



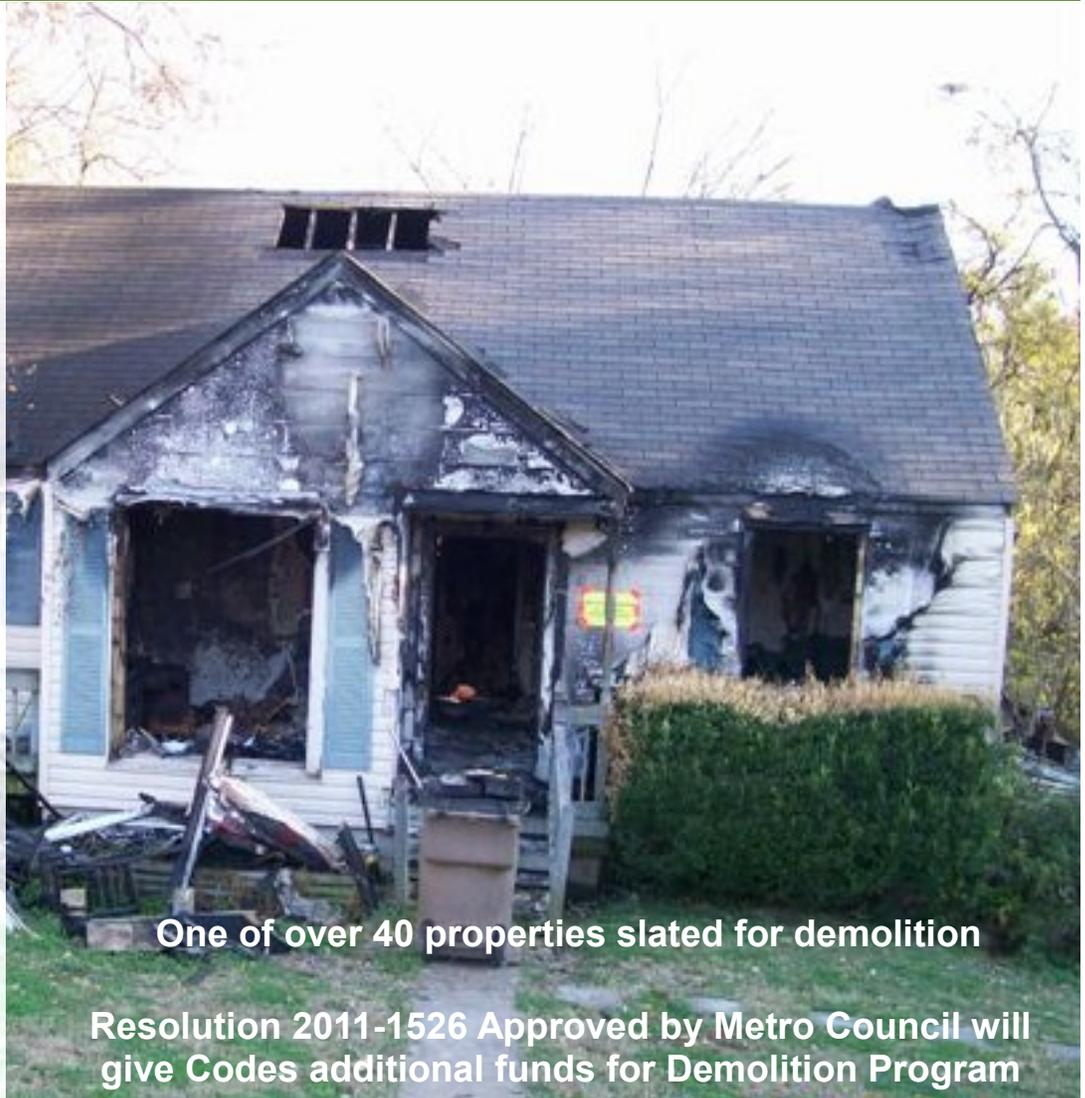
# Metro Codes

E—News For Neighborhoods

Metropolitan Government of Nashville and Davidson County

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**One of over 40 properties slated for demolition**

**Resolution 2011-1526 Approved by Metro Council will give Codes additional funds for Demolition Program**



**Metro Codes will be closed for the observance of Presidents Day on February 21, 2011**

## Mayor Provides Additional Funds for the Codes Department to Demolish Unsafe Buildings

*Funds Increase will allow for demolition of over 40 dilapidated structures*

Mayor Karl Dean announced today that he is making a supplemental budget appropriation for Metro Codes to fully fund the demolition of 40 buildings that have been abandoned by their owners and determined to be a public safety hazard.



