METRO HISTORIC ZONING COMMISSION (MHZC) REVIEW AGENDA

Wednesday, November 18, 2026

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 historic zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission; architect(s), and other citizens of Davidson County.

COMMISSIONERS AND 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 196360 Nashville, TN 37219-6360
615-880-4900
HistoricZoning@nashville.gov

NOTICE TO THE 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 for Preservation Permit and Historic Tax Exemption applications and makes recommendations to Council on the designation of historic overlays.

Agendas and staff reports are posted 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.

Historic Zoning Commission meetings are shown live on the Comcast channel 3, streamed online live on Metro Nashville Network, and posted on Youtube.

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, 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 196360, Nashville, TN 37219-6360
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. 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.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

Explanation of Review Agendas: The review agenda includes all applications received by the deadline and so require notice via mailings and yard signs; 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.
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 an agenda

POTENTIAL ITEMS

APPROVAL OF WEDNESDAY, OCTOBER 14, 2026 MINUTES

MONTHLY PERMIT METRICS

ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

HISTORICAL COMMISION, PLANNING COMMISSION, DTC AND STAFF UPDATES

DISTRICT: 02

616 MALTA DR
Application: New Construction – Infill
Council District: 02
Overlay: Haynes Heights Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2026077627

707 VANDERHORST DR
Application: New Construction – Addition; Partial Demolition (Revision to Previously Approved Plan)
Council District: 02
Overlay: Haynes Manor Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: 2025065722

DISTRICT: 05

934 MANSFIELD ST
Application: New Construction – Addition; Setback Determination
Council District: 05
Overlay: Maxwell Heights Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2026090387

DISTRICT: 06

1708 FATHERLAND 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#: T2026072299

1805 ORDWAY PL
Application: New Construction – Side Addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2026080365

211 MANCHESTER AVE
Application: New Construction – Outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2026087435

1623 FATHERLAND ST
Application: New Construction – Addition and Outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2026090576 and T2026092341

1804 LAKEHURST DR
Application: New Construction – Outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2026091761

622 SHELBY AVE
Application: Alteration – Fence and Lighting
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2026089022

1107 SEYMOUR AVE
Application: New Construction—Addition (Revisions to a Previously Approved Plan)
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren: Jenny.Warren@nashville.gov
PermitID#: T2026091248

DISTRICT: 17

919 CARUTHERS AVE
Application: New Construction – Addition and Outbuilding
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2026091808 and T2026091813

DISTRICT: 18

1005 B CARUTHERS AVE
Application: New Construction – Infill
Council District: 18
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2026089791

2527 ASHWOOD 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#: T2026091671

DISTRICT: 19

1326 3RD AVE N
Application: New Construction – Infill
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2026091896

DISTRICT: 24

3721 MEADOWBROOK AVE
Application: New Construction – Addition
Council District: 24
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2026082581

DISTRICT: 34

7311 HIGHWAY 100 (EDWIN WARNER PARK)
Application: New Construction – Infill and Outbuilding
Council District: 34
Overlay: Historic Landmark Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2026092516 & T2026092518