
HISTORIC PRESERVATION



Prepared by

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Role and Purpose of Background Reports



This background report was developed to provide input to the NashvilleNext planning process. It was researched and authored by community members interested, involved, and knowledgeable on the topic. The authors present best practices, an evaluation of the state of the topic in the Nashville community today, and recommendations for consideration during the planning process.

This report provides a *starting point* for broader community discussion and reflection based on the research and recommendations of the authors. Throughout the planning process, NashvilleNext will use this and other background reports, ongoing research, departmental involvement, community input and engagement to discuss, refine and formulate the policies and recommendations for the general plan.

The information and recommendations provided in this background report are solely those of the authors and contributors and are being provided at the beginning of the NashvilleNext process to start community discussion.

The NashvilleNext Steering Committee thanks and extends its sincere appreciation to the authors of and contributors to this background report for the time and effort to provide this report for community consideration and discussion. The Steering Committee looks forward to the ongoing dialogue on the issues and recommendations that the authors provide.

Any final policies and recommendations endorsed by the NashvilleNext Steering Committee for the consideration of the Metropolitan Planning Commission will be the result of the entire planning process and upcoming community engagement and discussion.

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The Beginning of a National Movement

What exactly is historic preservation? Historic preservation is the act or process of preserving, conserving and protecting buildings, objects, landscapes or other artifacts of historical significance. 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.

Early preservation efforts in the United States began with people rallying around the places usually related to a historical or famous figure or an important event such as our first president, George Washington, or Saratoga's Revolutionary War battlefield. This was followed by the creation of preservation organizations formed by private individuals with private money. By the late nineteenth century, the federal government began to be involved in the preservation movement and eventually took the lead by creating entities and programs that are widely used today.

While some preservation efforts existed before the American Revolution, one of the first noted preservation acts occurred in Philadelphia in 1816, when the Pennsylvania state government made plans to demolish the Old State House (1753), whose deteriorated tower had been removed in 1790. Understanding the historical significance of the building, known today as Independence Hall, Philadelphia's citizens appealed to the city to preserve the site. The city agreed to their appeals and purchased the building and the land, thereby preserving it for future generations.

This prompted one of the country's first restoration efforts in 1828. Philadelphia architect William Strickland designed the current tower on Independence Hall in the Georgian style, which was an outdated style for the time, giving him the distinction of being the first "restorationist" in the country. Strickland is known to Tennesseans for his design of the Tennes-

see State Capitol building, which is recognized today as one of the country's best examples of Greek Revival architecture.

In the mid-19th century, private groups, often made up of prominent women, began to form and lead preservation efforts. The first noted effort was spearheaded by South Carolinian Ann Pamela Cunningham. She rallied women of the South and then the nation to save Washington's Mt. Vernon home and estate, which had fallen into decay by the 1850s and was threatened by development as a hotel. With no support from the State of Virginia or the Federal government, she raised funds for the purchase of the site and in 1856 chartered The Mount Vernon Ladies Association (TMVLA). TMVLA's mission was to purchase, restore, and curate the site for visitors; and the group still owns, maintains, and operates the historic site today.





One of the earliest and most successful private groups, the Society for the Preservation of New England Antiquities (SPNEA), was founded in 1910 by William Sumner Appleton, Jr. and a small group of like-minded individuals. The SPNEA was created for “the purpose of preserving for posterity buildings, places and objects of historical and other interest” and focused on New England domestic architecture, collections and stories. The SPNEA considered everything from the mundane to the singular worth preserving and pioneered a number of conservation techniques. As a comprehensive heritage organization, SPNEA, known today as Historic New England, cares for historic properties and landscapes; holds preservation easements and undertakes preservation advocacy work to protect historic properties; develops, maintains and interprets artifact collections; operates a library and archive; researches and publishes books and Historic New England magazine; and pro-

vides educational programs for children and adults.

Although the federal government was becoming increasingly involved in historic preservation by the 1920s, there were also several large-scale efforts undertaken by private individuals. Henry Ford, the automobile magnate, began collecting historic buildings and objects, such as the Wright Brothers Bicycle Shop, at Greenfield Village in Dearborn, Michigan. Greenfield Village was conceived as a teaching tool, and nearly one hundred historical buildings were moved to the site from their original locations and arranged in a “village” setting to show how Americans lived and worked. In 1926 John D. Rockefeller, Jr., began funding reconstruction and restoration projects at Williamsburg, Virginia. His vision encompassed the restoration of an entire eighteenth century town, houses, dependencies, public buildings, streets, and landscaping. Rockefeller’s philanthropy

made the restoration of Colonial Williamsburg the first American experiment in the museum-oriented preservation of a community. It also created the first interdisciplinary training program for historic preservation professionals.

Federal Government Involvement

Exploration into the western United States in the mid-nineteenth century encouraged new thinking about the kinds of places in need of protection, and the latter half of the century saw the beginning of government involvement in preservation efforts. In 1872, the Federal Government designated Yellowstone National Park a federally protected area, the first such designation in the country. The founding of Yellowstone National Park began a worldwide national park movement, and in 1889, the U.S. Congress appropriated money for the preservation of Casa Grande in Arizona. In 1890, Congress passed legislation authorizing the preservation of American battlefields Chickamauga Battlefield in Georgia and the Chattanooga Battlefield in Tennessee. In 1896, the U.S. Supreme Court upheld *U.S. vs. Gettysburg Railway Company*, a landmark case that gave the creation of a national memorial precedence over the development of private property.

