



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

June 18, 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
615-862-7970
historicalcommission@nashville.gov



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. **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

June 18, 2024

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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.

1. ADOPTION OF MAY 15, 2024, MINUTES

2. ADOPTION OF AGENDA

Requested Agenda Revisions:

- 8. 1508 Garland Ave – Request to defer
- 11. 1512 Gale Lane – Request to defer
- 14. 2007 20th Ave S – Revised for administrative permit
- 18. 4400 Utah Ave – Notification requirements not met
- 21. 716 Boscobel St – 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. 1015 CHICAMAUGA AVE

Application: New Construction – Addition
Council District: 05
Overlay: Greenwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2024049147

6. 943 SEYMOUR AVE

Application: New Construction – Addition; Partial Demolition
Council District: 05
Overlay: Greenwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2024049831

7. 203 CHAPEL AVE

Application: New Construction – Addition
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2024040344

8. 1508 GARTLAND AVE

Application: New Construction – Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2024049471

9. 1700 FATHERLAND ST

Application: New Construction – Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2024049735

10. 1228 MCCHESENEY AVE

Application: New Construction – Outbuilding Addition
Council District: 07
Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: 2024046468

11. 1512 GALE LN

Application: New Construction – Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2024044075

12. 511 FAIRFAX AVE

Application: New Construction – Addition
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2024046758

13. 1106 HALCYON AVE

Application: New Construction – Addition and Outbuilding
Council District: 18
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2024050087 and T2024050089

14. 2007 20TH AVE S

Application: New Construction – Addition and Outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren, jenny.warren@nashville.gov
PermitID#: T2024042987 & 2024042993

15. 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

16. 120 3RD AVE S

Application: New Construction – Alteration
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2024050104

17. 315 N WILSON BLVD

Application: New Construction – Outbuilding Revision
Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren, jenny.warren@nashville.gov
PermitID#: 2023084229

18. 4400 UTAH AVE

Application: New Construction – Addition
Council District: 24
Overlay: Bowling House Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2024050111

DESIGNATIONS AND DESIGN GUIDELINES

19. RICHLAND-WEST END NCZO DESIGN GUIDELINES

Application: Richland West Neighborhood Conservation Zoning Overlay
Council District: 24
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

20. 1109 1ST AVENUE S

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

VIOLATIONS

21. 716 BOSCOBEL ST

Application: Appurtenances-Fence/ Violation
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Scott Keckley scott.keckley@nashville.gov
PermitID#: T2024049830

22. 1115 GRANADA AVE

Application: Violation – Partial Demolition; Materials
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: 20230072134

23. 2622 ESSEX PL

Application: New Construction – Outbuilding/ Violation
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Scott Keckley scott.keckley@nashville.gov
PermitID#: 20240029608

MHZC ACTIONS

24. 322 BROADWAY

Application: Alteration – Storefront Replacement
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2024034916

25. 904 FATHERLAND ST

Application: New Construction – Addition and Outbuilding
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2024048777 and T2024048778

26. 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

27. 1014 BATE AVE

Application: New Construction – Infill and Outbuilding
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren, jenny.warren@nashville.gov
PermitID#: T2024050141 & T2024050143

28. 1311 2ND AVE N

Application: New Construction – Revision
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Jenny Warren, jenny.warren@nashville.gov
PermitID#: 2023012331 & 2019020187

29. 1402 ASHWOOD AVE

Application: New Construction – Addition; Setback Determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren, jenny.warren@nashville.gov
PermitID#: T2024050133

30. 1505 CEDAR LN

Application: New Construction – Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2024040975

31. 1609 GARTLAND AVE

Application: New Construction – Infill and Outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2024049830 and T2024051494

32. 221 LEONARD AVE

Application: New Construction – Addition
Council District: 24
Overlay: Whitland Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren, jenny.warren@nashville.gov
PermitID#: T2024050181

33. 1010 HALCYON AVE

Application: New Construction – Infill and Outbuilding
Council District: 18
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2024050167 and T2024050169

NEW BUSINESS

34. OFFICER ELECTIONS

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.