Burned out duplex at 119 Welworth St

A resolution approving the appropriation will be filed with the Metro Clerk's Office tomorrow and will be considered at the Feb. 1 Metro Council meeting.

Metro Codes was allocated \$155,000 in the current fiscal year budget for building demolition, but remaining funds will only cover about half of

current demolition needs. The supplemental appropriation is for \$150,000 to come from the city's reserve fund. Without the additional funds, the department would have to wait until the start of the new fiscal year on July 1 to demolish the unsafe buildings. Dean provided a supplemental appropriation for Metro Codes last fiscal year under similar circumstances.

"The economic environment over the last few years has brought more abandoned buildings than usual," Dean said. "It is important that we are prudent with the use of reserve funds. But in a situation such as this, where buildings are posing a hazard in neighborhoods for fires, infestations or illegal activity, we have to air on the side of public safety and quality of life."



Burned out home at 1106 Glenview Dr.

A property is placed on the Metro Codes' demolition list only after the property owner fails to repair or demolish the building on their own. When Metro Codes pays for a dilapidated building to be demolished, a lien is placed on the property until the property owner reimburses Metro Government for the cost of the demolition and related administrative services.

## Metro Demolition Process

*How condemned properties are demolished*

Many people mistakenly think that a condemned property automatically qualifies for demolition by Metro Codes. Unfortunately, this is not the case. Properties that are in sound condition but that may be vacant, dilapidated, boarded up, or abandoned may not qualify for demolition. Certain conditions must be met before a property is recommended for demolition. The process includes the following steps:

- Once inspected, the costs of the repairs must exceed 50% of the assessed value of the structure.
- A title search must be done to identify the owner(s) and all interested parties who may have a legal claim on the property.
- The property owner and all interested parties must be notified of our findings and be given an opportunity to respond to our "charges" that the property is unfit and requires demolition.
- If the certified mailings for the hearing notice are not received or accepted, we must advertise the hearing in a publication of record to satisfy the due process requirements for official notice.
- After the hearing, if the owner / agent, etc., cannot demon-

strate an ability to salvage the structure, we will issue an order to demolish the building, giving them 60 days to do so. They can appeal this order within 20 days of receipt of the order.

- If the owner appeals and the Appeals Board upholds the demolition order, they can appeal that decision to Chancery court.
- If there is no appeal and the property is not demolished by the owner, Metro will seek bids to have the structure torn down. A lien for the cost of demolition is then assigned to the parcel.

All of these steps must be followed in order to give the owner their "due process" as required by law. This process can be time consuming as there are several variables that can delay our action. The key to success in this process is patience. Codes will continue to every reasonable step necessary within the scope of the law to remove severely dilapidated and dangerous structures.

## MBEC Honored for Local Clean Up Efforts

### *TDOT, Keep Tennessee Beautiful 2011 Awards of Excellence*

The Metro Beautification and Environment Commission (MBEC) had three winning entries in this year's statewide Awards of Excellence for litter prevention, environmental achievement and public education efforts.

The Tennessee Department of Transportation (TDOT) and Keep Tennessee Beautiful (KTnB) will celebrate leadership in volunteer participation in Tennessee with its 2011 Biennial State Conference and Awards of Excellence. The conference, whose theme is "Green Strategies for a Greener Future", was held February 1-2, at The Franklin Marriott Cool Springs.

President and CEO of Keep America Beautiful (KAB) Matt McKenna delivered the keynote address during the conference's first-day luncheon. After his address, Awards of Excellence and TDOT litter grants were handed out to the winners. Nashville and Metro Beautification received awards for the following:

- **Public Education Award**--Business (Nashville)
- **Public Participation Awards**--Most Comprehensive Great American Cleanup
- **Keep America Beautiful - Tennessee Affiliate Award for Population 100,001 & Above**

The conference is not just a time of acknowledgement, but also a time to learn. Attendees were treated to educational sessions, featuring topics such as litter prevention, social media, corporate partnerships, greening and beautification, board management, grant writing, and volunteer recruitment.