Antiquities Act of 1906

In response to the growing concerns about desecration and removal of mostly prehistoric Indian ruins and artifacts, collectively termed “antiquities” on federal lands, Congress passed the Antiquities Act of 1906. Removal of artifacts from these lands by private collectors had become a serious problem by the end of the 19th century. The Antiquities Act offered protection to prehistoric and historic sites located on Federal properties and authorized scientific investigation of antiquities on Federal lands, subject to permits and other regulatory requirements. The Act allowed the designation of monuments on federal land, protected federally owned sites from demolition, and established legislative basis for future preservation

policy. The Act also stipulated criminal penalties for anyone desecrating, injuring, excavating, or otherwise destroying any historic or prehistoric ruin or monument without express Federal permission; and it authorized the President to declare by public proclamation historic and prehistoric landmarks as national monuments.

National Park Service

Following the establishment of Yellowstone as a national park, the Federal government authorized additional parks and monuments, many of them carved from the federally owned lands in the West. These lands were administered by the Department of the Interior, while other monuments and natural and historical areas were administered by the War Department and the Forest Service of the Department of Agriculture. No single agency provided unified management of the varied federal parklands, so in 1916 the National Park Service was established, as a new federal bureau in the Department of the Interior responsible for protecting the 35 national parks and monuments then managed by the Department and those yet to be established. This Act states that “the Service thus established shall promote and regulate the use of the Federal areas known as national parks, monuments and reservations . . . by such means and measures as conform to the fundamental purpose of the said parks, monuments and reservations, which purpose is to conserve the scenery and the natural and historic objects and the wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations.” Today, the NPS oversees many programs related to historic preservation, including the National Register of Historic Places, Heritage Preservation Services, Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), Historic American Landscape Survey (HALS), and the National Center for Preservation Technology and Training (NCPTT).

Historic American Building Survey

During the Great Depression, the Federal government began to take a larger role in preservation. To create employment through New Deal policies, President Franklin Roosevelt authorized the formation of the Historic American Buildings Survey, or HABS, in 1934. HABS was the result of an agreement among the National Park Service, the Library of Congress, and the American Institute of Architects; and it sent thousands of people to work photographing, drawing, measuring, and surveying historic built resources. Continuing with the purpose of documentation, the Historic American Engineering Record (HAER), and the Historic American Landscape Survey (HALS) were established as well, in 1969 and 2000, respectively.

Historic Sites Act of 1935

As a means of establishing preservation policy, which was only hinted at in the 1906 Antiquities Act, Congress passed the Historic Sites Act of 1935. The Act gives the Secretary of the Interior, acting through the National Park Service, the power to survey, document, evaluate, acquire, and preserve archeological and historic sites throughout the country. This Act establishes a national policy to preserve for public use, historic sites, buildings, and objects of national significance for the inspiration and benefit of the American people. The Act authorizes the designation of national historic sites and landmarks, authorizes interagency efforts to preserve historic resources, and establishes a maximum fine of \$500 for violations of the Act. Museums may be established, and the National Park Service may operate and manage historic sites, and develop educational programs. It is also significant in that it declares for the first time “...that it is a national policy to preserve for public use historic sites, buildings, and objects of national significance...”

Local Governments and the creation of Historic Districts

By the early twentieth century, collections of buildings or neighborhoods were gaining significance as motivations for preserving historic built resources. With community support, the first city zoning ordinance in the nation enacted for the purpose of protecting historic resources was adopted in Charleston, South Carolina in 1930, affording that city regulatory controls through an architectural review board by which to prevent the destruction of its historic building stock. Charleston’s historic district became the template the formation of subsequent historic districts. The Vieux Carre, or French Quarter section, of New Orleans had been unofficially designated a historic district in 1925, through efforts to preserve its historic character/buildings. In 1936, Louisiana amended its state constitution to formally authorize the Vieux Carre Commission to monitor development in the French Quarter. Other historic district designations followed in the next two decades, including San Antonio, TX, in 1939, Alexandria, VA, in 1946, Williamsburg, VA, in 1947, Winston-Salem, NC, in 1948, and Georgetown, in the District of Columbia, in 1950.

National Trust for Historic Preservation

In an effort to increase interest in historic preservation at the national level, the National Trust for Historic Preservation (NTHP) was created in 1949 through a Congressional Charter signed into law by President Truman. The NTHP grew out of the efforts of the National Council for Historic Sites and Buildings, which was formed as a membership organization in 1947 to manage several historic properties and raise funds for their upkeep. The two organizations merged in the early 1950s. The National Trust for Historic Preservation is a member-supported organization that was founded to support preservation of historic buildings and neighborhoods through a range of programs and activities, including the publication of Preservation magazine. The NTHP was created to serve as a connective historic preservation

thread between the public and private sectors. In 1951 the Trust assumed responsibility for its first museum property, Woodlawn Plantation in Alexandria, Virginia. In total, twenty-eight sites have subsequently become part of the National Trust, representing the longstanding cultural diversity of the United States. The NTHP is now the largest historic preservation non-profit in the United States, with activities including instituting important programs, forming partnerships, advocating policy in Congress, and hosting an annual preservation conference, among other efforts. Though they worked in concert with the federal government for many years, the NTHP has been independent of federal funding since 1998.

National Historic Preservation Act of 1966

By the middle of the twentieth century, preservation efforts in the U.S. had become so prevalent, in number and among various locations, that it necessitated the National Historic Preservation Act of 1966 (NHPA), legislation created to establish programs and a stronger means of advocacy. The Act expanded the Federal role in preservation and authorized the Secretary of the Interior to maintain a National Register of Historic Places and provide matching grants-in-aid for the preservation activities of the States. The National Register of Historic Places is a comprehensive survey of all historic sites, buildings, districts, objects, and structures deemed historically, architecturally, or archaeologically significant through an evaluative process, involving local, state, and federal preservationists. Section 106 of the NHPA mandates that federal agencies undergo a review process for all federally funded and permitted projects that will impact sites listed in, or eligible to be listed in, the National Register of Historic Places. Specifically, Section 106 requires the federal agency to “take into account” the effect a project may have on historic properties. It allows interested parties an opportunity to comment on the potential impact projects may have on significant archaeological or historic sites. The main purpose of the Section 106 review process is to minimize potential harm and damage to historic

properties. Any federal agency whose project, funding or permit may affect a historic property, either listed or eligible for inclusion in the NRHP, must consider the effects on historic properties and “seek ways to avoid, minimize or mitigate” any adverse effects on historic properties.

