



HISTORIC PRESERVATION ZONING NEWS

Metropolitan Historic Zoning Commission

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

Detached Duplexes in Historic Districts

The Metropolitan Historical Commission may soon be able to approve detached duplexes within certain conditions in historic overlays, where zoning allows for two-family buildings.

A slight alteration to the definition of a two-family dwelling must first be approved by Metro Council and will be before them this June.

The policy for directing design for duplexes will generally require that a duplex appear as one structure with two entrances on the main façade; however, corner lots and large interior lots may allow for construction of two separate structures without the current requirement of having



It is not unusual for a corner lot to have been subdivided to accommodate a small lot and home behind another home.

them attached.

Interior lots must be approximately twice as wide as the context and have enough space for two separate buildings to be constructed, which meet the design guidelines, including the requirement that infill construction match the “rhythm of the street.”

Some corner lots also provide an opportunity

for detached duplexes.

It is not unusual, in some neighborhoods, for a corner lot to have been subdivided at the rear of the parcel with a newer subordinate dwelling constructed. Following historic precedent, detached duplexes should have a primary structure oriented the same as historic homes and which follows the design guidelines for infill, if a new building is proposed.

The second unit should be sited towards the rear of the lot and be significantly subordinate in terms of height, massing, footprint, and scale to the primary dwelling.

**HISTORIC
PRESERVATION**
May 2012

Inside this issue:

Trolley barns not for Trolleys 3

Spotlight 4

Window Preservation 6

Office Closes Early 7



Saturday, June 2, 2012

9 am–3 pm

Eastwood Christian Church

1601 Eastland Avenue

\$10 at the door

Live in an old house or in a historic neighborhood?
Have questions about your home?

Meet local suppliers and crafts persons who offer services and products *specifically* for owners of old homes. Learn how to make basic repairs, embark on major rehabs, and how to be sustainable.

Hear **Bob Yapp**, host of PBS show, *About Your House with Bob Yapp*, and radio show, *The House Doctor*:

Old Windows Aren't a Pane—They're a Goldmine
How to Hire and Work with Contractors
Energy Efficiency for Old Houses & Buildings

Plus an **Antique Appraisal Roadshow!** Always wondered what your treasures might be worth? Appraisers on hand for only \$10/item!

Grilled Cheeserie Food Truck will be on site.

An initiative of the Tennessee Preservation Trust's Statewide Preservation Conference.
Conference attendees receive free entrance with conference badge.

www.tennesseepreservationtrust.org/conference



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“Trolley Barns” Not for Trolleys

The **Municipal Public Works Garage Industrial District** has long been known as the “Trolley Barns” but never had anything to do with the city’s trolley system.

They were constructed c.1940 to house various municipal public works departments. It was a New Deal project funded by the Public Works Administration (PWA.) Following the dissolution of the PWA in 1939, the Works Progress Administration (WPA)

provided labor for the project. The district reflects the investment in local government and city infrastructure made by New Deal public works building projects of the Depression era. Since their construction, the garages have been owned by the city of Nashville and have served as office space an automobile service centers for various municipal public works departments, including the City Sanitation

Department and City Water Department.

The complex represents the shift from the interurban and streetcar era to the age of the automobile, that so impacted Nashville and all American cities from 1940 to 1960.

Information taken from the National Register of Historic Places nomination written by Elizabeth Moore and Katie Randall for the MTSU Center for Historic Preservation.



SAVE THE DATE:
MAY 31-JUNE 2, 2012

NASHVILLE, TN

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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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Spotlight: Belmont-Hillsboro Neighborhood Conservation District

Jamie Pfeffer with Pfeffer Torode Architecture recently designed an addition and rehab for 1522 Ferguson in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Although it still appears to be a modest size home, it actually has five bedrooms, five and a half baths and more than 4600 square feet.

Pfeffer was able to accomplish this trick of the eye by taking advantage of the site features and following the direction of the neighborhood's design guidelines. The steeply sloping topography allows the square footage of the addition to efficiently stack vertically. By not exceeding the original roof line and by stepping in at the edges, the addition largely hides

itself behind the original structure. The wider than average lot allowed for an open, one-story, side addition that also helps to conceal the height of the rear addition.

Pfeffer found the most challenging part of this project to be the poor condition of the home.

"The challenge becomes how do we rightfully honor and preserve the essence of the house (the scale, the massing, the character, etc.) when the being of the house (the structure, the materials, the layout, etc.) is so undeserving. I would like to think that the completed project, at first glance will reveal a charming and reserved folk Victorian house, but upon closer examination will reveal a well-cared for and crafted house as well," Pfeffer said.

The home presented

many challenges but Pfeffer and his team understand that rehabilitations take a 'problem-solving' attitude and are ready to take on their next historic project.

"Our firm's mission statement," explains Pfeffer, "begins with the goal of providing thoughtful design solutions responding to project specific aspirations. Historic homes demand and deserve thoughtful design solutions. When given the opportunity to work on an historic home, we are humbled that the client has entrusted us to be the bridge between the last hundred years and the next hundred years for the property."

At this time, they have six historic projects and eight 12th South neighborhood projects on the boards.



Spotlight, continued

1970s



2011



2012 with
rehabilitation
underway.





Windows Preservation Workshop



Jim Turner teaching workshop in Illinois.

The Kentucky Heritage Council and Pine Mountain Settlement School will offer 2 one-week workshops on preserving historic windows at the PMSS campus located in rural Pine Mountain, Kentucky.

Steel Windows – June 10-15, 2012

Jim Turner, owner of Turner Restoration (Detroit, MI), will instruct a workshop on preserving steel windows, June 10-15, 2012. Participants will learn how to remove steel window units, repair rusted and bent sections, replace missing components, adjust frames, remove and reapply glazing, remove and reapply paint, and other aspects of steel window restoration. Cost for this workshop is \$950, which includes tuition, meals, lodging, student materials, and safety glasses. For more information, visit <http://www.pinemountainsettlementschool.com/workshops.php?view=details&id=117>.

Wood Windows – July 15-20, 2012

Duffy Hoffman, third generation craftsman and owner of P and R Inc., will instruct a workshop on preserving wood windows, July 15-20, 2012. Participants will follow the sash restoration process from removal of the window, to paint removal, repair, use of epoxies, Dutchman repair, glazing and re-installation. The pros and cons of window weatherization, including the energy savings of storm windows will also be discussed. Cost of the workshop is \$750, which includes tuition, meals, lodging, student materials and safety glasses. For more information, visit <http://www.pinemountainsettlementschool.com/workshops.php?view=details&id=118>.

that emphasize practical preservation techniques that anyone should be able to master. More than 3,000 students visit this National Historic Landmark each year to participate in day or week-long programs. Pine Mountain Settlement School is a non-profit institution.

Since 2002, Pine Mountain Settlement School has offered hands-on field schools



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

Metropolitan Historic
Zoning Commission

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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.



MHC/MHZC Offices close early on May 31, 2012

The MHC/MHZC offices will close early on May 31, 2012 due to the MHC Awards and Tennessee Preservation Trust's annual conference opening celebration. Join

us for a glass a wine and to toast the winners at the Tennessee State Museum on Thursday, May 31, 4:30 p.m.