With the Awards of Excellence, TDOT and KTnB recognize the environmental achievements and legacies of people and organizations who work to improve their individual community's appearance through public education programs. This year's event recognized 24 winners across the state, as \$40,000 in grant checks courtesy of TDOT were handed out along with plaques.



Among the group recognized for their outstanding programs and support of KAB initiatives was Gunner Sweeny (front center) a seven year old resident of Lockeland Springs in Nashville, who received an award for his glass bottle recycling program.



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*Metro Nashville*  
**PUBLIC WORKS**



## Gunner's Recycling Wins Public Education Award—Businesses

### *7 Year old starts community based glass recycling program*



Seven year old Gunner Sweeny was recognized for his community based glass recycling program. Gunner, who lives in the Lockeland Springs Community, told a report with WKRN News 2 that "[he] wanted to keep the earth healthy."

Gunner created "Gunners Glass Recycling," and with the help of friends in his community, he went door-to-door signing up customers. He started on just two streets and has expanded the service to a second neighborhood. He now has over 100 customers enrolled in the service. He plans to serve 132 customers. The number 132 is his favorite number.

Customers receive porch side collection of their gray bin twice each month. The glass is taken to a local recycling center. Right now, Gunner only serves residential customers, but there is a plan to add commercial customer in the works.



Gunner Sweeney sits in a sea of glass collected by his community based recycling program.

## FEMA ASKS TENNESSEANS TO RESOLVE TO BE READY IN 2011

*Citizens Nationwide Urged to be Ready for Disaster*



# FEMA

The state of Tennessee is in the nation's top 20 when it comes to disaster declarations, and the majority of those disasters

have involved flooding. Tennessee ranks number 14 in the country for the most federally declared disasters since 1953 when the record-keeping began. FEMA records show 82 percent of Tennessee's registered disasters involved flooding. In the 1990's alone there were 10 flood-related disaster declarations in Tennessee.

"Tennessee has earned one of the top spots the hard way. Despite heroic efforts, this unfortunate history has cost lives and millions of dollars in unforgettable devastation," said Federal Coordinating Officer Gracia Szczec, "That's why FEMA is urging Tennesseans to make a different kind of resolution in the New Year and *Resolve to be Ready in 2011.*"

Tennesseans can find ideas and information about putting together a family or business emergency communications plan as well as other suggestions by simply logging onto [www.ready.gov](http://www.ready.gov). The three most important steps individuals can take now are to get a kit, make a plan and be informed.

### Get a Kit

The emergency supply kit could include water, non-perishable food, flashlights, first aid items, prescription medications and copies of vital financial documents.

### Make a Plan

Some ideas could include mapping out where your family will meet during or after an emergency, supplying everyone with complete contact information and having alternative lodging in place.

### Be Informed

Learn about all the emergencies that could happen in Tennessee such as, earthquakes, tornadoes, radiological, biological or man-made disasters. Know how to respond to each of those situations.

At [www.floodsmart.gov](http://www.floodsmart.gov) you will find tools to help gauge your risk of flooding. Enter your property address, and information can be quickly obtained on your flood risk assessment, how much a flood insurance policy might cost, and where to get it.

## Eight More Things Your Burglar Won't Tell You

1. Sometimes, I carry a clipboard. Sometimes, I dress like a lawn guy and carry a rake. I do my best to never, ever look like a crook.
2. The two things I hate most: loud dogs and nosy neighbors.
3. I'll break a window to get in, even if it makes a little noise. If your neighbor hears one loud sound, he'll stop what he's doing and wait to hear it again... If he doesn't hear it again, he'll just go back to what he was doing. It's human nature.
4. I'm not complaining, but why would you pay all that money for a fancy alarm system and leave your house without setting it?
5. I love looking in your windows. I'm looking for signs that you're home, and for flat screen TVs or gaming systems I'd like. I'll drive or walk through your neighborhood at night, before you close the blinds, just to pick my targets.
6. Avoid announcing your vacation on your Facebook page. It's easier than you think to look up your address.
7. To you, leaving that window open just a crack during the day is a way to let in a little fresh air. To me, it's an invitation.
8. If you don't answer when I knock, I try the door. Occasionally, I hit the jackpot and walk right in.

Sources: Convicted burglars in North Carolina, Oregon, California, and Kentucky; security consultant Chris McGoey, who runs <http://www.crimedoctor.com> and Richard T. Wright, a criminology professor at the University of Missouri-St. Louis, who interviewed 105 burglars for his book "Burglars on the Job Protection for you and your home"

Here are two more quick tips:

### WASP SPRAY

A friend who is a receptionist in a church in a high risk area was concerned about someone coming into the office on Monday to rob them when they were counting the collection. She asked the local police department about using pepper spray and they recommended to her that she get a can of wasp spray instead.