The NHPA also established the Advisory Council on Historic Preservation (ACHP). As directed by NHPA, the ACHP serves as the primary federal policy advisor to the President and Congress; recommends administrative and legislative improvements for protecting our nation’s heritage; advocates full consideration of historic values in federal decision making; and reviews federal programs and policies to promote effectiveness, coordination, and consistency with national preservation policies.

In addition to the programs NHPA created, the legislation is important because it established the need for partnerships on local, state, and national levels. NHPA created State Historic Preservation Offices, or SHPOs, state offices in charge of designating and reviewing the historic resources in their respective states. Finally, NHPA became the basis for several tax credit and incentive programs that encourage historic-building owners to preserve their buildings by providing financial assistance to make the projects’ costs competitive with new construction.

Later amendments

The NHPA of 1966 has made a huge impact in the communities and cities of America. Later amendments have only strengthened the original act and its impact. In 1976, Congress extended the Section 106 review process to include buildings, archaeological sites, and other historic resources eligible for listing, not just those already on the NRHP. Section 110, which was added in 1980, expanded requirements for federal agencies, such as the need to establish their own internally staffed historic preservation programs. Amendments in 1992 increased protection for Native American and Native Hawaiian preservation efforts.

Executive Order No. 11593

In 1971 President Nixon signed Executive Order No. 11593, for the protection and enhancement of the cultural environment. This Executive Order directs federal agencies to inventory their cultural resources and establish policies and procedures to ensure the protection, restoration, and maintenance of federally owned sites, structures, and objects of historical, architectural, or archaeological significance. It requires Federal agencies to administer cultural properties under their control and direct their policies, plans, and programs in such a way that federally-owned sites, structures, and objects of historical, architectural, or archeological significance were preserved, restored, and maintained. To achieve this goal, federal agencies are required to locate, inventory, and nominate to the National Register of Historic Places all properties under their jurisdiction or control that appear to qualify for listing in the National Register.

Tax Reform Act of 1976

The years after the National Historic Preservation Act saw exciting developments in the preservation world. The Tax Reform Act of 1976 encourages preservation and rehabilitation of older and historic structures with the creation of the Historic Rehabilitation Tax Credit (HRTC) for commercial properties, and the Historic Preservation Tax Incentive, or historic preservation easements, for historic-home residents and owners. The HRTC program gives a 20% tax credit to historic commercial property owners seeking to rehabilitate their buildings provided the project passes the SHPO's evaluation for historic appropriateness. The Historic Preservation Tax Incentive (HPTI, or preservation easement program) allows owners of properties listed in the National Register of Historic Places to claim a tax deduction for appraised loss of value resulting from the restrictions preservation easements place upon the property.

U.S. Supreme Court decision

Bolstered by NHPA, preservation entities had precedence and power upon which they could build – and win – court cases against private developers looking to overturn preservation restrictions. In 1978, Penn Central Transportation Company applied to the New York City Landmarks Commission for approval of the construction of a 55-story addition to the 1913 Grand Central Terminal Building. The Landmarks Commission denied approval, and Penn Central attempted to have Grand Central's historic designation overturned. The New York Court of Appeals upheld the Landmarks Commission ruling, and the case went to the U.S. Supreme Court. The Landmarks Commission ruling was upheld by a six-to-three U.S. Supreme Court decision. The case has become an important benchmark for the cause of preservation, as it supported the legitimacy of historic preservation as a governmental goal and responsibility and showed that historic ordinances function as the methods to accomplishing the goal and the responsibility.

In 1980 the NTHP instituted the Main Street Program, advocating preservation in smaller cities, towns, and villages all over the United States. The Main Street Program seeks to revitalize historic business districts, focusing on local economies and walkable communities. These efforts have been and continue to be quite successful. As the 1980s progressed, awareness of the injustices imparted upon Native American nations throughout the U.S. was growing. In efforts to respect and recognize the autonomy of these Native American nations, the U.S. Congress passed the Native American Graves Protection and Repatriation Act (NAGPRA) in 1990. NAGPRA requires that institutions and entities receiving government funding maintain a record of Native American cultural items and human remains and return them to the tribal nations from which they came. In 1992, NHPA was amended to provide the framework for the creation of Tribal Historic Preservation Offices, which work in much the same way State Historic Preservation Offices do, designating and reviewing historic resources in their respective nations.

Executive Order No. 13006

To further strengthen historic preservation of federally owned buildings, President Clinton signed into law Executive Order 13006 in 1996. This order, entitled “Locating Federal Facilities on Historic Properties in Our Nation’s Central Cities,” requires all executive agencies that have a mission requirement to locate in an urban area to give first consideration to locating Federal facilities in historic buildings and districts within central business areas. It also directs federal agencies to remove regulatory barriers, review their policies, and build new partnerships with the goal of enhancing participation in the National Historic Preservation Program.

