



# HISTORIC PRESERVATION ZONING NEWS

Metropolitan Historic Zoning Commission

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

## Award Nominations Sought

The Metropolitan Historical Commission is pleased to announce a call for nominations for the 2012 Preservation Awards. Historic residential neighborhoods have produced a large number of past nominees and award winners, and we look forward to recognizing excellent rehabilitation work again this year.

The Historical Commission is accepting nominations for the 37<sup>th</sup> annual awards program from now until **March 30**. The public is invited to submit any building or structure in Davidson County, built before 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.

Categories for



Habitat for Humanity project to restore 70 4 Meridian was an award winner in 2011.

nominations include:

- Residential (single-family and multi-family)
- Commercial Buildings
- Religious Properties
- Engineering and Industrial Structures
- Educational and Institutional Buildings
- Infill (NEW construction located

within a context of historic architecture)

Nominations will be judged on their

architectural merit and/or historical interest, integrity, creativity in adaptation for contemporary use, and sensitivity to historic architectural character. All

nominated properties will be featured in an awards ceremony in May 2012 (date TBA), where the winners will be announced.

Nomination forms are available through the Metropolitan Historical Commission website ([www.nashville.gov/mhc/preservation\\_awards.asp](http://www.nashville.gov/mhc/preservation_awards.asp)) or by calling the Historical Commission at 862-7970.

## HISTORIC PRESERVATION February 2012

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## Chicken Coops in Historic Overlays



Library of Congress, 1941

Metro Council recently adopted an ordinance that allows for a small number of hens to be kept in urban areas. Chicken houses in our historic areas are not a new idea as many people in our oldest neighborhoods likely enjoyed fresh eggs, but the construction of a chicken house or a fence didn't need a Preservation Permit back in the day. Will you? The short

answer is it depends on your district and what you are constructing. Fencing is only reviewed by the MHZC when the property is in a Historic Preservation Zoning Overlay but not a Neighborhood Conservation Zoning Overlay. Unless you are building a grand chicken house you will not likely need a Preservation Permit. The Commission

does not review "temporary" structures that are under 100 square feet and have no permanent foundation, in either type of overlay. Feel free to call us at 862-7970 or email us at [histlap1@nashville.gov](mailto:histlap1@nashville.gov) to double check.

## Belmont Hillsboro Seeking Expansion



Owners of property on the 1900 and 2000 blocks of Cedar Lane, the 1400 and 1500 blocks of Gale Lane and the 1400 block of Linden Avenue are considering joining the Belmont-Hillsboro Neighborhood Zoning Overlay. The expansion would capture approximately 80 properties. The process is in the beginning stages and will likely go before the MHZC in April. If adopted, the properties in

the additional areas will follow the same design guidelines already in place for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



## WPA Shelters Restored

Gail Kerr recently wrote a column in the Tennessean spotlighting the historic picnic shelters in the Warner Parks that were designed and constructed by members of the Works Progress Administration back in the 30's. She reported that many were falling down and almost all of them were in need of restoration. Friends of Warner Parks appealed to the public. The City of Belle Meade, several private foundations as well as many friends of

John Hardcastle and Anita Burch responded with generous gifts. With the help of the Metro Historical Commission and the Wieck Construction Company, the Friends of Warner Parks and Metro Parks and Recreation began restoration of the four shelters located in Indian Springs in January. The Friends Group and Metro Parks plan a systematic restoration of all 20 of these unique shelters.



SAVE THE DATE:  
MAY 31-JUNE 2, 2012

NASHVILLE, TN

# TENNESSEE PRESERVATION TRUST

# STATEWIDE PRESERVATION CONFERENCE

‘SMART PRESERVATION: LIVABLE & SUSTAINABLE’

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](mailto:tnprestr@yahoo.com).  
[www.TennesseePreservationTrust.org](http://www.TennesseePreservationTrust.org)  
[Facebook.com/TNPresTR](https://www.facebook.com/TNPresTR)



