

# HISTORIC ZONING

News

Metropolitan Historic Zoning Commission  
Number 1 • Summer 1989

## *Creative Use of Conservation Zoning:* **Blakemore Development**

For the first time conservation zoning has been applied to a non-residential area. The Blakemore Conservation Zoning District, located west of 21st Avenue, South, near Wedgewood, was designated Nashville's second conservation district by the Metropolitan Council in March. The district contains five houses from the early twentieth century, including American Bungalow, Craftsman, Tudor Revival, and Dutch Colonial styles, which will be used in a retail development planned by Pollack and Associates.

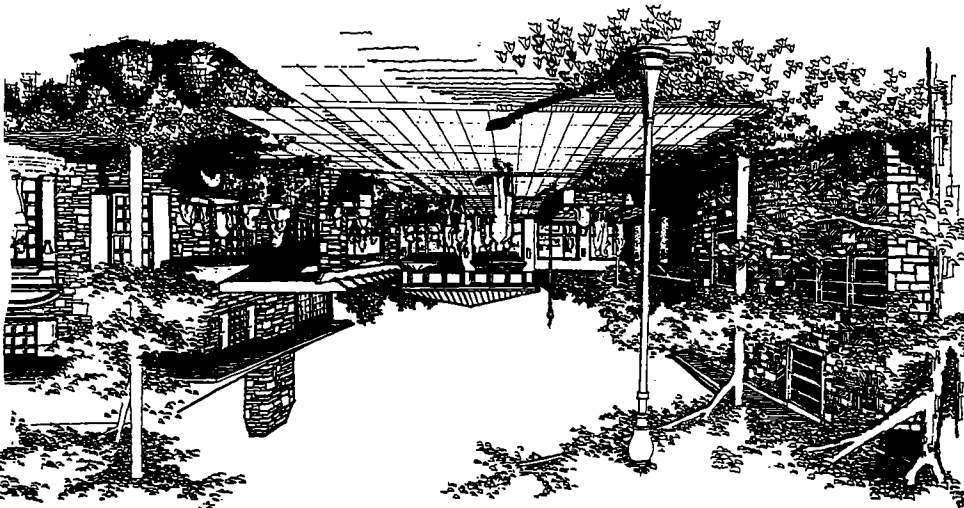
The property had been zoned for dense residential use, and the Metro Planning Commission did not initially favor a change to commercial zoning. Councilman Stewart Clifton, working with David Pollack and project architect Manuel Zeitlin, originated with the idea of using the existing landscaping and buildings. Use of

Manuel Zeitlin summarizes, "The project originated with the idea of using the existing landscaping and buildings. Use of (MHZC) for compatibility with the historic structures. Metropolitan Historic Zoning Commission new construction will be reviewed by the structure and some new construction. The require demolition of one non-historic garden-type setting. The development, to be called Hillsboro Village Courtyard, will stores and a courtyard restaurant in a The houses will be used for specialty retail

conceived the idea of a conservation zoning overlay along with the commercial zoning change, as a way of protecting the appearance of the block of old houses and retaining neighborhood character.

Recognizing the importance of working together, the Woodland in Waverly Neighborhood Association (WNA) has reached beyond its borders to offer assistance to the Douglas Corner commercial district along Eighth Avenue, South. The Waverly Place Neighborhood Association, representing the National Register district across Eighth Avenue from Woodland in Waverly, has also joined the effort.

Trasbin Stoner heads the Eighth Avenue Revitalization Project Committee, which is working with merchants and property owners in the district. Plans call for brick sidewalks, additional landscaping, including planters and benches, new traffic signals, and improving building facades. The Metropolitan Historical Commission assisted in the development of preliminary concepts, and initial steps have already been taken to implement the project. The Mayor Borer, who offered his support for the public-private venture, and has also sought assistance from Metropolitan Development and Housing Authority (MDHA), Public Works Department, and Nashville Electric Service. MDHA has pledged funds for a small start-up project in July and additional funds for 1991.



Architect's rendering shows plans for Hillsboro Village Courtyard.

## *Reaches Beyond Borders* **Woodland in Waverly**

Residential portions of neighborhoods cannot be fully revitalized in isolation from their commercial properties. Recognizing the importance of working together, the Woodland in Waverly Neighborhood Association (WNA) has reached beyond its borders to offer assistance to the Douglas Corner commercial district along Eighth Avenue, South. The Waverly Place Neighborhood Association, representing the National Register district across Eighth Avenue from Woodland in Waverly, has also joined the effort.