The wasp spray, they told her, can shoot up to twenty feet away and is a lot more accurate, while with the pepper spray, they have to get too close to you and could overpower you. The wasp spray temporarily blinds an attacker until they get to the hospital for an antidote. She keeps a can on her desk in the office and it doesn't attract attention from people like a can of pepper spray would. She also keeps one nearby at home for home protection... Thought this was interesting and might be of use.

### CAR ALARM

Keep your car keys at your bedside. If you hear a noise outside your home or someone trying to get in your house, just press the panic button for your car. The alarm will be set off, and the horn will continue to sound until either you turn it off or the car battery dies.

Source: Renraw listserv

## Credit Card Safety

### New Scam Hits Consumers

Just a heads up for everyone regarding the latest in credit card fraud. Royal Bank received this communication about the newest scam. This is happening in southern Alberta right now and moving. This one is pretty slick since they provide YOU with all the information, except the one piece they want. Note, the callers do not ask for your card number; they already have it. This information is worth reading. By understanding how the VISA & MasterCard telephone Credit Card Scam works, you'll be better prepared to protect yourself. One of our employees was called on Wednesday from 'VISA', and I was called on Thursday from 'MasterCard'.

The scam works like this:

Person calling says - 'This is (name), and I'm calling from the Security and Fraud Department at VISA. My Badge number is 12460, your card has been flagged for an unusual purchase pattern, and I'm calling to verify. This would be on your VISA card which was issued by (name of bank). Did you purchase an Anti-Telemarketing Device for \$497.99 from a marketing company based in Arizona?' When you say 'No', the caller continues with, 'Then we will be issuing a credit to your account. This is a company we have been watching and the charges range from \$297 to \$497, just under the \$500 purchase pattern that flags most cards. Before your next statement, the credit will be sent to (gives you your address), is that correct?' You say 'yes'.

The caller continues - 'I will be starting a Fraud Investigation. If you have any questions, you should call the 1- 800 number listed on the back of your card (1-800-VISA) and ask for Security. You will need to refer to this Control Number. The caller then gives you a 6 digit number. 'Do you need me to read it again?'

Here's the IMPORTANT part on how the scam works - The caller then says, 'I need to verify you are in possession of your card'. He'll ask you to 'turn your card over and look for some numbers'. There are 7 numbers; the first 4 are part of your card number, the last 3 are the Security Numbers that verify you are the possessor of the card. These are the numbers you sometimes use to make Internet purchases to prove you have the card. The caller will ask you to read the last 3 numbers to him. After you tell the caller the 3 numbers, he'll say, 'That is correct, I just needed to verify that

the card has not been lost or stolen, and that you still have your card. Do you have any other questions?'

After you say no, the caller then thanks you and states, 'Don't hesitate to call back if you do', and hangs up. You actually say very little, and they never ask for or tell you the card number. But after we were called on Wednesday, we called back. Within 20 minutes to ask a question. Are we glad we did! The REAL VISA Security Department told us it was a scam and in the last 15 minutes a new purchase of \$497.99 was charged to our card. We made a real fraud report and closed the VISA account. VISA is reissuing us a new number.

What the scammers want is the 3-digit PIN number on the back of the card. Don't give it to them. Instead, tell them you'll call VISA or Master Card directly for verification of their conversation.

The real VISA told us that they will never ask for anything on the card as they already know the information since they issued the card! If you give the scammers your 3 Digit PIN Number, you think you're receiving a credit; however, by the time you get your statement you'll see charges for purchases you didn't make, and by then it's almost too late and/or more difficult to actually file a fraud report.

What makes this more remarkable is that on Thursday, I got a call from a 'Jason Richardson of MasterCard' with a word-for-word repeat of the VISA Scam. This time I didn't let him finish. I hung up! We filed a police report, as instructed by VISA. The police said they are taking several of these reports daily! They also urged us to tell everybody we know that this scam is happening. I dealt with a similar situation this morning, with the caller telling me that \$3,097 had been charged to my account for plane tickets to Spain, and so on through the above routine.