Preservation Comes to Nashville

Preservation efforts before 1960

Paralleling the national preservation movement, Nashville's early preservation efforts centered on saving the estates or homes of prominent historical figures. In 1889, the Ladies Hermitage Association (LHA) was organized to save President Andrew Jackson's home, The Hermitage, from the threat that the State would give the property to the Confederate Soldiers' Home Association for use as a home for indigent Confederate veterans. The LHA followed the successful model created by The Mount Vernon Ladies Association three decades prior. Travellers Rest, the ca. 1799 home of Judge John Overton, was saved from demolition in 1954 when the Tennessee chapter of the National Society of the Colonial Dames of America intervened and restored the house to interpret the 19th century life of the judge. In 1953, the State of Tennessee stepped in and purchased Belle Meade Mansion, preventing development of the remaining 24 acres of the original estate, and deeded it to the newly formed Association for the Preservation of Tennessee Antiquities (APTA).

Other local successes include the City of Nashville's reconstruction of the Parthenon in Centennial Park in 1923, after the original plaster replica built for the State's 1897 Centennial Exposition had deteriorated beyond repair; the restoration of the Tennessee State Capitol's exterior in the 1950s after a century of deterioration of its inferior limestone; and the Downtown Presbyterian Church, when some members successfully battled to save the historic structure after its original occupant, the First Presbyterian Church, chose to relocate to suburban land in 1955 and announced plans to demolish it.

There were also significant losses to our city's historic resources. Polk Place, President James K. Polk's home, was demolished in 1901 for development, after a long court battle in which his will was broken by nieces and nephews for financial gain. The architecturally unique Vine Street Temple was demolished for surface parking in 1955 after the congrega-



Figure 1: Downtown Presbyterian Church

tion abandoned the building for a preferred location in the suburbs, and the Tulane Hotel was demolished for surface parking in 1960. The most significant losses, however were the result of two federal programs, urban renewal and the interstate highway construction.

Nashville has the distinction of having had the first federally funded urban renewal project in the nation, the Capitol Hill Redevelopment Project, which was authorized in 1949. Although intended to level slums and promote new development, it also erased the historic street grid and viable commercial buildings around Capitol Hill. Four additional urban renewal projects followed from 1959 to the 1970s, which destroyed the urban landscape in downtown, east and south Nashville. These projects cleared thousands

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of acres of residential and commercial property in the city; and the Downtown Urban Renewal Project cleared another 40 acres between 7th Avenue and the Cumberland River, including the east, west and south sides of the public square and the city's historic black business district.

The Federal Aid Highway Act of 1956 authorized construction of the Interstate Highway System. In local and state governments' rush to spend federal dollars and make the city more attractive to businesses, routes were cut through the city that cleared paths through neighborhoods, often bisecting and isolating parts from each other. The construction destroyed historic fabric, and the poor and minorities were often displaced.

Civil War Centennial

In the early 1960s the city created a Civil War Centennial Committee to prepare for the commemoration of the Civil War Centennial. Made up of a group of preservation-minded citizens as well as both amateur and professional historians, the Committee felt a need to establish a permanent body to promote the city's history as the commemoration came to an end. They helped persuade the city government to create an agency charged with preserving and promoting local history and historic places, the Metro Historical Commission. That creation occurred in 1966, the same year that the NHPA was passed.

Metropolitan Historical Commission

The Metropolitan Historical Commission (MHC) was created by the Metropolitan Council of Nashville and Davidson County as a municipal historic preservation agency, though without budget or staff. As stated in Metro Bill No. 66-811, the MHC is:

“dedicated to the preservation, promulgation and promotion of an accurate historical knowledge of Davidson County” ...“authorized ... to attempt to locate, collect and preserve historical material that

it may consider relevant to the history of Davidson County; ... to cooperate with appropriate officials and agencies in preserving records, archives and historic buildings, and in the erection of monuments, markers, etc.; to sponsor the preparation and publication of histories, guidebooks, and similar material...; to lend its assistance and cooperation to the Tennessee Historical Society, the Tennessee Historical Commission, the official historian of Tennessee, the historian of Davidson County, and other duly constituted historical bodies...”.

The MHC ordinance called for fifteen citizen members to be appointed by the Mayor to serve 2 or 4-year terms, with all following appointments serving a 4-year term. Beginning in Mayor Phil Bredesen's

Figure 2: Two Rivers Mansion



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administration, the appointees were required to be confirmed by the Metro Council. Many of the first Commission members served on the city's Civil War Centennial Committee. In their inaugural year, the MHC engaged in negotiations with city and private parties to advocate for the preservation of two early historic estates, Peach Blossom, an early 19th century home, and Two Rivers Mansion, the David McGavock's ca.1859 Italianate mansion. Unfortunately, Peach Blossom was razed the next year, but the MHC was successful in persuading the city to purchase Two Rivers Mansion in its purchase of surrounding acreage for use as a public park and for construction of a high school. The Commission's early work centered around educating the public on the county's diverse history. Their first initiative was to recognize historic sites by installing roadside markers, in a manner similar to the state program.

Historical Marker Program

In 1967, the newly formed Metropolitan Historical Commission initiated a historical marker program. The roadside or building-mounted historical markers are to commemorate significant people, places, and events of significance to local and/or state and national history. They complement the Tennessee Historical Commission's marker program, which began in the 1950s. Generally, the event, person, structure, or place, should have achieved historical significance fifty or more years earlier. Marker Number One, "Heaton's Station," was erected at Lock One Road in 1968. Over the next five years the MHC made this program a priority, erecting 50 markers in all parts of the county.

In 1970, the MHC was able to get funding from Nashville Area Chamber of Commerce and Metro Council to hire a professional preservation planning consultant to begin "a preliminary and partial survey of sites of historical and architectural significance," which was the catalyst for their subsequent publication, *Nashville A Short History and Selected Buildings*. Becoming a clearinghouse for Metro-sponsored

preservation activities, the MHC began recording the city and county's history through NRHP nominations, publishing brochures on local history and historic sites, and advocating for the adaptive reuse of historic buildings. To recognize and foster investment in historic structures, the MHC began a public program to reward good rehabilitation work.