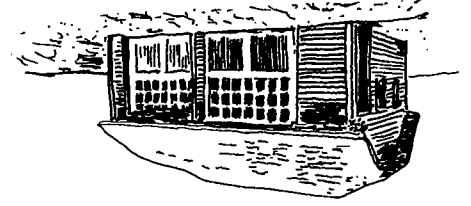
## Outbuildings Studied

**D**eciding whether or not an outbuilding is historic and worthy of preservation is not always easy. Determining the age of storage sheds, servants quarters, and garages can be difficult. The average life span of an outbuilding, if not carefully maintained, is limited. And construction techniques and designs for outbuildings have differed little in the past 75 years. This difficulty in determining age and significance has, on occasion, presented a problem for the MHZC when reviewing applications to demolish outbuildings in historic and conservation zoning districts.

To solve the problem, the MHZC, with financial assistance from the Metro Historical Commission, hired a consultant to prepare a survey and study of outbuildings in the Lockland Springs-East End Conservation Zoning District, where most demolition requests occur. Thomas and Associates surveyed the neighborhood of over 1200 houses to rank the outbuildings according to age and architectural significance. The results were surprising and answered questions not only about age but historic design.

Only 124 of the outbuildings in the neighborhood were built before 1951. Of these, only 84 were inventoried; the remaining structures had lost architectural integrity through alteration or deterioration. One outbuilding remains from before 1900; two from the period between 1900-1920; seventy-two from 1920-1930; and fourteen from 1930-1950.

The most common type of outbuilding is a one-story, vertical board or clapboard, gable-roofed garage, oriented with its single or double-hinged door toward the street. But many other types were also found.



The Packard, advertised in the Aladdin Homes catalog, came in two sizes with paint to match the color of the home included.

Most early outbuildings in the neighborhood — horse stables and servants quarters with the advent of the automobile. Prior to 1910 the automobile was something of a novelty in America. Only 200,000 autos were registered in the entire country that year. By 1920 the number of registered cars increased to six million and by 1929 to twenty-three million.

Most garages from the early period were erected by local builders using standard plans from pattern books. Others may have been purchased and built from mail order companies such as Sears, Roebuck and Aladdin Homes. Aladdin Homes of Michigan also sold many garages. Advertisements from the 1919 catalog feature several common designs named for automobiles of the time. Variations of these types are found throughout East Nashville.

Architectural publications of the period stressed that the best design for a garage was one which matched the design of the primary residence. Gable roof residences should have gable roof garages and hipped roof houses should have hipped garages. In Los Angeles it was legislated that garages must be "miniatures of fine homes." Although this extreme was never introduced in Nashville, many historic houses here have matching garages.

Relating the design of a new outbuilding to the main house can be done easily and without much, if any, additional expense. The MHZC staff maintains information on appropriate, compatible designs. For assistance, please call the MHZC at 259-5027.

## Excellent Source

**C**lem Labine, originator of the *Old House Journal*, has launched another helpful publication, *Traditional Building*. Bi-monthly issues focus on historical products and sources. Previous issues have addressed such topics as traditional bathroom fixtures, ornamental millwork, and light fixtures. Combining humor with useful and comprehensive information, this is the industry's only authoritative where-to-buy-it resource. A one-year subscription is \$18. Contact Traditional Building, 199 Berkeley Place, Brooklyn, NY 11217-9925.

## Exterior Work Getting Metro Approvals

**I**n 1988 Mayor Boner established a Codes Task Force to study ways to streamline the process of issuing building permits and to solve current problems. The good news for owners of property in historic and conservation zoning districts is that the meetings resulted in a clarification of what kinds of work require a Certificate of Appropriateness (COA) from the MHZC and what kinds require a permit from the Metro Department of Codes Administration (Codes).

There will also be a time savings to owners making applications to both Codes and the MHZC. Beginning July 1, when work requires approval by the MHZC *only*, the initial trip to Codes for a zoning permit will no longer be necessary. The MHZC will issue the \$10.00 permit in the MHZC office. The chart, at right, excerpted from two new brochures published by the MHZC, itemizes the kinds of exterior work likely to occur in historic and conservation zoning districts and the approvals necessary for each.

## Can You Dig It?

**A**nother great idea from Historic Edgefield, Inc., (HEI) for a neighborhood improvement project, "Can You Dig It?" is a semi-annual landscaping event. In this year's spring and fall plantings, 200 flowering trees, including dogwoods, crab apples, and redbuds, and over 350 azaleas were planted throughout the neighborhood. Larry Schumaker, chairman of HEI's Landscape Committee, spearheaded the effort in fulfilling part of a long-range landscape plan prepared in 1986 by Sartor Design Group for the neighborhood. By purchasing the plants in mass, HEI was able to make them available to residents at discount prices. HEI delivered the plants to the neighborhood and provided mulch and planting advice.

