



HISTORIC PRESERVATION ZONING NEWS

Metropolitan Historic Zoning Commission

Economy Not Affecting Historic Overlays

With the downturn in the economy, the MHZC fully expected to review fewer applications for work in historic overlays; however, the case number was actually up with 270 applications in FY2010 compared to 236 in FY 2009.

The MHZC has given staff the ability to issue some permits that meet the design guidelines. The breakdown between what was reviewed administratively and what was reviewed by the Commission remained similar to the previous year. In FY 2010, 70% of cases were reviewed by



Infill at 1414 Greenwood

staff compared to 69% in FY 2009. The percentage of cases by district was also similar to the prior fiscal year. The top districts in terms of number of applications were Edgefield (20%), Belmont-Hillsboro (18%), and Lockeland-Springs East End (15%) Neighborhood

Conservation Districts.

Additions continue to be the most popular alteration in the overlays making up 38% of the applications in FY2010 and 41% in FY2009.

Other common alterations included general repairs (17% and 14%) and construction of accessory buildings (17% and 14%). Infill projects were between 5% and 7%.

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Rate the MHZC

Help us help you by rating your experience with our department. Visit 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.

One of the shining stars of Metro's Departments.
—Survey Monkey Response



MHZC Welcomes Melissa Baldock



In mid-January, the MHZC will welcome Melissa Baldock to the zoning staff. Melissa has more than ten years of experience working in the field of historic preservation. Since May 2008, she has served as the Kress Fellow for Historic Preservation and Public Policy at the Municipal Art Society of

New York, where she has focused on researching and analyzing major preservation issues that affect New York City. Prior to MAS, Melissa worked for the Greenwich Village Society for Historic Preservation as the Director of Preservation and Research.

Melissa received her

Master's degree in 2003 from Columbia University, where her thesis "Preserving the Honky-Tonk: Coney Island's Future in Its Amusement Past" won the faculty award for Outstanding Preservation Planning Thesis.

Internship Opportunities



Dallas Dedmon, intern, tours the "1801 House" at Two Rivers Mansion last winter.

The MHZC and the MHC have two internship opportunities.

The MHC is seeking an archival management intern to develop and add to archival collections. Duties include scanning photographs and

documents for an electronic collection and organizing a small library.

The MHZC is seeking an intern to assist with administrative duties associated with historic zoning such as assisting with the creation of new

overlays and reviewing preservation permit applications.

For more information contact Robin Zeigler at 615-862-7970 or robin.zeigler@nashville.gov

New Meeting Location



The MHZC has a new meeting location. Please join us in the auditorium of the Howard Office Building, 700 Second Avenue South, at 2 pm on the third Wednesday of each month. Note that the main

entrance to the Howard Office Building is now on the south side, accessible from the parking lot off Lindsley Avenue. For directions and a parking map, visit

www.nashville.gov/mhc/mhzc/directions_hob.asp

Exploration Begins on a Third Downtown Preservation Zoning Overlay

Councilman Mike Jameson is scheduling a meeting to discuss a potential downtown Nashville historic zoning overlay. The meeting is scheduled for Thursday, January 20th, 7:00 p.m. at the Downtown Presbyterian Church, 154 5th Avenue North.

The area to be discussed is loosely bound by Church Street, Union Street, Third Avenue North and Fifth Avenue North.

The potential downtown district includes several icons from Nashville's history, including Printer's Alley, the Arcade, the Downtown Presbyterian Church, the Southern Turf Building, Noel Hotel, St. Cloud Corner, the Civil Rights sit-in locations along Fifth Avenue North, and several others. These emblems of our heritage are certainly worthy of preservation, but efforts must be balanced by concerns for property owners' rights. Accordingly, Councilman Jameson is working with the Metro Historical Commission and others to create an overlay that allows flexibility for property owners, supports new development and

emphasizes potential financial incentives.

Communities in more than two thousand US cities use preservation zoning overlays as a tool to protect their unique architectural character. Preservation zoning overlays do not affect the use of a property or change base zoning but instead direct exterior changes with design review. Metropolitan Nashville currently protects its historic resources with 21 districts and 32 landmark properties. (Listing in the National Register of Historic Places is honorary and does little to protect historic resources.)

When an overlay is established, design guidelines are also adopted. The guidelines are criteria and standards, developed jointly by the MHZC and property owners, to use in determining the architectural compatibility of proposed projects. By state and local legislations, design guidelines for historic overlays must be in accordance with the Secretary of the Interior's Standards for the

Treatment of Historic Properties—criteria developed by the National Park Service and used by private and public preservation organizations throughout the country.

A preservation zoning overlay could be a valuable tool for the downtown areas since it supports economic sustainability. One example of how this is done is the protection of investment in a property. Preservation zoning overlays have been proven to maintain, and in most cases, increase property values.

Preservation zoning overlays can also protect our share of the tourism market by safeguarding the sites and areas people enjoy visiting. Here in Tennessee, tourism is the second largest industry, generating 10.3 billion in direct revenues during 2003 and historic sites are the second largest tourist attraction in TN.

In short, preservation is good business.



*Southern Turf Saloon,
222 4th Avenue, 1895*



*Cohen Building,
415 Church Street*



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 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, 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.

Spotlight on Nashville Architecture



The Nashville Arcade in 1963.

The Arcade in downtown Nashville opened in 1903. It runs east to west between what were then Cherry and Summer Streets; present day Fourth and Fifth Avenues North. It was conceived by Nashville resident Daniel Buntin as an enclosed, two story pedestrian passage to house 52 retail shops. Mr. Buntin patterned the concept after Italian arcades that he had seen during his travels abroad, particularly one he had

seen in Milan. It was added to the National Register of Historic Places in 1973.

Photographed by the Nashville architect Charles Wesley Warterfield, Jr. (1926-1998); the architectural photograph forms part of the Charles Warterfield Architectural Collection of the Nashville Public Library. Article provided by the Nashville Public Library.