Preservation Awards

The Metropolitan Historical Commission's Preservation Awards program began in 1973 as an Architectural Awards program. Miss Margaret Lindsley Warden, a charter member and former chair of the Historical Commission, had the idea of creating an incentive for people to preserve historic buildings. She had observed how motivating prizes were in horse shows and had heard of similar awards programs for the preservation of buildings in other cities. In 1973, the purpose of the program was stated as follows: "1) To stimulate interest in owners of pertinent buildings to preserve and restore them with authenticity, and 2) To spread information, i.e., to educate the commu-

Figure 3: Historical Marker



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nity, on the merits (architectural and historical) and contemporary uses of distinguished buildings of the past.”

The awards were originally aimed at residences, but the categories increased as the need arose. By 1983 the categories included dwellings, offices, and historic districts. By 1997 those properties were expanded to six categories: residences (both single and multi-family structures), commercial buildings, religious properties, educational and institutional buildings, engineering and industrial structures, and infill construction.

Nominations are submitted by the public, and are honored for their sensitivity to the original architecture and the surrounding environment, creativity in adaptation for contemporary use, architectural merit and/or historic interest, long-term maintenance, adherence to the Secretary of the Interior’s Standards for Rehabilitation, and pioneering spirit. The public awards ceremony coincides with National Preservation Month, which is celebrated every year in May.

Today, in addition to recognizing various preservation projects, the Commission recognizes individuals and groups with the Achievement and Commissioners’ Awards. The Achievement Award is given to an individual in recognition of his/her extraordinary leadership in preserving Nashville’s history -- either through research and writing history or through advocacy and raising public awareness of history and preservation. The Commissioners’ Award recognizes a group, program, or project that enhances Nashville’s history and historic resources. It is designed to honor projects that do not fit within the traditional preservation award categories. Achievement and Commissioners’ Awards are selected by the Historical Commission. In the early years, the Commission held a separate event to recognize various individuals, groups, and projects that were involved in the preservation of the built environment and the promotion of our local history. Eventually, the two awards programs were combined. In the 1990s, the name



Figure 4:Historical Architecture Tour

of the program changed to “Preservation Awards” to acknowledge the diversity of individuals, groups, and types of projects receiving awards.

Publications and Tours

With the success of its awards program, the MHC began organizing a diverse range of programs and activities to engage and educate the public on our city’s rich history. In 1974, the MHC held its first of many varied architectural tours. These tours reintroduced suburbanites to downtown’s architectural resources and historic neighborhoods and included showcasing downtown’s historic churches, rehabilitation projects, and iconic buildings as well as its urban neighborhoods, for which tours were organized. MHC also began partnering with others to hold weekend events to draw the public back to the urban core, beginning in 1975 when MHC partnered with Historic Nashville, Inc. (HNI) and the Junior Chamber of Commerce to hold the Market Street Festival. This event was followed by others, including a National Preservation Week celebration with an Adaptive Reuse Tour in 1979 and the founding of an annual Oktoberfest in Germantown with two of the neighborhood churches beginning in 1980.

At the same time, MHC began partnering with the Chamber of Commerce and the Nashville Visitor’s

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and Convention Bureau to write and publish brochures on Nashville's history and architecture. The first of these, "Walking with History in Downtown Nashville," was published in 1974; and over the next 15 years the office would publish another dozen unique brochures that were distributed to Nashvillians and tourists alike.

Metropolitan Historic Zoning Commission

MHC's efforts to educate the public about the economic and cultural benefits of historic preservation and its push to create historic zoning came to fruition in 1974, when Metropolitan Nashville and Davidson County adopted an ordinance authorizing the establishment of historic zoning districts and a commission to administer such zoning. In 1977, the Metropolitan Historic Zoning Commission (MHZC) was established. Originally a five-member commission, selected by mayoral appointment and council confirmation, the MHZC was authorized to review all permit applications for alterations, new construction, relocation, and demolition within areas designated as historic zoning districts, to determine the appropriateness of the proposed work and preserve the area's buildings and character. The following year the Edgefield neighborhood was designated as the city's first historic zoning district. The ordinance was

amended in 1983 to bring it into compliance with revised state-enabling law; and again in January 1985, to establish a second, less-restrictive type of historic zoning called neighborhood conservation zoning. With the creation of this additional type of historic zoning, what had previously been called historic zoning became known as "historic preservation zoning".

CLG Designation

In 1985, the MHC and MHZC became a Certified Local Government (CLG) through the Tennessee Historical Commission, the State Historic Preservation Office. The CLG Program, a federal program established through the 1980 and 1992 amendments to the National Historic Preservation Act, has become a cost-effective local, state, and federal partnership. Local communities must meet certain criteria and be certified for this program in order to benefit from the federal assistance and resources. This designation has benefited the city with the grants program, which has allowed the MHC to fund projects including a countywide survey for every property constructed before 1945 (over 26,000 structures were documented and photographed), training for staff and Commissioners, and matching grants for the rehabilitation of historic properties.

Planning and Survey of Historic Resources

With a CLG grant that the MHC received in 1985, it was able to begin a 10-year countywide survey of historic resources. In 1989 when the Metro Planning Commission (MPC) reorganized its planning process by subdividing the county into fourteen subareas, the MHC began working with the MPC by incorporating countywide survey findings in MPC's subareas. Each subarea was re-evaluated about every five years and MHC has become responsible for updating historic resources and for ensuring that they become a part of any discussion when action is required by the MPC.

Figure 5: Metropolitan Historic Zoning Commission Hearing



Accomplishments

When highlighting accomplishments, one should realize that there are none for which the MHC/MHZC can take all the credit. The department is dependent on the city administration, other agencies at all levels of government, Metro Council, the design community, developers, neighborhood groups, and property owners who support the preservation of the city's history. Therefore, some of the highlights that are noted here are undoubtedly on other lists from other departments, and rightly so.

