

HISTORIC PRESERVATION

DID YOU KNOW?

» The Metro Historical Commission focused their work on downtown in the 1970s and saved many cherished local landmarks including the Hermitage Hotel, the Customs House, the Ryman Auditorium and Union Station.

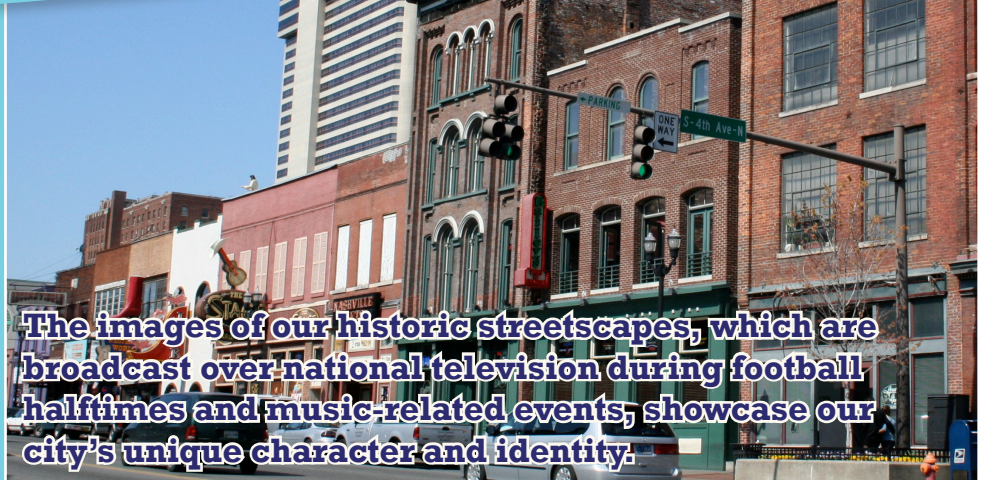


» The Metro Historic Zoning Commission administers the review of work in 32 Historic Landmark Districts, 6 Historic Preservation Districts, and 16 Neighborhood Conservation Districts.

» Historic Zoning Overlays have been proven to maintain and, in most cases, increase property values.

» The most significant losses of the city's historic resources were the result of two federal programs: urban renewal and interstate highway construction. These projects cleared thousands of acres in the city, destroying the urban landscape in downtown and the surrounding neighborhoods, including the city's historic black business district.

» Historic Preservation has evolved from saving structures to building sustainable, livable communities and neighborhoods.



The images of our historic streetscapes, which are broadcast over national television during football halftimes and music-related events, showcase our city's unique character and identity.

\$1 million spent on rehabilitation produces

12 & **\$120,000** keeps compared with \$1 million spent on new construction
 more jobs more in the local economy

Here are three of Metro's 54 historic districts

Edgefield



The Edgefield Neighborhood in East Nashville was designated the city's first historic zoning district in 1978.

Broadway



Broadway's authentic late 19th century character and honky-tonk history draws visitors from all over the world.

Two Rivers Mansion



Two Rivers in Donelson, is one of the earliest and best preserved of the early Italianate houses of Middle Tennessee.

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Historic preservation champions and protects places that tell the stories of our past; enhances our sense of community and brings us closer together; preserves the stories of ancient cultures found in the landmarks and landscapes we visit; and protects the memories of people, places, and events honored in our national monuments.

This background report documents the history of historic preservation efforts in the United States and Nashville and makes the case for a continuing commitment to preservation in our community. In the past, preservationists have been viewed by some as obstructionists to growth. Today, they are recognized as critical partners in planning for a distinctive, viable, and sustainable city. In the 21st century, historic preservation continues to be a viable social and economic cause. With concern for climate change at the forefront and the recognition of our built environment's impact on the natural world, preservationists are recognizing and advocating for the reuse of existing resources, such as historic structures, to continue the fight against climate change and be more responsible stewards of our land.

As Nashville looks forward to the next 25 years, the opportunity to strengthen our city's historic preservation should focus on the following:

- » **Sustainability - Preservation is smart for the environment.** Demolition of a typical 50,000 square-foot commercial building wastes 80 million BTUs of embodied energy and creates 4,000 tons of waste. Rehabilitating a historic building not only keeps additional waste out of landfills, it uses fewer resources and energy than new construction and improves the efficiency of buildings.
- » **Economic Development - Historic zoning has been proven to maintain property values, and in most cases, increase property values.** Additionally, the heritage tourist spends more money locally and stays longer than other types of tourists.
- » **Smart Growth and Livability-** Preservation of historic architecture maintains diversity within our communities. Our historic neighborhoods have a mix of small, medium, and large homes, duplexes and apartment buildings. Not only does this diversity provide choices for people in all stages of their lifecycle, it encourages a diversity of incomes within the same neighborhood.
- » **Creative Financial Incentives - We must find ways to create incentives that provide alternatives to demolition.** For example, property tax abatements have been used successfully in other states to encourage the rehabilitation of historic structures.

