



# HISTORIC PRESERVATION ZONING NEWS

Metropolitan Historic Zoning Commission

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

## Deadline Approaching for 38th Annual Preservation Awards

This year marks the 38th Anniversary of the Metropolitan Historical Commission's annual awards program. Winners will be announced at a public ceremony in May 2013, date and time to be determined.



*753 Benton received an award in 2012 for its remarkable transformation. The residence required significant repairs for deterioration concealed for decades under faux brick asphalt siding. The original siding was severely damaged and years of neglect and termites had taken their toll on windows and framing.*

### 2013

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

For nearly forty years, the Metropolitan Historical Commission has recognized outstanding efforts to preserve Nashville's historic architecture with its annual Preservation Awards program.

The public is invited to submit any building or

(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)

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.

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

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

**HISTORIC PRESERVATION**  
**March 2013**

### Inside this issue:

<i>Spotlight</i>	2
<i>Ten in Tennessee</i>	3
<i>Old House Fair</i>	4
<i>Sevier Park Fest</i>	5



## Spotlight Broadway Infill

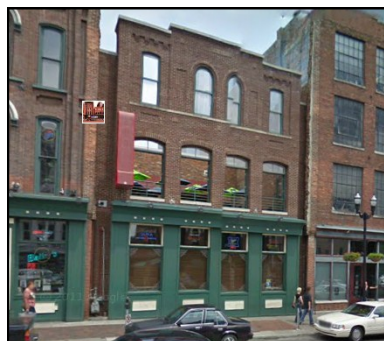


*Above: Broadway prior to construction.*

*Below: The new building completed.*



*Below: 406 Broadway*



An empty lot at 310 Broadway is now filled with a building that is home to a busy candy store. When a lot is empty in a historic commercial area like Lower Broadway; the visual result is like a row of teeth with one missing. Filling in these gaps is important to preserving the historic aesthetic of the district.

Michael Borgelt with Gobbell Hays Partners, Inc. designed this two-story which is somewhat unique. The owners really only needed a one-story building; however, all of the historic buildings in the district are at least two-stories. They agreed to add a second-story façade-only that creates an outdoor rooftop terrace but reads as a two-story building. The space could be used for outdoor seating or for a later build-out of a true second story.

This type of scenario was also accomplished at 406 Broadway which has a two story upper façade that is open-air.

Savannah Candy Kitchen,

is a Savannah GA based company. The man behind the famous Savannah, GA Candy is, Stan “the candy man” Strickland. The story begins in Woodbine, Georgia. His mother worked in a candy factory known for their Pecan Pralines, Log Rolls, Glazed Pecans, Peanut Brittle and Divinity Candy. At home, she was always making candy and pralines, especially during the holidays. She was an old fashioned baker who measured with the “cup” of her hand and always used the best, fresh ingredients. For Stan’s mother, cooking and baking was an art form. Stan baked with his mom in the kitchen learning how to make her spectacular homemade southern delights.

Stan decided to share his family’s sweet southern delights with others at his Savannah, GA candy company. Over thirty years ago, Stan opened Savannah’s Candy Kitchen on historic River Street. Visitors quickly discovered that Stan’s kitchen was the place to

experience and taste down home southern sweetness. In order to keep up with the demand for his candy, Stan had to expand; but he made sure to keep his recipes fresh and homemade no matter how big the kitchen grew. Now the original Savannah’s Candy Kitchen store on river street occupies over 4,200 square feet and every square foot is filled to the brim with the best candies, cakes, and confections in the south. The Nashville store is the company’s 4th location. In addition to Georgia, Savannah Candy Kitchen can also be found at the Atlanta Airport.



## Ten In Tennessee

---

Article provided by  
Tennessee Preservation  
Trust.

The Tennessee  
Preservation Trust is now  
accepting nominations for  
TPT's Ten In Tennessee  
Endangered Properties  
Program.

George Orwell once  
stated that he who  
controls the present  
controls the past. Who is  
in control of the present?  
We are.

