



HISTORIC PRESERVATION ZONING NEWS

Metropolitan Historic Zoning Commission

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

Old House Fair Makes Owning An Old Home Fun

The Metro Historic Zoning Commission, in conjunction with the Metro Historical Commission Foundation and Tennessee Preservation Trust (TPT), is pleased to announce the second annual **Old House Fair** on Saturday March 9, 9 a.m. – 3 p.m at The Cohn School, 4805 Park Avenue, Nashville.

The Old House Fair is a FREE day-long festival that introduces property owners to new ideas, practical advice, innovative materials, and quality services through exhibitors, presentations and hands-on demonstrations. An exciting addition this year is the opportunity for children to learn more about historic architecture



Exhibitor explains his craft at the 2012 Old House Fair in East Nashville.

through guided craft projects.

Lectures and hands-on demonstrations focus on enhancing energy efficiency, maintaining and restoring old houses, and appropriate design elements for the architectural styles and eras found here in Nashville. “We will have a full range of sessions,” said historic zoning administrator Robin Zeigler, “everything from how to determine the style of your home, to

“do or die maintenance”, to how to repair old windows.” Even if you are not a DIYer, these sessions will help you know what to look for and what to ask for when planning projects for your old home. The entire

schedule of lectures and hands-on demonstrations and exhibitor’s list will soon be available online at www.oldhousefair.org.

Participants will have a chance to talk to exhibitors and get advice and information on their specific projects. Exhibitors include companies that specialize in old houses, and retailers and artists who cater to owners of Antebellum, Victorian, Bungalow, Tudor and Mid-century Modern homes.

**HISTORIC
PRESERVATION**
February 2013

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MHC Awards Application Deadline



Last year, Mayor Dean presented former MHC director, Ann Roberts with the Historic Achievement Award.



Last year's reception following the awards.

The Metropolitan Historical Commission is now accepting nominations for the 2013 Preservation Awards program, honoring Davidson County's best preservation projects. The public is invited to submit any building or structure, built no later than 1960, that has been restored, rehabilitated, or carefully maintained over time. The awards also recognize well-designed new construction that harmonizes with a historic environment. Buildings open to the public as historic sites are not eligible. Previous winners MAY be eligible if the work is significantly different.

Categories for nominations include:

- Residential Properties (single-family and multi-family)
- Commercial Buildings
- Religious Properties

- Engineering and Industrial Structures
- Educational and Institutional Buildings
- Infill Construction (new structures located within a context of historic architecture)

public ceremony in May 2013, date and time to be determined.

For more information, please call the Metropolitan Historical Commission at (615) 862-7970 or email scarlett.miles@nashville.gov.

Nominations will be judged on their architectural merit and/or historic interest, soundness of condition, creativity in adaptation for contemporary use, and sensitivity to historic architectural integrity.

2013 Preservation Award Nomination Forms are due Friday, March 22, 2013. Judging will take place in April 2013—details will be available very soon.

This year marks the 38th Anniversary of the Metropolitan Historical Commission's annual awards program. Winners will be announced at a

**LOVE YOUR
FREE EVENT | MARK YOUR CALENDAR
OLD HOUSE?**

METRO NASHVILLE

OLD HOUSE FAIR

**MARCH 9, 2013
THE COHN SCHOOL, 4805 PARK AVENUE
NASHVILLE, TN**

VISIT

exhibitors to learn about sustainable and historic products and services.

VIEW

hands-on demonstrations.

LISTEN

to presentations on topics to help you plan and work on your old house.

ENJOY

architectural-related crafts with your kids.



The Old House Fair (OHF) is a FREE day-long festival that presents new ideas, practical advice, innovative materials and quality services for homeowners.

Exhibitors include companies that specialize in old houses and retailers and artists who cater to owners of Antebellums, Victorians, Bungalows, Tudors and Mid-century Modern homes.

WWW.OLDHOUSEFAIR.ORG

THE 2013 OLD HOUSE FAIR

*is Presented by the Metro Historic Zoning Commission
in conjunction with the Metro Historical Commission Foundation and the Tennessee Preservation Trust*

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- Village Real Estate

It is not too late to sponsor. If interested please contact Robin Zeigler at robin.zeigler@nashville.gov or 615-862-7970

OHF Presentations and Demonstrations

A new element of the Old House Fair this year is a series of 20 minute presentations and hands-on demonstrations throughout the day on a variety of topics of interest to owners of old homes. Please check www.oldhousefair.org closer to time for the exact schedule but here is a sampling of the presentations being offered.

Flushed Away: Getting Creative with Old Plumbing

Join Andrew Ward to learn about an old home's plumbing needs. Learn what to look for when purchasing an older home, about items that typically need replacement or repair, and about the multitude of options to address old plumbing issues. Andrew is owner of Republic Plumbing and host of WLAC's former home improvement show.

