



# **METRO HISTORIC ZONING COMMISSION (MHZC)**

## **REVIEW AGENDA**

**December 17, 2025**  
**2:00 pm Regular Meeting**

**700 President Ronald Reagan Way**  
**Sonny West Conference Center**

### **HISTORIC ZONING COMMISSION**

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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. 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 37210-6300  
615-880-4900, [HistoricZoning@nashville.gov](mailto:HistoricZoning@nashville.gov)

## Notice to Public

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### **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 on 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 37210-6300 Fax: (615) 862-7130 E-mail: [HistoricZoning@nashville.gov](mailto: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](mailto: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

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**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 ITEMS**

**APPROVAL OF OCTOBER 9, 2025; OCTOBER 10, 2025; AND NOVEMBER 19, 2025 MINUTES**

**MONTHLY PERMIT METRICS**

**ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH**

## **DISTRICT 05**

### **945 SEYMOUR AVE**

Application: New Construction – Addition & Outbuilding

Council District: 05

Overlay: Greenwood Neighborhood Conservation Zoning Overlay

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

PermitID#: T2025099789 and T2025099801

### **1030 CHICAMAUGA AVE**

Application: New Construction – Addition to Non-Contributing House

Council District: 05

Overlay: Greenwood Neighborhood Conservation Zoning Overlay

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

PermitID#: T2025092190

## **DISTRICT 06**

### **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](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2025092834

### **1112 FATHERLAND ST**

Application: New Construction – Infill  
Council District: 06  
Overlay: Edgefield Historic Preservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2025098220

### **1914 and 1916 EASTLAND AVE**

Application: New Construction – Infill  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#: T2025098316

## **DISTRICT 07**

### **1316 MCCHESENEY AVE**

Application: New Construction – Addition  
Council District: 07  
Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay  
Project Lead: Joseph Rose [Joseph.Rose@nashville.gov](mailto:Joseph.Rose@nashville.gov)  
PermitID#: T2025086034

### **1203 GREENFIELD AVE**

Application: New Construction – Infill & Outbuilding  
Council District: 07  
Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#: T2025092784 and T2025099777

## **DISTRICT 17**

### **MERRITT HOUSE AND OUTBUILDING LANDMARK**

Application: Designation – Historic Landmark

Council District: 17

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

PermitID#: 20250100662

## **DISTRICT 18**

### **1018 BATE AVE**

Application: New Construction – Addition

Council District: 18

Overlay: Waverly-Bemont Neighborhood Conservation Zoning Overlay

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

PermitID#: T2025092477

## **DISTRICT 23**

### **122 WINDSOR DR**

Application: New Construction – Outbuilding

Council District: 23

Overlay: Beale Meade Links Neighborhood Conservation Zoning Overlay

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

PermitID#: T2025095335

## **DISTRICT 24**

### **3721 CENTRAL AVE**

Application: New Construction – Addition

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2025099378

## **DISTRICT 25**

### **GREEN HILLS-EAST NCZO**

Application: Designation – Neighborhood Conservation Zoning Overlay

Council District: 25

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

PermitID#: 20250100809