

Nashville Historic Zoning News

An occasional newsletter published by the Metropolitan Historic Zoning Commission

Summer 2003

■ WHEN TO APPLY

New Application Deadline for Historic Zoning Commission

In order for the Metropolitan Historic Zoning Commission staff to fully review and comment on applications for the Historic Zoning Commission, the deadline for applications has been changed. The new deadline for all applications is at 4:30 pm twelve days prior to the meeting date. Applications should be submitted to the Metropolitan Historic Zoning Commission, 209 10th Avenue South, Suite 414, Nashville, TN 37203.

Staff members are available to meet with you at your site to discuss your project, answer any questions about historic or conservation zoning, and advise you as to whether or not your plans will meet the design guidelines. The staff can assist you in making your plans meet the guidelines and will provide advice on request.

A completed application consists of the application form, which is available at the Metropolitan Historic Zoning Commission office, site plans and elevations of the project drawn to scale, and a list of exterior building materials. Other items may be required depending upon the extent of your project.

Submit your completed application by the filing deadline: **twelve days prior to the meeting date, by 4:30 pm**. If you need to include drawings, make sure they are to scale.

The staff will determine whether a preservation permit can be issued immediately or if the work requires referral to the commission.

If the work requires referral to the commission, it will be placed on the agenda of the next meeting. Regular meetings are scheduled for the third Wednesday of every month at 1:30 pm and are held in the offices of the Metropolitan Historical Commission.

You are welcome to attend the meeting if your project needs to be reviewed by the commission, but attendance is not necessary. The staff member working with you will let you know what the commissioners decided and, if your application was approved, will issue the preservation permit within 24 hours.

Month 2003	Filing Deadline Friday, 4:30	Meeting Date Wednesday, 1:30
August	8	20
September	5	17
October	3	15
November	7	19
December	5	17

■ NEW DISTRICT

Belle Meade Links Triangle is New Neighborhood Conservation District



Nashville's newest Neighborhood Conservation District, Belle Meade Links Triangle, consists of quality examples of bungalow, Arts and Crafts, and Tudor Revival cottage architecture. The district passed Metro Council designation on July 15.

Belle Meade Links Triangle is Nashville's newest Neighborhood Conservation District. The designation passed the Metro Council on July 15, 2003, by a vote of 31-5, with over seventy percent of the neighborhood supporting this designation. The district borders the City of Belle Meade and includes Blackburn Avenue, Windsor Drive, Pembroke Avenue, and Westover Avenue, as well as a portion of Harding Place.

Ossian Cole Simonds of Chicago designed Belle Meade Links in the 1910s. Simonds was a prominent landscape architect and one of the founders of the American Society of Landscape Architects. His layout for the subdivisions of Belle Meade Plantation emphasized the topography of the area and included

small pocket parks, the first in Nashville. The curvilinear streets and small parks helped to tie the community together while providing a sense of spaciousness in the subdivision.

The architecture of the subdivision is integrated in the landscape, according to Simonds's plan. The plat of Belle Meade Golf Links, as it was then called, was recorded on November 17, 1915. The earliest homes in the neighborhood were built in the 1910s and are bungalows and Arts and Crafts style cottages. Later homes, built in the 1920s, are Tudor Revival in design. All of the original homes are of a similar size and scale and are appropriate for the lot size, most of which are sixty feet wide.

Today, the Belle Meade Links Triangle stands as one of the few surviving examples of this type of early subdivision design in Davidson County. Largely due to the visionary planning in 1915, the neighborhood is still intact in terms of scale and design. The design has sheltered the neighborhood from commercial intrusions along Harding Road and allowed it to co-exist peacefully with non-residential structures. This design makes it popular with Nashville's families as the gentle terrain and quiet streets make it ideal for walking, jogging, and strolling.

The application of Neighborhood Conservation Zoning honors the area's historical significance while preserving its special character. Certain exterior work -- including new construction, additions, demolition, and relocation -- is reviewed by the Metro Historic Zoning Commission to ensure that the neighborhood's character is preserved for the future.

■ FEEDBACK

Do you have an email address? Please send it to us! We would like to include you as we make our newsletters available in electronic form.