Reclaiming Neighborhoods

By the early 1970s the MHC realized that our city's urban neighborhoods had hit a low as a result of the flight and growth of the county's suburban areas in the decades following World War II. With a low percentage of home ownership and many larger homes divided into multi-family housing, there was great potential for reinvestment. In 1975, the MHC received a Community Development Block Grant or CDBG, from the U.S. Department of Housing and Urban Development (HUD) to hire a staff person for a citywide neighborhood survey. The completed work was published as *Nashville: Conserving A Heritage*, and brought about the public awareness that it is not just individual buildings that matter, but also neighborhoods. In 1978, the MHC published *Neighborhood Design Book*, A guide to styles, renovation, and new construction in Nashville's neighborhoods to educate those "urban pioneers and would-be pioneers" in making good choices in new investments. That same year MHC received CDBG funds through MDHA to finance a rehabilitation loan program for individual houses in the Edgefield neighborhood targeted by HUD and MDHA because of blight, leading to its designation as a Neighborhood Strategy Area (NSA). MDHA and MHC became partners in the oversight of a \$300,000 revolving loan fund for exterior renovation of owner-occupied residential housing in NSA.

In 1980, the Tennessee Historical Commission dedicated \$24,000 in 50/50 matching grants to the MHC for additional rehabilitation in Edgefield and Richland West End, furthering the desirability of urban reinvestment. To support these efforts the Neighborhood Reinvestment Council was formed in 1981. This was an independent group, which worked to increase private sector support for MHC's neighborhood preservation program. The MHC published another informational brochure that same year, "Fifteen Nashville Neighborhoods" to help increase desirability of the city's historic urban neighborhoods. It included Belmont-Hillsboro, East End, Edgefield, Eighteenth District, Hillsboro-West End, Lockeland Springs, Melrose, Richland-West End, Ridley-Benton, Rutledge Hill, Seventeenth District, South Nashville, Sunnyside, Fisk-Meharry, and Woodmont East neighborhoods.

Knowing that organized neighborhoods with active home-owner associations would help resolve many problems, the MHC facilitated formation of Nashville Neighborhood Alliance in 1984 and provided staffing for the Alliance until 1986 when the group was organized enough to function independently. As neighborhood associations gained strength and political power, the MHC's long-time support of and assistance to neighborhoods took different forms, especially as older neighborhoods became more desirable and owners saw the benefits of following preservation standards. In April of 1998, when a series of tornadoes stormed through the historic east Nashville neighborhoods, MHC again took the lead in working to rebuild and protect the historic resources of the area. Working with Metro Council persons, the Mayor, non-profits, and city departments, they endeavored to solve the myriad of problems that arose in the neighborhoods' efforts to repair the damage. The MHC worked with the Middle Tennessee AIA Chapter to co-sponsor the Rural-Urban Design Assistance Team or RU/DAT, which brought professionals from around the country to town to create a plan for recovery, the impetus for "ReDiscover East!"

Downtown revitalization

In the mid-1970s, the MHC began by focusing its work on downtown. This was reflected by their choice over a 10-year period to locate their office in three different historic buildings on Broadway; the Silver Dollar Saloon, Gruhn Guitar, and the Customs House, all threatened and considered undesirable. Together with the MHC, Mayor Richard Fulton spearheaded the transfer of the federal Customs House to city ownership, with an innovative initiative to lease it to private developers who could renovate and lease office space. Then-MHC director May Dean Eberling enlisted the aid of national lobby group Preservation Action to allow long-term leaseholders to be eligible for rehabilitation tax credits in tax law then being

drafted. In 1976 the MHC co-sponsored a forum on the Nashville Waterfront with Vanderbilt University.

By 1977 the Hermitage Hotel, which had out-of-town owners, had become an eyesore providing low-end accommodations. Residents were known to cook in their rooms and there was a growing concern that the building was at risk of fire and would be lost. After discussion with Eberling, Mayor Fulton directed the Metro Codes and Health departments to inspect the building. The numerous violations they discovered forced the owners to close the hotel. This action was a risk, as there was no protection in place and the owners could have chosen to demolish this landmark. Fortunately they sold the property, and it was ultimately rehabilitated.

Figure 6: The Hermitage Hotel



MHC also joined forces with HNI and others in fighting the proposed demolition of the Ryman Auditorium and Union Station. The resulting national public outcry over the Ryman eventually led to its rescue from demolition. And after years of work that included “Save Our Station” workshops to raise money and awareness, Union Station was ultimately transferred to Metro under MHC’s representation.

Between the late 1970s and the late 1980s, the MHC spent much time concentrating on revitalizing the Broadway and Second Avenue commercial corridors. Those efforts included sponsorship with HNI of the first Market Street Festival; organization of Broadway Revitalization meetings with downtown merchants and property owners; the writing of the NRHP nomination for Broadway; oversight of a grant-funded economic revitalization study for Broadway with MDHA, whose end result was “A Market and Design Study for the Broadway National Register Historic District”; collaboration with MDHA to create interest-free façade loan program as an incentive to owners of historic buildings on Broadway and Second Avenue; co-sponsorship of the Summer Lights Tour de Feet; and design and implementation of the Nashville City Walk, Tracing Urban History, a sign-

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guided walking tour of downtown architecture and history.

Awareness of Urban Design

Historic preservationists nationally were on the leading edge of advocacy for good urban design. They saw the connections between historic patterns of development and opportunities for more livable cities. The MHC sponsored public forums, through its awards programs, which broadened the discussion of urban design. When the local chapter of the AIA sponsored a program on the design of cities, then MHC director Ann Roberts was a speaker. The outcome of that discussion led to the creation of the Urban Design Forum, with a steering committee on which Roberts served until it evolved into the Nashville Civic Design Forum.

