



HISTORIC PRESERVATION ZONING NEWS

Metropolitan Historic Zoning Commission

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

Codes Experiment Concludes

The Metro Historic Zoning Commission recently concluded a 3-month trial of having an MHZC staff person at an "outpost" at the offices of the Codes Department during the months of **August, September and October.**

This allowed applicants who came to the Codes Department for a permit to also discuss their project or obtain a Preservation Permit with one of our staff without having to go to another location.

Although early reports show that the experiment was useful to applicants, the Codes Department and to the MHZC, current staffing levels prevent the MHZC from staffing the



remote location.

However, the MHZC continues to work on taking part in the "One-Stop Shop" electronically and will soon be linked to other departments within the permit process through a common computer program and database. This process is commonly referred to as "permit tracking". This means that applicants will eventually be able to submit their applications online.

In addition, interested parties will be able to see

plans for a project as soon as they are submitted, rather than waiting for staff recommendations to be posted online. The system will allow for all Preservation Permits to be available for public review, not just those that are approved by the MHZC.

Our temporary phone number at the Codes Department is no longer in service so please call us at 615-862-7970. Our general email is histlap1@nashville.org.

MHZC December Meeting Changed

Please note that the regularly scheduled MHZC meeting for December will be held a week earlier on **December 14, 2011.** The application deadline for

this meeting is **November 30, 2011.**

The location and time will remain the same: 2pm at the Sonny West Conference Center on

Second Avenue. For directions and information about parking please visit www.nashville.gov.mhc.

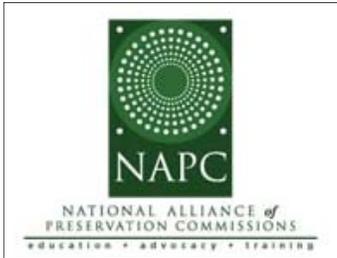
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**TENNESSEE
PRESERVATION
TRUST**



Promote Your Business Locally & Nationally

Promote your business locally and nationally with sponsorship in the Tennessee Preservation Trust's annual conference to be held in Nashville May 31-June 2, 2012 and the National Alliance of Preservation Commissions' (NAPC) biennial conference to be held in Norfolk, VA, July 18-22, 2012.

Preservation Trust is a statewide membership-based non-profit historic preservation education and advocacy organization.

The NAPC is the only organization devoted solely to representing the nation's preservation design review commissions. For more information about the conference and membership, visit www.uga.edu/napc

Both conferences have varying levels of sponsorship opportunities and joint sponsorships are a possibility. For more information, contact Robin Zeigler at zeigr91@yahoo.com.



The Tennessee

Preservation & Sustainability



Sustainability is about more than recycling and clean energy; it is the concept of meeting present needs without compromising the ability of future generations to meet their needs. The three pillars of sustainability are: environmental, economic and social. Retaining old buildings and rehabilitating them for new or modern uses meets all three pillars and is the ultimate in

recycling. There are more than 130 million existing homes and more than half are 35 years or older. Reusing them keeps demolition debris out of our landfills. Helping them to be more efficient can eventually change the fact that homes currently consume 22% of the energy in the U.S.

Test your knowledge of how preservation is sustainable by taking our short quiz or learn more

about what you can do to reduce energy costs by visiting our website at www.nashville.gov/mhc. Click on "sustainability" on the left.



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

Metropolitan Historic
Zoning Commission

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WE'RE ON THE WEB!

WWW.NASHVILLE.GOV/MHC

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.