Sgt. Daniel L. Ogren  
Community Affairs Coordinator  
Metro Nashville Police Department  
East Precinct  
936 E. Trinity Lane  
Nashville, TN 37207



## Music City Center Update

The latest fact of the week taken from the Music city Center Update:

- Concrete pours for the 5th floor exhibit hall continues, as shown at right, progressing from east to west.
- Installation of NES and DEC cable and ducts will continue through mid-February.
- Foundations and retaining walls continue to be built at the far north, south, and east ends of Area C.
- TTL, the project's geotechnical firm, has broken more than 55,000 concrete cylinders for testing to date.

Photo by: Aerial Innovations



## 36th Annual Preservation Awards

*Metropolitan Historical Commission now accepting nominations for 2011 Preservation program*

The Metropolitan Historical Commission is now accepting nominations for the 2011 Preservation Awards program, honoring Davidson County's best preservation projects. The public is invited to submit any building or structure, built no later than 1960, that has been restored, rehabilitated, or carefully maintained over time.

The awards also recognize well-designed new construction that harmonizes with a historic environment. Buildings open to the public as historic sites are not eligible. Previous winners MAY be eligible if the work is significantly different.

Categories for nominations include:

- Residential Properties (single-family and multi-family)
- Commercial Buildings
- Engineering and Industrial Structures
- Educational and Institutional Buildings
- Infill Construction (new structures located within a context of historic architecture)



The Interior of the Filter Building of the Omohundro Water Treatment Plant, winner of the 2010 Preservation Award - The 1920s building was painstakingly restored and rehabilitated to address structural damage from water intrusion. The complicated project was completed in four phases, with only six filters taken down at any one time.

Nominations will be judged on their architectural merit and/or historic interest, soundness of condition, creativity in adaptation for contemporary use, and sensitivity to historic architectural integrity. Nominations are due Friday, March 25, 2011.

This year marks the 36th Anniversary of the Metropolitan Historical Commission's annual awards program. Winners will be announced at a public ceremony in May 2011, date and time to be determined.

For an application and more information, visit [www.nashville.gov/mhc/preservation\\_awards.asp](http://www.nashville.gov/mhc/preservation_awards.asp) or contact Scarlett Miles at (615) 862-7970 or email [scarlett.miles@nashville.gov](mailto:scarlett.miles@nashville.gov).

## The Metropolitan Historical Commission is turning 45!

2011 marks the 45th anniversary of the establishment of the Metropolitan Historical Commission. To celebrate this exciting milestone, each month the commission will feature a series of historic preservation highlights from Nashville history. This month's highlights include:

January 12, 1983: Ann Reynolds (Roberts), who joined the MHC staff in 1976, was named Executive Director, succeeding May Dean Eberling. Ann retired in 2008, having served as Executive Director for 35 years.

January 20, 1984: The Warner Parks Historic District was added to the National Register of Historic Places. The district was designated as a local Historic Landmark in July 1999.

January 1985: Neighborhood conservation zoning (NCZ) was passed into law by the Metropolitan Council through an amendment to the zoning ordinance. Designed as a less restrictive level of historic zoning, NCZ was introduced to protect historic neighborhoods from the most serious threats to preservation—demolition, incompatible new construction, and incompatible additions to existing buildings. Lockeland Springs-East End became Nashville's first NCZ district in September 1985. Nashville was one of the first cities in the United States to implement this form of preservation zoning.

January 30, 1985: Congressman Bill Boner and Senators Jim Sasser and Al Gore, Jr., jointly announced that Nashville had been awarded an Urban Development Action Grant (UDAG) for the redevelopment of Union Station. The grant was critical to the preservation of Union Station and marked continued progress in the fight to save Union Station.

January 25, 2002: East Nashville High and Junior High Schools were added to the National Register of Historic Places. The school buildings were designated as local Historic Landmarks in July 2004.

January 27, 2006: Dedication ceremony for the Historic Marker honoring Albertine Maxwell held at the marker's location at West End Avenue and Orleans Drive. The marker, sponsored by The Albertine Society, is marker #122 of the MHC's Historic Marker program, which began in 1967 to commemorate significant people, places and events in the city's past.

Source: Historical commission January 2011 Newsletter



## Weatherization Funds Still Available

*Senator Henry encourages citizens to take advantage of this energy reduction program*

Senator Douglas Henry of the 17th District, reported that Tennessee still has \$37 million available for weatherization.