The historic places we  
treasure in our  
communities exist only  
because at some point in  
time someone else saw  
the value in the very same  
place and took action.  
Whether it is a small  
cemetery in the woods or  
a near forgotten battlefield  
along the highway, our  
history matters. From  
skyscrapers in the city to  
old slave cabins in the  
country our historic places  
need protection. In the  
past 12 years the  
Tennessee Preservation  
Trust has hosted the **Ten  
in Tennessee  
Endangered Properties  
Program**. This program  
identifies and advocates

for these neglected,  
ignored, and abused  
structures and places.  
New developments often  
encroach upon the  
integrity of historic  
resources unintentionally.  
Routine maintenance is  
sometimes ignored and  
our historic resources  
deteriorate from neglect.

As preservationists, or  
even as history  
sympathizers, it is up to  
us to bring attention to  
these threats. We must  
educate our public about  
the benefits of preserving  
our historic resources, the  
legacy these places leave  
behind, and what must be  
enacted to secure a  
proper means to protect  
them.

Are you familiar with an  
endangered place? Are  
you grasping for straws  
and exhausting your  
resources?

Submit an application for  
your endangered historic  
resource to be selected  
for this years Ten in  
Tennessee. This program  
will advocate for your  
historic place and share  
some helpful hints at  
securing the site for future

generations to explore  
and enjoy.

Ten in Tennessee has  
advocated for 90 sites  
already and continues to  
encourage local, state,  
and federal leaders to  
invest in the past for our  
future. The Tennessee  
Preservation Trust is  
calling on **you** to spread  
the word and/or submit  
applications for  
Tennessee's endangered  
sites.



*Cotton Exchange, Steamboat  
Wharf, Memphis*



*Alvin C. York Agricultural  
Institute was listed in 2005 and  
received a Tennessee  
Historical Commission grant  
for continue rehabilitation.*



*Taylor Home at Sabine Hill,  
Carter County.*



## Old House Fair 2013 a Success



*A packed house at one of the Old House Fair presentations.*



*An attendee explains her project to one of the exhibitors.*



*Children of all ages enjoyed putting together their own bat houses.*



*Historic Nashville tells an attendee about the benefit of membership.*

The second annual Old House Fair was a great success with almost 400 people in attendance.

This year the event took place at the Cohn School in Sylvan Park and we greatly appreciate everything that our Sylvan Park neighbors and Cohn School did to welcome us to the neighborhood.

We had great publicity from *City Paper*, *Nfocus* and Ms. Cheap's article in the *Tennessean*. Thank you to all of them as well for sponsoring and supporting the event.

A big thank you to our 13 Tennessee Preservation Trust and 4 MHC volunteers. We really could not have pulled this off without all their help.

Smoke Et Al and Trailer Perk food trucks were on hand to feed everyone and received rave reviews for their cuisine. We look forward to having them join us again next year.

Our exhibitors donated more than \$9000 in materials, services, promotion and raffle items. There were some truly

exceptional raffle items.

Vintage Millworks, Inc. and MHC staff provided activities for children that included building a bat house of salvaged materials and creating cardboard home replicas while learning about architectural style.

There were 11 presentations and 4 demonstrations all of which were so well attended we ran out of chairs and space. The presentations will definitely be a feature for next year.

Gary Layda came out of semi-retirement to take the wonderful photographs you see here and many of the ones on the MHC Facebook page.

Many attendees have helped us with improving our planning of the event by providing suggestions on exhibitors, sessions and organization via an online survey. Any comments are welcome and can be sent to [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov)



**Guiding the Future by  
Preserving the Past.**

Metropolitan Historic  
Zoning Commission

Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, TN 37204

Phone: 615-862-7970  
Fax: 615-862-7974

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.*

---

## Sevier Park Fest Will Benefit the Neighborhood



The Belmont-Hillsboro and 12South neighborhoods are partnering to host the Sevier Park Street Fest on May 4, 2013, 11 a.m.—7 p.m.

The purpose of the event is to bring together the two neighborhood communities to promote the local talent and businesses. Through sponsorships, donations, and VIP ticket sales, funding will be raised to enhance and support

Sevier Park's planned renewal and future improvement that increase the park's community use and appeal.

Sevier Park Fest will feature entertainment, vendor booths (including handcrafted items) and food trucks. So far, food trucks expected to be at the event include Sum Yum Yum and The Biscuit Love Truck.

General admission to the

festival is free, however VIP tickets will be available in limited quantities and are expected to sell out.

For more information visit, [www.sevierparkfest.com](http://www.sevierparkfest.com).

Currently a new community center is under construction in the park.

The MHC/MHZC offices are located in a historic building in the center of the park.