



HISTORIC PRESERVATION ZONING NEWS

Metropolitan Historic Zoning Commission

A periodic newsletter for architects, designers, contractors, craftsmen and applicants.

Fehr School Seeks Historic Landmark Status

Councilmember Erica Gilmore is seeking Historic Landmark status for Fehr Elementary School located at 1622 Fifth Avenue North and the Warner House at 1612 Fourth Avenue North.

The overlay adoption process will begin with a public hearing to obtain the Metro Historic Zoning Commission's recommendation to Metro Council.

Constructed in 1924 (addition 1949), and named for former school board representative Rudolph Fehr, Fehr School was one of the first six schools integrated in September 1957, when Nashville Public Schools began what was then called the "Stairstep Plan." The school is also important to



Segregationists exchange words with supporters of desegregation on September 9, 1957. Image courtesy of the Nashville Public Library.



The Warner House, 2011.

Nashville's Civil Rights history. Four African-American children, two girls and two boys, attended class on September 9, 1957, amid white protestors. The African-American custodian was badly beaten by a white mob at the end of the school day and crosses were burned in the yards of neighboring African-Americans that night. On September 10, nearby Hattie Cotton Elementary and another of the six desegregating schools were damaged in the protests.

The designation includes The Warner House constructed by J.H. Warner c. 1865. Warner was the owner of the Warner Iron Company and Warner & Lahart.

**HISTORIC
PRESERVATION**
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Property Assessor Works with MHZC



In December the MHZC partnered with the Metro Property Assessor's office in a project to inform new property owners about historic overlays. Each property that is within a historic overlay is "flagged" in the Property Assessor's computer system. When one of those properties changes hands, the new contact information is collected and sent to the MHZC.

The MHZC receives notice and sends "welcome to the neighborhood" letters monthly. These letters inform new property owners about the historic overlay and additional permit process. Fortunately, most property owners learn about the overlay when conducting due diligence and before purchasing a property; however, this

new partnership project will be an extra reminder. Assuring that people are aware of the process up-front helps to prevent violations and allows the MHZC to work with applicants early in the permitting process.

MHZC Welcomes New Commissioner



The Metro Historical Commission (MHC) named Menié Bell as its representative on the MHZC commission in December.

Bell is the office and asset manager for Joel Solomon Company and 1221 Partners, and has served on the MHC since 2001. She holds a Bachelor of Interior Design from O'More School of Design. Not only does her design background make her a

good candidate for the MHZC board she also has more than 20 years of experience in residential and commercial investment and management.

Her interest in government service stems from a career "intended to support healthy and sustainable communities." Bell said, "I realize more and more how vital property preservation is for the continuation of life in the

City. We are heirs of the past and innovators for the future. We, as stewards of time and life, must be seriously thoughtful of what has already been given to us so that our heirs can be proud of that which has been worthy to preserve."

As an alternate, the MHC named new commissioner Jim Forkum, formerly of the Metro Council.



Solar Panels in Historic Overlays

Because they are so reversible and can be installed with a minimum of roof intrusions, solar panels are appropriate in historic overlays. The ideal location is



in an area where they cannot be seen from the street such as a rear roof plane or on the roof of an accessory structure. If this isn't feasible, the next preferred location is

somewhere where they are minimally visible. However, sometimes the only feasible location is the front. In 2011, solar panels were approved for a property on Holly

Street. The majority of the panels are on the back of the house; however, there wasn't room for all the panels and there was not another sunny location in the rear yard so a few were approved for the front roof plane.

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MAY 31-JUNE 2, 2012

NASHVILLE, TN

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STATEWIDE PRESERVATION CONFERENCE

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Join the Tennessee Preservation Trust and its statewide partners for Commission Assistance & Mentoring Program (CAMP), educational sessions, hands-on workshops, tours, networking, and a tradeshow featuring Bob Yapp, former host of the PBS series 'About Your House'

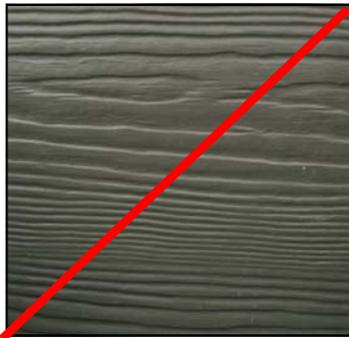
For more information, contact: Cathleen Collett 615.963.1255 or tnprestr@yahoo.com.
www.TennesseePreservationTrust.org
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Top 10 Construction Obstacles to Avoid



The rise in grade on this lot was not considered, resulting in a foundation significantly higher in the front than what the MHZ approved. Contractors had to stop work in order to devise a solution.



Fiber cement siding is an appropriate cladding for new construction but not when it has a faux (embossed) wood grain, as seen above. Below is an example of a smooth fiber cement siding that looks more like historic wood siding.



Since 1996 the MHZC has issued more than three thousand permits. Over the years, we have seen the same construction problems occur repeatedly, problems that could have easily been avoided and saved money and heartache. It is not uncommon for a project to change during construction, and notifying our office of any changes as they arise ensures that we can work together on a solution before any problems become more costly to resolve.

Here are the top ten things to avoid:

1. Reviewing Permit.

The most common mistake made is not reading a permit once it is issued or not passing it along to the contractor. This mistake has led to easily avoidable mishaps that can end up being

quite costly; such as installing embossed siding, using brick-mold on windows in walls with lap-siding, leaving out the required 4"-6" mullion between double or triple windows, installing vinyl windows and installing HVAC and mechanicals in the wrong location.

