



METRO HISTORIC ZONING COMMISSION (MHZC)

FINAL AGENDA

November 19, 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
Kaitlyn Jones
Elizabeth Mayhall
Ben Mosley

David Price
Matthew C. Smith
Dr. Learotha Williams

Lucy Alden Kempf
Executive Director, Metro Planning Department

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 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 OCTOBER 15, 2025 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL/ WITHDRAWAL:

7. 718 Fatherland Street

10. 1203 Greenfield

16. 1018 Bate Ave

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. 1212 FATHERLAND 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#: T2025085008

Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

3. 1625 SHELBY AVE

Application: New Construction – Outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation
Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2025089919
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

4. 900 N 16TH ST

Application: New Construction – Addition and Outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2025091072 & T2025091051
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

5. 1514 FOREST AVE

Application: New Construction – Infill
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation
Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2025092195
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Open

6. 116 S 13TH ST

Application: New Construction – Infill
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation
Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2025092575
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

7. 718 FATHERLAND ST

Application: New Construction – Addition; Alterations
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2025092834
Staff Recommendation: Approve with conditions

Deferred: Notifications
requirement not met
Public Hearing: Closed

8. 1904 RUSSELL ST

Application: New Construction – Addition and Outbuilding
Council District: 06
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2025092395 & T2025092403
Staff Recommendation: Disapproval

On Consent: No
Public Hearing: Open

9. 305 S 10TH 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#:T2025037176
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

10. 1203 GREENFIELD AVE

Application: New Construction – Infill
Council District: 07
Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2025092784
Staff Recommendation: Approve

Deferred: Applicant Request
Public Hearing: Closed

11. 824 S DOUGLAS AVE

Application: New Construction – Addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2025092332
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

12. 1713 ASHWOOD AVE

Application: New Construction – Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2025088537
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

13. 2511 ESSEX PL

Application: New Construction – Addition
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2025090036
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

14. 2413 FAIRFAX AVE

Application: New Construction – Outbuilding
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T 2025091049
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

15. 2502 WESTWOOD AVE

Application: New Construction – Addition
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025092380
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

16. 1018 BATE AVE

Application: New Construction – Addition
Council District: 18
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025092477
Staff Recommendation: Approve with conditions

On Consent: No
Public Hearing: Open

17. 1015 S DOUGLAS

Application: Partial Demolition—Full Siding Replacement
Council District: 18
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025018195
Staff Recommendation: Approve with conditions

On Consent: No
Public Hearing: Open

18. 1901 LINDEN AVE

Application: New Construction - Outbuilding Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2025090533
Staff Recommendation: Approve with conditions

On Consent: No
Public Hearing: Open

19. 2908 BELMONT BLVD

Application: New Construction – Addition and Outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2025092553 and T2025092557
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

20. 1104 LAWRENCE AVE

Application: Demolition
Council District: 18
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Robin Zeigler, Robin.Zeigler@nashville.gov
PermitID#: T2025094104
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

21. 1323 3RD AVE N

Application: New Construction – Addition; Alterations
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025084573
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

22. 1814 4TH AVE N

Application: New Construction – Infill and Outbuilding
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025092323 & T2025092324
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

23. 136 BLACKBURN AVE

Application: New Construction – Infill
Council District: 23
Overlay: Belle Meade Links Triangle Neighborhood Conservation
Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2025092768
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

24. 249 LAUDERDALE RD

Application: New Construction – Addition
Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning
Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2025091032
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

25. 226 LAUDERDALE RD

Application: New Construction – Addition
Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning
Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2025092518
Staff Recommendation: Approve with conditions

On Consent: Tentative
Public Hearing: Closed

H: OTHER BUSINESS

26. Rules of Order Revision

27. Metro Historical Commission Report

28. Planning Commission Report

29. DTC Report

I. HZ CALENDAR OF UPCOMING EVENTS

December 17, 2025: MHZC Commission Meeting
January 21, 2026: MHZC Commission Meeting
February 18, 2026: MHZC Commission Meeting

J: ADJOURNMENT