



METRO HISTORIC ZONING COMMISSION (MHZC)

FINAL AGENDA

August 20, 2025
2:00 pm Regular Meeting

700 President Ronald Reagan Way
Sonny West Conference Center

HISTORIC ZONING COMMISSION

The Metropolitan Historic Zoning Commission is an architectural review board which reviews applications for work on properties that are within a Historic Overlay. 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.

COMMISSIONERS & STAFF

Cyril Stewart, Chair
Beth Cashion, Vice-Chair

Chris Cotton
Jim Hoobler
Elizabeth Mayhall
Ben Mosley

David Price
Matthew C. Smith
Dr. Williams

Lucy Alden Kempf
Executive Director, Metro Planning Department

Robin Zeigler
Historic Zoning Administrator, Metro Historic Zoning Commission

Hannah Zeitlin
Legal Counsel

Metro Planning Department of Nashville and Davidson County
800 President Ronald Reagan Way, P.O. Box 196300 Nashville, TN 37219-6300
615-880-4900, HistoricZoning@nashville.gov

Notice to Public

Please remember to turn off your cell phones.

Historic Zoning Commission's nine members are appointed by the Metropolitan Council. The Commission meets on the third Wednesday of each month at 5:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 President Ronald Reagan Way. Special meetings, cancellations, and location changes are advertised on the Historic Zoning Commission's [website](#).

The Historic Zoning Commission makes the final decision Preservation Permit and Historic Tax Exemption applications and makes recommendations to Council on historic the designation of historic overlays.

Agendas and staff reports are posted online on the Friday before each meeting. They can also be viewed in person from 7:30 am - 4 pm at the Planning Department office in the Metro Office Building at 800 President Ronald Reagan Way.

[Subscribe to the agenda mailing list](#).

Planning Commission meetings are shown live on the [Metro Nashville Network](#), Comcast channel 3, streamed online live, and posted on [YouTube](#).

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by 10am on Tuesday prior to the meeting day. Written comments can also be brought to the Historic Zoning Commission meeting and distributed during the public hearing. Please provide 12 copies of any correspondence brought to the meeting. Mailing Address: Metro Planning Department, 800 President Ronald Reagan Way, P.O. Box 196300, Nashville, TN 37219-6300 Fax: (615) 862-7130 E-mail: HistoricZoning@nashville.gov

Speaking to the Commission

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. 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.

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form.

Items set for consent or deferral will be listed at the start of the meeting.

Meetings are conducted in accordance with the Commission's Rules and Procedures.

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Historic Zoning Commission, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Historic Zoning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Randi Semrick, ADA Compliance Coordinator, at (615) 880-7230 or e-mail her at randi.semrick@nashville.gov. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640. If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation here or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

Requested Agenda Revisions:

- 5. 227 Chapel Ave – Applicant requested to defer
- 8. 919 Lawrence Ave—Notification requirements not met
- 17. 123 2nd Ave N—Notification requirements not met

C: APPROVAL OF JUNE 18 AND JULY 16, 2025 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: DESIGNATION RECOMMENDATIONS & DESIGN GUIDELINE ADOPTION

F: CONSENT ITEMS

Tentative Consent Item: Consent agenda items will be read aloud at the beginning of the meeting by a member of the Planning Staff to determine if there is opposition present. If there is opposition present, the items will be heard by the Historic Zoning Commission in the order in which they are listed on the agenda. If no opposition is present, the item will remain on the Consent Agenda.

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 audience or the Commission requests that the item be removed from the Consent Agenda.

1. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH (see list in [monthly meeting packet](#))

2. 1804 LAKEHURST DR

Application: New Construction – Addition; Setback determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025065800

3. 1902 BOSCOBEL ST

Application: New Construction - Outbuilding

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025065897

4. 210 S 10TH ST

Application: Signage
Council District: 6
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025065976

5. 227 CHAPEL AVE

Application: New Construction - Addition
Council District: 6
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2025066443

6. 1414 FATHERLAND ST

Application: New Construction - Addition
Council District: 6
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Grace Branlund Grace.Branlund@nashville.gov
PermitID#:T2025065733

7. 1800 FATHERLAND ST

Application: New Construction - Outbuilding
Council District: 6
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Grace Branlund Grace.Branlund@nashville.gov
PermitID#:T2025061727

8. 919 LAWRENCE AVE

Application: New Construction - Addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025065737

9. 2000 CEDAR LN

Application: New Construction - Outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025057595

10. 1016 HALCYON AVE

Application: New Construction – Addition and Outbuilding
Council District: 18
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2025061248 and T2025066011

11. 2806 27TH AVE S

Application: New Construction - Addition and Outbuilding; Partial Demolition
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025061733 and T2025061737

12. 2301 BELMONT BLVD

Application: New Construction – Addition; Setback determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025065750

13. 1718 SWEETBRIAR AVE

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#:T2025065261 & T2025065262

14. 1903 4TH AVE N

Application: Demolition
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2025061233

15. 215 BROADWAY

Application: New Construction - Addition
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025065788

16. 132 2ND AVE N

Application: New Construction - Addition
Council District: 19
Overlay: Second Avenue Historic Preservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2025066013

17. 123 2ND AVE S

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Grace Branlund Grace.Branlund@nashville.gov
PermitID#: T2025065702

18. 622 SHELBY AVE

Application: Demolition
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

G: ITEMS TO BE CONSIDERED

19. 2030 10TH AVE S

Application: New Construction - Addition and Outbuilding
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2025066007 &T2025066010

20. 1029 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
PermitID#:T2025058101 and T2025058109

21. 2120 W LINDEN AVE

Application: New Construction - Infill
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025065342

22. 908 WALDKIRCH AVE

Application: New Construction - Infill

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

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

PermitID#:T2025066003

23. 1910 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

PermitID#:T2025058095

H: OTHER BUSINESS**24. 160 SECOND AVE N**

Application: Historic Tax Abatement

Council District: 19

Overlay: Second Avenue Historic Preservation Zoning Overlay

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

I. NEW BUSINESS**J. HZ CALENDAR OF UPCOMING EVENTS**

September 17, 2025: MHZC Commission Meeting

October 15, 2025: MHZC Commission Meeting

November 19, 2025: MHZC Commission Meeting

K: ADJOURNMENT