



METRO HISTORIC ZONING COMMISSION (MHZC)

REVIEW AGENDA

September 17, 2025

2:00 pm Regular Meeting

700 President Ronald Reagan Way

(between Lindsley Avenue and Middleton Street)

Howard Office Building, Sonny West Conference Center (1st Floor)

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 historic 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
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

Lora Fox & 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 2:00 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

C: APPROVAL OF AUGUST 14, 2025 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL/ WITHDRAWAL:

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.

G: ITEMS TO BE CONSIDERED

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

On Consent: Tentative
Public Hearing: Closed

2. 813 BOSCOBEL ST

Application: Alterations; New Construction – Addition and Outbuilding

Council District: 06 (Clay Capp)

Overlay: Edgefield Historic Preservation Zoning Overlay

Staff Reviewer: Melissa Baldock Melissa.Baldock@nashville.gov

PermitID#:T2025073827 and T2025073907

Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

3. 227 CHAPEL AVE

Application: New Construction – Addition

Council District: 06 (Clay Capp)

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Staff Reviewer: Joseph Rose Joseph.Rose@nashville.gov

PermitID#:T2025066443

Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

4. 919 LAWRENCE AVE

Application: New Construction - Addition

Council District: 17 (Terry Vo)

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Staff Reviewer: Melissa Baldock Melissa.Baldock@nashville.gov

PermitID#:T2025065737

Staff Recommendation: Approve with Conditions

Deferred: Notification
requirement not met
Public Hearing: Closed

5. 2030 10TH AVE S

Application: New Construction - Addition and outbuilding

Council District: 17 (Terry Vo)

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Staff Reviewer: Jenny Warren Jenny.Warren@nashville.gov

PermitID#:T2025066007 & T2025066010

Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

6. 123 2nd AVE S

Application: Signage

Council District: 19 (Jacob Kupin)

Overlay: Broadway Historic Preservation Zoning Overlay

Staff Reviewer: Grace Branlund grace.brandlund@nashville.gov

Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

7. 1314 6TH AVE N

Application: New Construction - Outbuilding, Violation

Council District: 19 (Jacob Kupin)

Overlay: Germantown Historic Preservation Zoning Overlay

Staff Reviewer: Grace Branlund grace.brandlund@nashville.gov

Staff Recommendation: Approve with Conditions

Deferred: Notification
requirement not met
Public Hearing: Closed

8. 207 3RD AVE N

Application: Signage

Council District: 19 (Jacob Kupin)

Overlay: Downtown Historic Preservation Zoning Overlay

Staff Reviewer: Melissa Baldock Melissa.Baldock@nashville.gov

PermitID#:T2025070897

Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

9. 1834 4TH AVE N

Application: New Construction - Addition and Setback
Determination
Council District: 19 (Jacob Kupin)
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Staff Reviewer: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2025072309
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

10. 1323-1329 6TH AVE N

Application: Signage
Council District: 19 (Jacob Kupin)
Overlay: Germantown Historic Preservation Zoning Overlay
Staff Reviewer: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025073811
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

11. 3517 RICHLAND AVE

Application: New Construction - Addition
Council District: 24 (Brenda Gadd)
Overlay: Richland-West End Neighborhood Conservation Zoning
Overlay
Staff Reviewer: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025073808
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

12. 3605 CENTRAL AVE

Application: New Construction - Addition
Council District: 24 (Brenda Gadd)
Overlay: Richland-West End Neighborhood Conservation Zoning
Overlay
Staff Reviewer: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025038066
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

13. 106 ROSEBANK AVE

Application: New Construction - Addition
Council District: 06 (Clay Capp)
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Staff Reviewer: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025073196
Staff Recommendation: Disapproval

On Consent: No
Public Hearing: Open

14. 811 N 16TH ST

Application: New Construction - Outbuilding

Council District: 06 (Clay Capp)

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Staff Reviewer: Melissa Sajid Melissa.Sajid@nashville.gov

PermitID#:T2025074139

Staff Recommendation: Approve with Conditions

On Consent: No

Public Hearing: Open

15. 108 S 13TH ST

Application: New Construction - Infill

Council District: 06 (Clay Capp)

Overlay: Lockeland Springs-East End Neighborhood Conservation
Zoning Overlay

Staff Reviewer: Jenny Warren Jenny.Warren@nashville.gov

PermitID#:T2025064103

Staff Recommendation: Approve with Conditions

On Consent: No

Public Hearing: Open

H: OTHER BUSINESS

I. HZ CALENDAR OF UPCOMING EVENTS

October 15, 2025: MHZC Commission Meeting

November 19, 2025: MHZC Commission Meeting

December 17, 2025: MHZC Commission Meeting

J: ADJOURNMENT