2. Requesting Sign-offs and Reviews.

Each project has a series of sign-offs and reviews that must be requested by the applicant once the permit has been issued. Projects that involve new construction require a "sign-off" when the foundation has been staked, when the foundation has been laid and when framing has been completed. It is rare that an applicant has made every decision on a project at the time of approval, so there is

also often there is also the need to have staff review and approve details such as trim, windows and doors, and cladding and roofing materials. Don't forget that the review process isn't over, even though you have a permit in hand.

3. Grade. Often new homes or accessory buildings are planned as if the building is on flat ground but due to Middle Tennessee's rolling terrain, many lots have a change in grade. Not taking into account how the grade affects the design assures that construction cannot happen as permitted. It is always easier to consider the grade at the beginning of a project rather than later.

4. Consistency. Planning a new building can be a large undertaking with lots of



Top Ten, continued

little changes before plans ever come to us. As a result, different views of drawings may be inconsistent with each other. When this happens, construction might take place in a manner that doesn't meet the design guidelines requiring costly reconstruction.

5. Accuracy. When projects are planned around existing conditions, such as an addition to an existing house, it is extremely important that the existing conditions be measured and drawn accurately. If not, it is probable that the project cannot be completed as planned. It is far less expensive to spend money on the front end than to redesign the project during construction.

6. Planning. Sometimes interior plans

are not fully considered in terms of placement of windows, door, bays and fireplaces. This usually means multiple calls to our office to change the size or placement these elements.

7. Scale. The MHZC requires that all submitted drawings be to -scale and that major measurements be called -out. Sometimes the scale is lost when reducing plans to the required 11 x 17 size. Be mindful of scale when you are submitting your drawings. Make sure it is accurate and noted on each page.

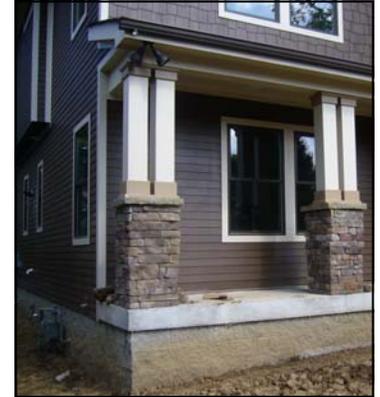
8. Railings. Porch railings are often overlooked in planning. Building codes requires porch and porch step railings when a porch is higher than 24 inches.

9. Porch Posts. Sometimes the thickness of a post veneer is not

taken into consideration resulting in a post that hangs out over the edge of the porch floor.

10. Flooring system. Occasionally the thickness of the flooring system is ignored, resulting in a need to increase the overall height of a building during construction. This problem often occurs when using stock plans or working from a pattern book of historic buildings. Be sure to make allowances on the outside to accommodate what is happening on the inside.

Remember that when the Commission approves a project, they are approving the drawings you submitted to them, not just the *concept*. Avoid delays and additional expense by planning well and keeping us informed of changes.



The foundation plans showed a porch depth of 4', the elevations showed a porch depth of 6' and the floor plans showed a depth of 8'. This homeowner now has a portion of their porch too narrow to be useful.



The depth of the stone veneer was not considered, leaving a porch pedestal hanging over the edge of the porch floor.



Spotlight: Woodland-in-Waverly Rehab

This turn-of-the-century home at 753 Benton Avenue in the Woodland-in-Waverly Historic Preservation Zoning Overlay was covered in faux brick asphalt siding as early as 1964 when this first image was taken. Jonathan Jones took over the rehabilitation of the property from the previous owner in 2011. Not only was the siding severely damaged but also years of neglect and termites had taken their toll on windows and framing. Our office received multiple requests for demolition but it is now, once again, a gem of the neighborhood.



1964



2011 during rehabilitation (Photo courtesy of Peggy Newman.)



2011 after rehabilitation



Above: Evidence of termites.
Below: Original plat for this area of the neighborhood.





**Guiding the Future by
Preserving the Past.**

Metropolitan Historic
Zoning Commission

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WE'RE ON THE WEB!

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LIKE THE METRO HISTORICAL
COMMISSION ON FACEBOOK.



The Metropolitan Historic Zoning Commission (MHZC) reviews applications to create new historic overlay districts and reviews preservation permit applications for historic preservation and neighborhood conservation zoning overlays and landmark sites for new construction, alterations, additions, repair and demolition.

The MHZC's nine volunteer members, appointed by the mayor and confirmed by Metro Council, include representatives from zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission; architect (s), and other citizens of Davidson County.

Our sister organization, the Metropolitan Historical Commission (MHC), is a municipal historic preservation agency working to document history, save and reuse buildings, and make the public more aware of the necessity and advantages of preservation in Nashville and Davidson County, Tennessee. Created in 1966, the commission consists of fifteen citizens appointed by the mayor and confirmed by Metro Council.



MHZC Reviews This Year's Projects

Rather than review the typical power point presentation, this year the MHZC took a van tour around the historic overlays to review completed projects from

the last year. With almost 300 permits issued, it was impossible to visit every site so the Commission focused on projects that presented challenges in the design phase or were

controversial. Having the opportunity to actually see completed projects will assist the Commission with developing policy and with future decision making.