



# HISTORIC PRESERVATION ZONING NEWS

Metropolitan Historic Zoning Commission

## New Life for an Old Home

The MHC and MHZC, Historic Nashville, Inc, Tennessee Preservation Trust and the Center for Historic Preservation at MTSU partnered with Habitat for Humanity for their first local preservation project at 704 Meridian Street.

Although Habitat for Humanity has accomplished preservation projects elsewhere in the country, this project is the first for Nashville. Tim Walker, Executive Director of the MHC and MHZC stated, "We are pleased to be joining forces with our partner agencies to



support the valuable work of Habitat for Humanity. Reusing our existing resources not only makes good fiscal sense but it also preserves the historic character of a neighborhood." The house at 704 Meridian is

a late nineteenth-century Victorian residence that lies in the McFerrin Park neighborhood, an area formerly known as North Edgefield. The house at 704 Meridian was threatened by demolition in November 2009 due to fire damage. The Metropolitan Development and Housing Agency (MDHA) acquired the property and worked with MHC to donate the structure to Habitat for rehabilitation. Habitat looks to follow up the success of this project with the rehabilitation of other historic resources.

## Rate the MHZC

Help us help you by rating your experience with our department. Visit [www.surveymonkey.com/s/8N6GHKC](http://www.surveymonkey.com/s/8N6GHKC) to complete a short survey.

So far 71.% of respondents "strongly agree" and 28.6% "agree" that staff has provided helpful assistance.

Have ideas on how we can improve? Let us know. We are anxious to hear your thoughts.

**August 2010**

*A periodic newsletter.*

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*This is my first experience on this level of involvement, and it could not have been more pleasant.*

—Survey Monkey Response



## Application Helpful Hints



To obtain a Preservation Permit there are several items you must submit in order to have a complete application. The cover page for the application may be found at [www.nashville.gov/mhc](http://www.nashville.gov/mhc).

Most applications will require photographs of the front of the property as well as photos of the specific

area where the change is proposed, scaled elevations and a scaled site plan. Basic site plans may be obtained at [www.nashville.gov/mpc/property/index.asp](http://www.nashville.gov/mpc/property/index.asp). This site allows you to view property, zoning, topographic and planimetric data. In addition, it allows you to

search the database by owner, address or parcel number.

If you need a more accurate map, you may obtain one through Community Plans at the Planning Commission for a fee of \$25.



*Historic building in Grand Rapids, Michigan reveals the city's history.*

## Staff Participate in Conference

Three MHZC staff members presented or assisted with the National Alliance of Preservation Commissions' Forum, which is a bi-annual conference that took place in Grand Rapids, MI this July. Executive Director,

Tim Walker, talked about preserving historic resources after a major disaster and staff training issues. Historic Zoning Administrator, Robin Zeigler joined Nashville, Phil Thomason, to provide advice on hiring and

working with contractors. Sean Alexander received a scholarship to attend and assisted with the implementation of the conference.

Robin is the chair of the 2012 conference which will be held in Norfolk, VA.



*Preservation Incentives is one of two new brochures available through the MHZC.*

## New Brochures Available

The MHZC has two new brochures; one is a revamped version of the previous Historic Preservation Zoning and Neighborhood Conservation Zoning brochures. We also have

available a Preservation Incentives brochure. Both may be obtained online at [www.nashville.gov/mhc/publications.asp](http://www.nashville.gov/mhc/publications.asp) or printed versions may be picked up at our office.



**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 for designation of new historic overlays and reviews preservation permit applications for historic and conservation districts for new construction, alterations, additions, repair and demolition.*

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

*Our sister organization is the Metropolitan Historical Commission (MHC) which 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.*



*Ransom School is eligible for listing in the National Register of Historic Places.*

## Plans to Demolish Historic School on Hold

In 2009, the owners of Ransom School located at 3501 Byron Avenue in the Elmington Neighborhood Conservation District twice requested to demolish more than half the building in order to develop new single-family housing. Both requests were denied by the Metro Historic Zoning Commission. The case is currently being appealed by the property owner.

The oldest part of the building was constructed in 1918 as a county school

and named for John B. Ransom, a prominent Nashville businessman. The school was expanded in 1925, 1932, 1951 and 1955. The noted Nashville architectural firm, Warfield and Keeble designed the 1932 portion.

In 1957, the school became a part of Nashville's desegregation story as it was one of fifteen schools the City first planned to desegregate.

The building is eligible for listing in the National

Register of Historic Places and is identified as a historical resource in the Green Hills Midtown Community Plan, adopted by the Metro Planning Commission in 2005.