Rose@nashville.gov)

PermitID#:T2023063387

**20. 1414 FRANKLIN AVE**

Application: New Construction—Infill and Outbuilding  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Joseph Rose Joseph.Rose@nashville.gov  
PermitID#:T2023087164 and T2023089246

**21. 2109 10TH AVE S**

Application: New Construction—Infill  
Council District: 18  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren, jenny.warren@nashville.gov  
PermitID#:T2023095451

**22. 1203 GREENFIELD AVE**

Application: New Construction—Infill and Outbuilding  
Council District: 07  
Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#:T2023084126 & T2023095687

**23. 3506 KATHERINE ST**

Application: New Construction—Infill  
Council District: 07  
Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#:T2023084131

**OLD BUSINESS**

**24. 3806 CENTRAL AVE**

Application: Request for Rehearing  
Council District: 24  
Overlay: Richland-West End Addition Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#:T2023019665

## 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.