Stewardship of Metro-owned properties

With the support of department heads and elected officials, the MHC has consulted on, selected contractors for, and managed the rehab and restoration of many of the city's landmark structures. The Metro Parks and Recreation Department, which oversees more historic resources than any other department, maintains a close partnership with the MHC. In 1976, MHC oversaw the "Plan for Two Rivers," a study and analysis for the site that set the stage for the restoration and use of the property. In 1985, a year after writing the nomination to the NRHP for Warner Parks and the City Cemetery, the MHC helped develop a Preservation Plan for Warner Parks, which led to the site's Master Plan and Friends group.

Since the 1970s, the MHC has helped manage the City Cemetery and occasional burials, while Metro Parks has maintained the grounds. With no major capital expenditures at the site since the late 1950s, there was an increasing concern about its deterioration. To increase the site's visibility, in 1998 the MHC assisted a group of concerned citizens in creating its friends group, the Nashville City Cemetery Associa-

tion. In the following year, the MHC orchestrated the site's first living history tour to educate the public about the site and the new non-profit. Since public funds for repairs were sparse at this time, a 6-year project began with local Boy Scout Troops to assist in improvements and repairs at the cemetery and also at the Croft House on the Grassmere farm. After the Nashville Zoo relocated from Cheatham County to the Grassmere property, through a lease from Metro Parks, city funds were allocated for much-needed repairs to the Croft House as part of the agreement. The MHC and Parks co-managed the repair work, then the MHC worked alongside the Nashville Zoo in opening the Croft House for tours and establishing its annual Harvest Day Festival.

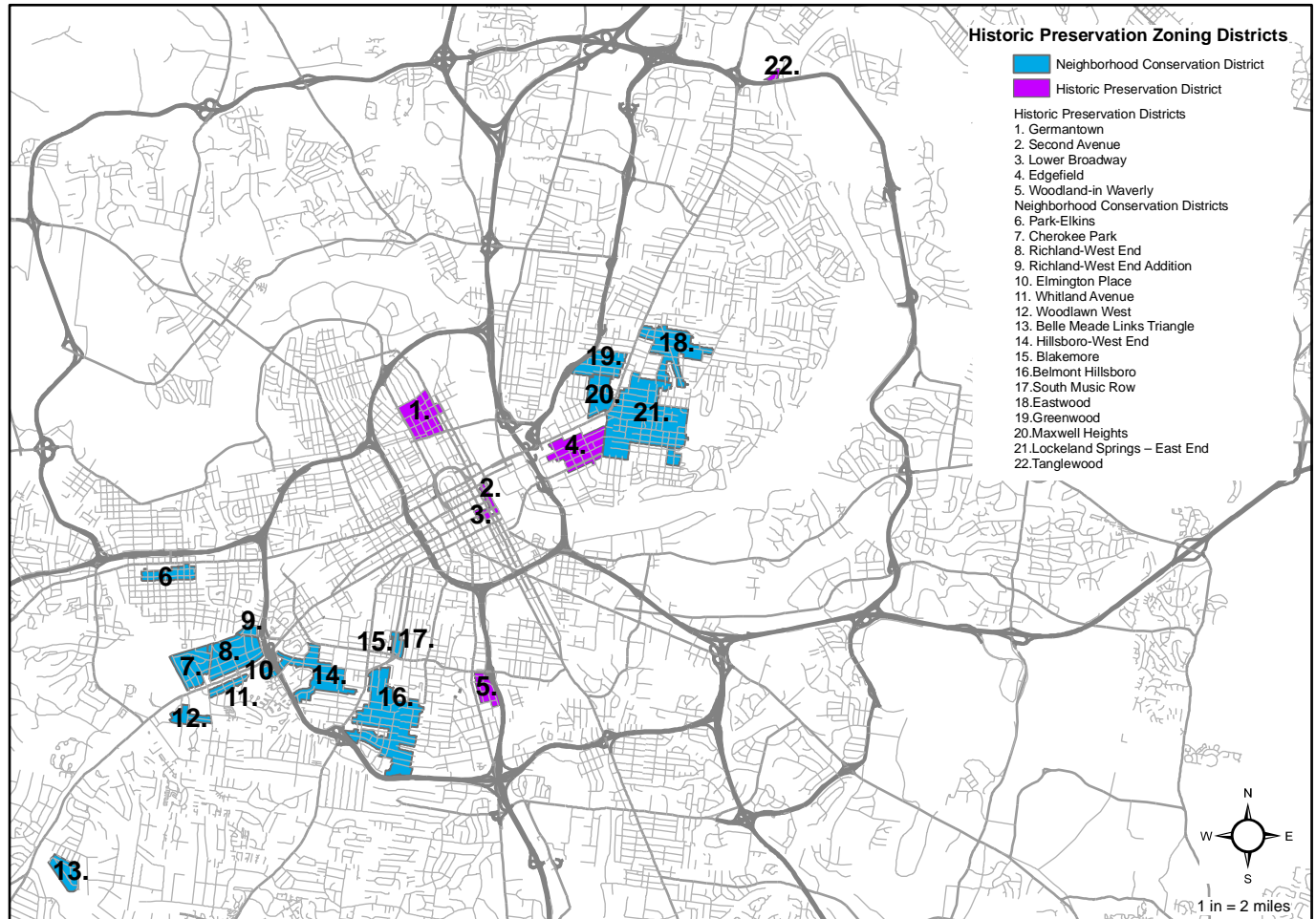
Besides Parks, several other departments have worked closely with the MHC when renovating their historic resources. Metro Schools, Water Services, Public Works, the Public Library and the Fire Department have all turned to the MHC for assistance in maintaining their historic sites. Under the leadership of Mayors Phil Bredesen and Bill Purcell from 1999 to 2005, 26 city-owned National Register-listed or -eligible properties from these departments were designated by Metro Council as Historic Landmarks. These included schools, fire halls, parks, waterworks, libraries, and other public buildings.