# Metro Approvals Needed

Type of Work to be Done

COA Required

Reviewed by:

Staff MHZC

Building Permit Required

Issued by:

Codes Dept.

Notes

## Historic Zoning Districts:

Architectural details and decorative elements (fish scale shingles, dentils, shutters, etc.)			
Awnings and canopies			
New Construction Primary structures Outbuildings Additions (includes porch enclosures, dormers, etc.)	■	■	■
Curb cuts			
Decks			
Demolition			
Doors			
Fencing, walls, retaining walls			
Fire escapes			
Cutters			
Light Fixtures			
Masonry tuckpointing, cleaning, painting			
Maintenance (routine)			
Material changes (siding, brick, stucco, metal, etc.)			
Mechanical systems (includes window units, exhaust fans, vents)			
Parking lots (pavement and landscaping)			
Porches (columns, cornices, trim, railing, flooring, ornamentation)			
Public right-of-way improvements (sidewalks, paving, landscaping)			
Roofs (covering, change in shape, caves, ornament)			
Satellite dishes			
Sidewalks			
Siding			
Signs			
Solar collectors			
Staircases (exterior)			
Steps			
Storm windows, doors, security grilles			
Swimming pools			
Windows, skylights			

## Conservation Zoning Districts:

New Construction Primary building Outbuilding (garage, shed, etc.) Addition (adding room, dormer, porch enclosure, etc.)	■	■	■
Demolition (in whole or in part of any type structure)	■	■	■
Staff may issue COAs for demolition of non-historic secondary structures.	■	■	■
Staff may issue COAs for additions to non-historic structures.	■	■	■
Staff may issue COAs for additions over 100 square feet if built on site, or a portable over 100 square feet	■	■	■



## Commission News

**P**atricia M. Smith, a resident of the East End neighborhood, was appointed to the MHZC by Mayor Borer in June to fill the position vacated by Steve Neighbors as conservation zoning district representative. Mr. Neighbors resigned the position to serve on the Metropolitan Board of Zoning Appeals.

Ms. Smith, who is chief of information services for the Tennessee Housing Development Agency, has lived in the historic East Nashville area for the past eight years. During this time she has served on the board of the East End Neighborhood Association and the Citizens Advisory Committee of the Lockeland Springs Neighborhood Strategy Area. She and her husband, John Zipperer, have one child.

We thank Mr. Neighbors for four years of service to the Commission and welcome Ms. Smith.

Baptist Church at Antioch, and generous benefactor to the community. The Federal style house is unique as an architecturally sophisticated house for the frontier period in which it was built. It has outstanding craftsmanship and features exceptional interior woodwork.

## Edgelfield Infill Spotted

**A** recent publication by the National Trust for Historic Preservation features three new construction projects on Russell Street in Edgelfield. Written by Ellen Beasley, "Design and Development: Infill Housing Compatible with Historic Neighborhoods" reports an in-depth case study of the Edgelfield Townhomes, the Russell Street Cityhomes, and the Commons. Included are interviews with Carol Norton of the Historic Edgelfield Lot Review Committee; Ron Gobbell, architect and developer of the Edgelfield Townhomes; Vic Aeby, developer, and Michael Chappell, architect of the Russell Street Cityhomes and Commons; and Shain Dennison of the MHZC staff. The case study illustrates lessons learned from these projects and suggests how the various parties in any infill project might work together effectively.

## Nashville's First Landmark

**L**ocust Hill, a ca. 1795 Federal style house in Antioch, was designated Nashville's first historic zoning landmark by the Metro Council during Preservation Week in May. Owners Raymond and Linda White, who requested the zoning protection, are to be commended for their stewardship of this historic Davidson County house. Thanks also to John Summers, who sponsored the ordinance enabling landmark designations, and to Pat Frye, who introduced the Locust Hill designation bill.

Landmarks, individual structures of high historic or architectural significance located outside of historic districts, can receive historic zoning designation in the same way districts do, through adoption of an ordinance by the Metropolitan Council. To qualify, a property must be listed in the National Register of Historic Places or have exceptional significance for its architecture or association with an important person or event from the past.

Built by Benjamin D. Willis about 1798, Locust Hill was soon acquired by Charles Hays, a prosperous farmer, founder of the

**Metropolitan Historic Zoning Commission**  
 Customs House  
 701 Broadway  
 Nashville, TN 37201

Bulk Rate  
 U.S. Postage  
**PAID**  
 Nashville, TN  
 Permit No. 123