



**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)**  
**REVIEW AGENDA**

**May 15, 2024**

**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  
Elizabeth Mayhall

Ben Mosley  
David Price  
Matthew C. Smith  
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

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If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hubNashville at <https://nashville.gov/hub-ADA-boards> or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.

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](mailto:historicalcommission@nashville.gov). **Title VI inquiries should be forwarded to:** Ms. Shirley Sims-Saldana, Title VI Coordinator, Human Relations, 800 Second Avenue, South, 4<sup>th</sup> 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](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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**REVIEW AGENDA**

**May 15, 2024**

**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 APRIL 17, 2024, MINUTES**

**ADOPTION OF AGENDA**

**COUNCILMEMBER PRESENTATIONS**

**ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH**

**PRESENTATION OF LEADERSHIP RECOGNITION**

**DISTRICT 02**

**3802 CROUCH DR**

Application: New Construction - Outbuilding

Council District: 02

Overlay: Haynes Manor Neighborhood Conservation Zoning Overlay

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

PermitID#: T2024037637

## **DISTRICT 05**

### **1003 MANSFIELD ST**

Application: New Construction - Addition; Setback Determination

Council District: 05

Overlay: Maxwell Heights Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024038797

## **DISTRICT 06**

### **1600 EASTLAND AVE**

Application: New Construction - Outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024022883

### **1200 CALVIN AVE**

Application: New Construction - Outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024032848

### **1710 SHELBY 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#:T2024035295

### **1305 STRATTON AVE**

Application: New Construction - Outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024038444

### **904 N 16TH ST**

Application: New Construction - Addition & Outbuilding; Setback Determination

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024039121 & T2024039124

**1404 RUSSELL ST**

Application: New Construction - Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024026853

**1717 WOODLAND ST**

Application: New Construction - Addition; Setback Determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024037459

**1414 FRANKLIN AVE**

Application: New Construction - Infill / Revision

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#:2023087164

**DISTRICT 07****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#:T2024039102

**DISTRICT 17****1012 ACKLEN AVE**

Application: New Construction - Addition

Council District: 17

Overlay: Waverly Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024021031

**DISTRICT 18****2803 BLAIR BLVD**

Application: New Construction - Outbuilding

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2024035146

**1007 BATE AVE**

Application: New Construction - Addition and Outbuilding  
Council District: 18  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#:T2024037229 & T2024038875

**2223 30TH AVE S**

Application: Demolition - Partial  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Joseph Rose, joseph.rose@nashville.gov  
PermitID#:T2024039095

**1402 BEECHWOOD AVE**

Application: New Construction -Violation  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#:2023081283

**1402 BEECHWOOD AVE**

Application: Reconstruction  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#:2023081283

**2405 SUNSET PL**

Application: New Construction - Addition  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#:T2024038803

**DISTRICT 19**

**201-205 BROADWAY**

Application: New Construction - Infill  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Melissa Baldock melissa.baldock@nashville.gov  
PermitID#:T2024039460

**1900 4TH AVE N**

Application: New Construction - Addition/ Violation; Setback Determination  
Council District: 19  
Overlay: Salemtown Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#:T2024039096

**429 BROADWAY**

Application: New Construction - Addition  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#:T2024030490

**107 4TH AVE N**

Application: Signage  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#:T2024038892

**150 2ND AVE N**

Application: Alterations  
Council District: 19  
Overlay: Second Avenue Historic Preservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#:T2024039131

**DISTRICT 24**

**521 WILSON BLVD N**

Application: New Construction - Addition  
Council District: 24  
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren Jenny.Warren@nashville.gov  
PermitID#:T2024038619

**4411 NEBRASKA AVE**

Application: New Construction - Addition  
Council District: 24  
Overlay: Bowling House District Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#:T2024030507

## 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 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.
- 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 the Thursday 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.