## Spotlight: Lockeland Springs-East End

George Brandt recently rehabilitated 208 South 11st Street, a severely dilapidated house in the Lockeland-Springs-East End neighborhood. It was in such poor shape that several rooms were missing half of the flooring. Brandt says the reason he took on such a risk was because of the renaissance taking place in this neighborhood. He said, "It's happening so fast it seems as though you could sit and watch it unfold like a time lapse video. You can literally watch a street transform in a month. East Nashville ranked top 10 in *Southern Living Magazine's* comeback neighborhoods. That's pretty incredible, I mean there's a lot of neighborhoods in the southern United States, right? When you consider all of this and then add to it that we're

in the worst real estate market since the great depression, yet renovated houses in east Nashville typically sell within a month it's a no brainer that an investor like myself would be willing to put money there."

Brandt said that this project taught him that almost any house could be saved. "There is some real satisfaction in bringing a historic home back to life," stated Brandt. "Especially when it has so many features that deserve it - stained glass, incredible millwork, 12 foot ceilings, and 5 fire places."

Initially the home might not have seemed in such poor condition to the casual passerby; however, in addition to the multiple needs for repair and upgrades, closer inspection also revealed the alteration of

several character defining features. The original front picture window had been removed for a much smaller window, the gable vent had been covered and the porch posts replaced. Those features have now been restored and the house once again contributes to the historic character and charm of the East End.



## Spotlight, continued

1970s



2011



2012 with restoration  
almost complete.





## Old House Fair & Statewide Conference Focus on Sustainability



Bob Yapp of Preservation Resources Inc. will speak at TPT's Old House Fair.



Preservation 101 for TN Realtors offers 6 hours of credits.

Since 2000, the Tennessee Preservation Trust (TPT), our statewide non-profit preservation organization, has hosted the Statewide Preservation Conference. It brings together heritage supporters from across the state for educational sessions, tours and networking opportunities. The annual conference travels around the state and showcases the historic character of a different community each year.

This year, Nashville is pleased to show-off their preservation pride, May 31-June 2, at the Hotel Indigo on Union Street for *Smart Preservation: Livable & Sustainable*. In addition to educational sessions, tours and networking, the conference committee will be organizing an **Old House Fair on June 2, from 9am to 3pm at Eastwood Christian Church, 1601 Eastland Avenue**. The Old House Fair will be open to everyone, not just conference attendees, for

a small fee and will be essentially a mini-trade show with a neighborhood focus. Attendees will have the opportunity to meet and talk with local suppliers and crafts persons who are experts in historic preservation.

In addition to the trade show component, Bob Yapp will be presenting on three topics: How to Hire & Work with a Contractor, Old Windows Aren't a Pane—They're a Goldmine and Energy Efficiency for Old Houses and Buildings.

Yapp is perhaps best known for his 1990s national weekly PBS program, *About Your House with Bob Yapp* and his syndicated radio show *The House Doctor*.

Another new component of the conference this year will be a day-long session specifically for realtors, although anyone is welcome to attend. **"Preservation 101 for TN Realtors," on Friday, June 1, is certified by the Tennessee Real Estate Commission and**

**offers 6 hours of credit.** Why is preservation an important topic for realtors? It has been estimated that restoration's market share growth will exceed 80 percent of the entire U.S. construction economy in the near future. As the country begins to explore sustainability, both in terms of the economy and the environment, buying and selling existing buildings, rather than developable lots, will increasingly become any realtor's main bread-and-butter.

Registration for the Statewide Preservation Conference and Preservation 101 for TN Realtors will soon be available on TPT's website at [www.tennesseepreservationtrust.org](http://www.tennesseepreservationtrust.org). There will be a small charge for entrance to the Old House Fair at the door on Saturday.



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

Metropolitan Historic  
Zoning Commission

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WE'RE ON THE WEB!

[WWW.NASHVILLE.GOV/MHC](http://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 citizen members appointed by the mayor and confirmed by Metro Council.*



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## Meetings now available on YouTube

MHZC meetings have long been viewable on Metro 3 and Metro 3's website but they have not been archived. Starting this January, they and all other televised Metro

meetings are now available on YouTube so that anyone can view a meeting at a time that is most convenient for them.