Old Homes Can Be Comfortable (and Energy Efficient)

Join Jeff Middlebrooks,

owner of Nashville Home Energy Solutions, as he examines cost effective improvements that will make your home more energy efficient, comfortable and valuable. Jeff, too, once lived in a drafty, energy inefficient home. Come take a humorous, virtual tour of energy efficiency improvements he has made at his own historic home and hear him share valuable lessons he learned the hard way. Jeff Middlebrooks is Nashville's original HERS Rater (certified home energy auditor). He has helped hundreds of Middle Tennessee homeowners and builders make their homes more energy efficient, healthy and comfortable.

Windows--To Keep or Not to Keep

Phil Thomason will "let in the light" on old windows with facts and figures from multiple independent studies. He will explain how repair and maintenance can be the most environmentally responsible and financially savvy choice and how old

windows add value to your property. Phil is the owner of Thomason & Associates, a national consulting firm based in Nashville.

How to Choose Replacement Windows

Not every old window is salvageable and sometimes the historic windows have already been replaced with inappropriate windows. What should you look for when purchasing a replacement? There are many products that offer a wide variety of options.

Navigating the Path of Metro Permits:

Sometimes getting a permit can seem like a chore but if you have a good road map you can get to your destination in no time. Join multiple metro departments to learn about the permitting process. What can you do to speed up results? How might the process be changed in the future? Hear from the very people who process your applications daily. Presenters will be available after the session



OHF, continued

to talk about your specific project. Joey Hargis, zoning examinations chief for the Department of Codes and Building Safety and Robin Zeigler, historic zoning administrator for Metro Historic Zoning Commission will lead the way.

Financial Incentives for Rehab & Preservation

There are two basic incentives available in TN, Federal Historic Tax Credits and Façade Easements. This session will be of particular interest to anyone who owns income-producing property or is interested in protecting their property past their own ownership. Louis Minter Jackson has reviewed the Federal Historic Tax Credit applications for the Tennessee Historical Commission for 25 years. He lives in East Nashville. Matt Schutz is the administrator of Historic Nashville's Preservation Easement program.

Do or Die Maintenance

Proper maintenance of your historic house is

critical to its continued preservation and to preventing costly or irreparable damage. Join Jaime Destefano for a brief run-down on maintenance do's and don'ts for historic homes. Learn basic maintenance requirements, how to identify signs of potential deterioration, and how to best prevent and repair further damage. Jaime will also discuss examples of some current techniques, materials, and trends that may negatively impact the architectural and structural integrity of your house. Jaime is the Principal Architectural Historian, with Nashville-based History, Incorporated, a historic preservation consulting firm. She received her Master's degree in Historic Preservation from a joint program with Clemson University and the College of Charleston with a focus on the conservation and preservation of historic materials and structures.

Green Home Makeovers!

Home energy-efficiency expert Erik Daugherty explains how to effectively renovate older homes to achieve greater comfort, greater durability, improved indoor-air-quality, and improved energy-efficiency. Erik Daugherty grew up in Nashville, earned a graduate degree in sustainable development in Sweden, and founded E3 INNOVATE to help improve the energy efficiency of existing and new homes.

Go Green Nashville

Did you know that more than 40% of America's carbon emissions come from heating, cooling, lighting, and operating buildings? In neighborhoods characterized by historic homes, that percentage can be even higher. Mark Deutschmann will present Go Green Nashville, a focused initiative designed to help Nashville reduce its overall energy use through home energy



Bob Yapp, keynote speaker from 2012 explains how old windows add value to a property and can be easily maintained and repaired.



OHF, continued



Exhibitors and attendees come together at the 2012 Old House Fair.

retrofits. Learn how the process works, what types of homes are ideal candidates for energy retrofits, what incentives are available, and the benefits to retrofitting your home to save money and energy!

What Style is My House?

Buildings are often a conglomeration of different styles, but understanding the basic styles of buildings can help you plan for change. There are many different styles throughout the country but this section will focus on those most common for the region. Claudette Stager is the Assistant Director for Federal Programs for the Tennessee Historical Commission. Stager co-edited *Looking Beyond the Highway: Dixie Roads and Culture* and has authored articles in the Society of Commercial Archaeology's "Road Notes and News."

Bats Need a Home Too

Vintage Millworks will lead children in the creation of a wooden bat house where they will learn about the importance of reusing salvaged materials.

A Slick Bevel: Reglazing Your Sash

There is little that will change the outward appearance of your classic wood windows like the seamless bevel of a freshly glazed and painted sash. Come learn tips, techniques, and tools with The Standard Sash that will convert your crumbling and cracking putty into the weather-resistant and aesthetically-pleasing element it was meant to be. Bring a DIY attitude and a steady hand to test what you've learned on sample sashes because practice makes perfect with this old craft.

Many of our speakers are also exhibitors so feel free to bring your specific questions and conundrums to receive one-on-one guidance.



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 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.

OHF Volunteers & Sponsors Needed

Additional volunteers are needed to assist with the Old House Fair. Are you available to post fliers in neighborhood businesses? We also need assistance with early setup Friday afternoon March 8.

It is never too late to sponsor. The most common sponsorship levels are at the \$250 and \$500 level.

Your sponsorship dollars, your assistance with promotion and your volunteers hours are what make this event possible.

If interested in volunteering or sponsoring please contact Robin Zeigler at robin.zeigler@nashville.gov or 862-790