



HISTORIC PRESERVATION ZONING NEWS

Metropolitan Historic Zoning Commission

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

Old House Fair March 8, 2014

The Metro Historic Zoning Commission and partners are pleased to announce the third annual **Old House Fair** on Saturday March 8, 9 a.m. – 3 p.m at The Martin Center, 2400 Fairfax 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. Door prizes will be given and Smoke Et Al food truck, will be on site. Historic Nashville Inc. will be leading activities for children of all ages including a scavenger hunt, coloring area and a bluebird-house building session.

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 make an old house more energy efficient, to the processes involved with faux painting techniques, to funding your rehab.” There will even be a table set up where you can get feedback on your project

from the codes and historic departments.

David Currey, president of organizing partner Tennessee Preservation Trust, explained that the Hillsboro-West End neighborhood location makes a lot of sense for

this year’s Fair. “The Hillsboro-West End neighborhood is listed in the National Register of Historic Places. They have an existing

neighborhood conservation zoning overlay for part of their historic district and are in the process of expanding that overlay to include the rest. Having the Old House Fair there is a great way to celebrate everyone’s hard work in protecting their neighborhood’s character.”

**HISTORIC
PRESERVATION
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www.OldHouseFair.org



Neighborhood Conservation Zoning Overlays More Popular Than Ever



Examples of homes in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Due to the booming local economy and the increase in infill development, more and more neighborhoods are seeing the value of historic zoning.

The purpose of historic zoning is to guide change in a neighborhood in a way that preserves its historic character and fabric. It does not change use. Most property owners want the additional zoning because it has been proven to protect property values.

There are three types of historic zoning in Nashville. Historic Preservation Zoning Overlays protect the historic “fabric” so essentially every exterior alteration is reviewed. Historic Landmarks are similar but include just one building or a campus of buildings rather than an entire neighborhood. Most neighborhoods prefer the Neighborhood

Conservation Zoning Overlay (NCZO) where the goal is to preserve historic “character.” Only demolition, new construction and moving a building are reviewed.

The initiation of historic overlay designation is completely neighborhood driven. The neighborhoods that probably most appreciate the overlays are existing historic overlays. Once property owners see the difference between the context-sensitive development happening inside the overlay boundaries and the type of development taking place outside of the boundaries, expansions become common.

The most recent expansion is the Hillsboro-West End Neighborhood Conservation Zoning Overlay, which expanded to include more than 450 additional properties.

The Lockeland Springs-East End NCZO has expanded three times and is beginning the process of their 4th.

The Eastwood NCZO has also expanded twice and is in the process of adding approximately 500 more properties.

Belmont-Hillsboro has expanded three times and is considering the addition of a few more properties.

Just beginning discussions about an NCZO is Sylvan Park (currently named Park & Elkins.)

Eight other neighborhoods have expressed interest in new overlays.



Old House Fair Schedule

PRESENTATIONS

9:30-10:45 Historic vs. Old. Learn how historians distinguish between old and historic

11:00-11:15 Funding Your Rehab. The ins and outs of a rehab loan

11:30 –11:45: Pieces of the Whole. Exploring “character defining features”

12:30-12:45 Old Homes Can Be Comfortable (and Energy Efficient). Energy efficient improvements

1:00-1:15 To Replace or Not to Replace. How to evaluate replacement materials

1:30-1:45 Taming Toxic Substances. Dealing with the hazards of lead, asbestos and PCBs

2:00-2:15 Green Home Makeovers. Energy efficient renovations

DEMONSTRATIONS

9:30-10:30 Faux is Fab! Steps of wood graining and marbling processes

11:00-12:00 Hidden Secrets of Historic Windows. How to repair old windows

12:30-1:30 A Slick Bevel: Reglazing Your Sash

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CHILDREN'S ACTIVITIES

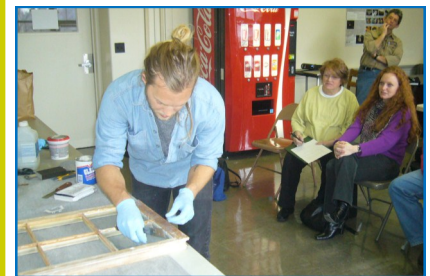
Ongoing. A coloring area and posters from Tennessee History for Kids

Ongoing. Architectural Scavenger Hunt Join Historic Nashville Inc on an Old House Fair scavenger hunt on the grounds of The Martin Center, (weather permitting.) Prizes

2:00-3:00 Bluebirds Need Homes Too! Vintage Millworks guides children in building bluebird houses with pre-cut and pre-drilled pieces of wood. The finished project will be a house that meets a bluebird's requirements, and that your child can watch and learn more about bluebirds. *Children will be working with nails and hammers.*

All children's activities organized by Historic Nashville, Inc.

Visit www.OldHouseFair.org for complete descriptions



Above: Examples of presentations, demonstrations and children's activities at the Old House Fair 2013.



Spotlight: DADU



Above: Jamie Pfeffer of Pfeffer Torode Architecture designed the Detached Accessory Dwelling Unit at 1522 Ferguson Street.



Above: David Baird with Building Ideas, LLC designed the DADU at 1203 Forrest Avenue.

A Detached Accessory Dwelling Unit (DADU) is a tool currently only available in historic overlays. It allows properties that are zoned two-family to have a small apartment detached from the primary dwelling, where otherwise zoning requires it to be attached. The small size and requirement that the property owner live in one of the two units results in a rental unit that doesn't have a negative impact on the neighborhood. Jamie Pfeffer, with Pfeffer Torode, has designed several DADUs and has found his client's needs to be varied. "We have found our clients' ambitions to be quite broad," said Pfeffer. "We have designed units for elderly parents, college aged children, live-in au pairs, guest get-a-ways, and home offices. The myriad of uses speak to the growing frequency of sandwich generations, the broadening diversity of family structures and

lifestyles, and the explosion of the creative class attracted to Nashville."

The strict design requirements can be challenging. Pfeffer explains, "When designing a DADU, one must understand that size is restricted in every way, including square footage, volume and height. More times than not, we are tasked with designing a dwelling unit above a garage. As the allowable footprint allows for little more than a two car garage and a highly efficient stair, the circulation becomes the key to the project. The solution generally lies with starting the stair at the edge of the footprint, and then turning it in toward the center of the volume."

"The design requirements," explains Pfeffer, "spark a creative design, an efficient use of space, and a thoughtful implementation of construction in order to navigate the thorough

review process."

The strict design requirements help protect the neighborhood. Pfeffer believes that the small structures are an important piece in the appropriate development of Nashville's neighborhoods. "My firm has had the opportunity to design several Detached Accessory Dwelling Units over the past few years, and despite the restrictive spatial requirements, DADUs promote thoughtful growth that reinforces the fabric and character of historic neighborhoods by accommodating so many uses in such little spaces. I believe that this thoughtful approach to growth and the complexities of contemporary urban living speak to the resonance of the historic overlays as preferred lifestyle destinations for the city."



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

Metropolitan Historic
Zoning Commission

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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.

2014 Preservation Awards



Call for Nominations

The MHC is currently accepting nominations for the 2014 Preservation Awards.

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

include residential, Educational and Institutional, Commercial, and Infill architecture.

The deadline to submit nominations is **Friday, March 14, 2014.**

For more information, please visit <http://www.nashville.gov/Historical-Commission/Events-and-Programs/Preservation-Awards.aspx>

or email scarlett.miles@nashville.gov.