Tennessee has \$37 million in stimulus funds left to weatherize homes, including \$2.6 million in Davidson County. But applications are slowing, state officials say.

The state has had a weatherization program since 1978 that adds energy-saving features such as insulation and weatherstripping to homes for low-income owners and renters. Typically, Tennessee has provided between \$3 and \$8 million a year for weatherization statewide. But in 2009, the program received \$99 million from the American Recovery and Reinvestment Act.

Tennessee did only a thousand or so homes each year with its own money; Davidson did about 100 a year. The federal stimulus has paid to weatherize more than 13,000 homes.

"The state plans to weatherize 16,198 homes using the remaining ARRA funds," said Vince Troia, spokesman for the state Department of Human Services. The maximum that can be spent is \$7,100, with a \$6,500 limit on energy-related fixes such as adding insulation and \$600 for safety equipment such as smoke and carbon monoxide detectors.

Auditors assess a home, and software from the federal Department of Energy determines "the biggest bang for the buck" for each house, Layman said. He completed a plan Saturday that

includes replacing the refrigerator because it has the highest cost-versus-benefit ratio.

But weatherization's first priorities are comfort and safety. "Any energy savings is a bonus," Layman said. A heat pump might be installed to replace a kerosene heater. The family's electricity usage and costs will rise, "but it's safer and a better environment."

Here are quick facts on who is eligible and how to apply:

Homeowners and renters are eligible. Rental units must be a single house or in a duplex, triplex or quadplex.

There are income limits. For example, a single household can earn up to \$1,805 a month. A household of four can earn up to \$3,675 a month.

Applicants need verification of all income, including pay stubs, Social Security, pension and unemployment, and their most recent electric and natural gas bills.

The funding will be distributed through certain non-profit agencies across the State. For specific questions regarding the program please contact: Regina Surber, Director Community Services, Tennessee Department of Human Services, at 615-313-4762, or via email at [regina.su@tn.gov](mailto:regina.su@tn.gov).



## La Coup De What??



Here's your dilemma, what to do with a vintage, 1950 Cadillac Coup Deville? You could just leave it out in the elements for fifty years or, one could get creative and repurpose that classic—giving it a new lease on life while being "green" to boot!

We found this gem in the backyard of an East Nashville home. The owner did a fine job with this Deville Touring limited edition. No expense was spared to provide the absolute in comfort and style while still retaining the classic lines of the Cadillac Coup.

This photo comes from our archive of Polaroid's we used to document our court cases prior to our entering the digital photo age. It was just too good to toss out. We present it here to remind everyone that necessity is not always the mother of a "practical" invention. This beauty, once converted, sat unused and unloved in this back yard for some time before we discovered it.

Do you have a beauty you would like to share? Send it in to us, because truth really is stranger than fiction!

## Save The Date October 1st Codes Announces 15th Annual Metro Codes Charity Golf Tournament

The 15th Annual Metro Codes Charity Golf Tournament will be held on October 1, 2011 at the Ted Rhodes Golf Course.

Last year's tournament, was the most successful in the events 14 year history. Through the support of 140 sponsors and 128 golfers, \$29,000 was donated to local charities through the Metro Employees Consolidated Charities Campaign (MECCC).

This year, all proceeds will again go to the MECCC for the benefit of local charities, Easter Seals Camp Programs and the Harris-Hillman School.



### Department of Codes & Building Safety

Metro Office Building  
800 2nd Ave., South  
Nashville, TN 37210  
615-862-6590 / Fax 862-6593

**Mayor - Karl F. Dean**

Director - Terrence Cobb  
Asst. Director - Bill Penn  
Office Hours: Mon-Fri / 7:30-4:00



For information regarding accessibility, please contact Manley Biggers at (615) 862-6521 or fax (615) 862-6499. He can also be reached at: [manley.biggers@nashville.gov](mailto:manley.biggers@nashville.gov)



### **PASS IT ON!**

Pass the word about our newsletter! We would be honored if you would share our newsletter with your colleagues and co-workers. If anyone would like to sign up to receive it themselves, they just need to send us their email, and we will be happy to "Pass It On" to them.

**Terry Cobb** and **Bill Penn** welcome your feedback on our e-newsletter. Please send your comments to [Bill Penn](mailto:bill.penn@nashville.gov), at [bill.penn@nashville.gov](mailto:bill.penn@nashville.gov)  
Assistant Director, Property Standards Div , 862-6590