Write to:
terri.johnson@nashville.gov

■ NEWS BRIEFS

Historic Zoning Commissioners to Receive Training

In cooperation with Tennessee Preservation Trust, and through a grant provided by the Tennessee Historical Commission, the Metropolitan Historic Zoning Commission will have a training day for historic zoning commissioners in the metropolitan area. The National Alliance of Preservation Commission's Commission Assistance and Training Program (CAMP) will hold the training session on Thursday, October 23. Nationally-recognized experts on historic zoning and preservation law will be in Nashville to train the region's historic zoning commissioners and their staffs in a variety of topics, including legal issues, design standards, procedures, public support, and design review. If you are interested in finding out more about the CAMP session, contact Tara Mielnik at 862-7970, or by e-mail at tara.mielnik@nashville.gov.

Save the Date!

The Tennessee Preservation Trust annual statewide preservation conference is coming to Nashville! The theme of the 2004 conference is "Neighborhoods, Town, and Country: Preserving Local Character" and will feature sessions and speakers that will be of interest to residents of local historic districts. The dates for the conference are April 15-17, 2004. If you would like to receive more information about the conference, contact Tennessee Preservation Trust at 259-2289 to be placed on the conference mailing list.

When is a Preservation Permit required?

Type of Work	Historic Zoning	Conservation Zoning
New Construction		
Primary building	✓	✓
Outbuilding	✓	✓
Additions	✓	✓
Demolition (in whole or part)	✓	✓
Relocation	✓	✓
Exterior Repairs and Alterations		
Architectural details	✓	
Awning and canopies	✓	
Curb cuts	✓	
Decks	✓	
Doors	✓	
Fences	✓	
Fire escapes	✓	
Gutters	✓	
Light Fixtures	✓	
Masonry repointing, cleaning, or painting	✓	
Maintenance	✓	
Materials changes	✓	
Mechanical systems	✓	
Parking	✓	
Porches	✓	
Public right-of-way improvements	✓	
Roofs	✓	
Satellite dishes	✓	
Sidewalks	✓	
Siding	✓	
Signs	✓	
Skylights	✓	
Solar collectors	✓	
Stairs/Steps	✓	
Storm windows, doors, security grilles	✓	
Swimming pools	✓	
Windows	✓	

This list includes the most common work requests in historic zoning districts but is not comprehensive. Before you begin work, call the MHZC at 862-7970 to determine if what you plan requires a preservation permit.



Metropolitan Historic Zoning
Commission

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Locust Hill, also known as the Hays-Kizer House, was the first property in Nashville to be designated a Local Landmark, in 1989. There are now fifteen Local Landmarks protected by design review; thirteen of these are Metro-owned properties. Locust Hill, built ca. 1798, is one of the few eighteenth century houses remaining in Tennessee. A private residence, the house retains the distinctive characteristics of Federal-style architecture.

The Metropolitan Historical Commission does not discriminate on the basis of age, race, sex, color, national origin, religion, or disability in admission to, access to, or operations of its programs, services, or activities. The Metropolitan Historical Commission does not discriminate in its hiring or employment practices. The following person has been designated to handle questions, concerns, complaints, requests for accommodation, or requests for additional information regarding the Americans with Disabilities Act: Terri Johnson, 209 10th Avenue South, Ste 414, Nashville, TN 37203 Phone: (615) 862-7970, Fax: (615) 862-7974. The following person has been designated as the Metro Title VI Coordinator to handle questions, concerns, complaints, or requests for additional information regarding Title VI of The Civil Rights Act: Michelle Lane, Department of Finance, 222 3rd Avenue North, Suite 650, Nashville, TN 37201, Phone: (615) 862-6170, Fax: (615) 862-6175. Inquiries concerning non-discrimination policies other than ADA and Title VI compliance should be forwarded to: Veronica Frazier, Department of Human Resources, 222 Third Avenue, Suite 200, Nashville TN, 37201, Phone: (615) 862-6640.

Metropolitan Historical Commission
209 Tenth Avenue South, Suite 414
Nashville, TN 37203
(615) 862-7970
www.nashville.gov

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