Figure 7: East High School



The State of Historic Preservation in Nashville

Figure 8: Historic Preservation Zoning Districts



Historic preservation in Nashville has changed dramatically over the last six decades with the creation and evolution of the MHC as a professional city department. In the mid-20th century, preservationists were often seen by civic leaders, the business community, city planners, and developers as obstructionists to growth. Today, they are recognized as critical partners in planning for a distinctive, viable, and sustainable city. 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.

Today, the MHC and MHZC have a professional staff with degrees in fields of historic preservation,

public history, planning, architecture, landscape architecture, and archaeology. The agency works and partners with many public and private institutions, agencies, and non-profits to further shared goals and a vision of a progressive city with a sense of place, uniqueness, and history. Nashville's two historic preservation commissions are more active than ever as growth and development, public interest in historic resources and history, and this administration's emphasis on neighborhoods and stewardship of Metro-owned historic properties have accelerated the level of our work.

The MHC's mission is to document history, save and reuse historic buildings, and make the public more



Figure 9: Historic Marker

aware of the advantages of preservation. The Commission consists of fifteen citizen-members who are appointed by the Mayor and confirmed by Metro Council. The MHC has a committee structure to provide oversight of its programming including the Civil War Sesquicentennial, Community Education and Events, Historic Markers, and Nominations committees. They share staff with the MHZC, a nine-member citizen board that is responsible for the administration of historic zoning regulations in designated historic districts or overlays. The MHC and its staff are responsible for a diverse range of programming and work to facilitate the development of historic resources in Davidson County through interaction with other government agencies.

Historic Markers Program

The MHC's Historic Marker program is designed to complement the Tennessee Historic Marker program and recognize/commemorate significant people, places, structures, and events in the city's past that have local importance and, wherever possible, significance in the broad pattern of Tennessee history. In recent years, many markers have been privately funded but all marker text is researched and written by the MHC staff. By 2012, 148 historic roadside or building-mounted markers throughout Davidson County provide information about specific sites and

events associated with a location. Some of the most recent markers recognize our important music recording history and include RCA Studio B, Bradley Studios, and Broadcast Music, Inc. A complete list of the markers is provided in the appendix.

Preservation Awards

Now in its fortieth year, the MHC's annual Preservation Awards program, which is held each May to coincide with Preservation Month, has helped to educate the public on the importance of building restoration. It recognizes restoration of historic buildings for sensitivity to the original architecture and the surrounding environment, creativity in adaption for contemporary use, architectural merit and/or historical interest, long-term maintenance, adherence to the Secretary of the Interior's Standards for Rehabilitation, and pioneering spirit. The Commission also recognizes individuals for their extraordinary leadership in preserving Nashville history with their Achievement Award. The award program has been successful at encouraging owners of pertinent buildings to preserve and restore them with authenticity, and has educated the public on the merits of preserving, rehabilitating, and adaptive use of historic structures.

African American History and Culture Conference

The MHC's other long-running program, which began in 1981, is its annual African-American History and Culture Conference, which it co-sponsors with Tennessee State University (TSU) each February. For over thirty years, the MHC and TSU have brought together historians, educators, students, and other individuals to celebrate the contributions of African-Americans to Nashville and Tennessee. Nashvillians come together to honor these individuals through historical and cultural presentations by historians, artists, students, dramatists, musicians, genealogists, and others interested in the history of our city and state. The Conference has continued to bring speakers who come from all walks of life and include family histo-

rians, church historians, and high school teachers as well as college and university professors and graduate students. Each year's program blends information and enrichment with cultural entertainment, and its annual attendance is over 250 persons

Civil War Sesquicentennial Commemoration

In 2011, the MHC began a program to commemorate the Sesquicentennial of the Civil War. The MHC hosts an annual Civil War Symposium, where it brings nationally recognized speakers to town to discuss the pertinent issues related to the conflict and life in Nashville at the time. It also holds special tours and lectures, and supports and publicizes other Civil War related events that area agencies and non-profits hold. In addition, the MHC has revised its brochure "Battle of Nashville: A Driving Tour of the 1864 Battlefield," created a walking tour of Nashville's Civil War downtown, "Nashville: The Occupied City," which includes signage at each site to complement a brochure, and is developing a Civil War Bike Tour of the county.

Davidson County Historian

The MHC works with the Davidson County Historian (DCH) to promote the history of our city. In 2011 we began co-sponsoring the DCH's lecture series on Nashville's early history, "Nashville 101," which covered the founding of Nashville to the Civil War. The first series was followed by "Nashville 102," which began with Reconstruction and finished with the creation of our metropolitan government. In 2012, the MHC co-sponsored the DCH's newest lecture series, entitled "Know Nashville," and another session of this series will continue in 2013.

Publications

The MHC works with the Nashville Convention and Visitor's Bureau to promote our city to both tourists and Nashvillians and has published over two dozen brochures, books, and handouts on Nashville histo-

ry and architecture. Many of these publications are available at the Visitor's Center downtown, and all are available to print from the Metro Nashville Government website <http://www.nashville.gov/Historical-Commission/Educational-Resources/Publications-and-Brochures.aspx>. They include information on Nashville's vernacular architectural styles, African-American history and historic sites, walking tours of downtown Nashville, our city's historic neighborhoods, and the Civil War. A complete list of the agency's publications is provided in the appendix. The MHC will also be releasing a new book in 2013 entitled, *Nashville Architecture: A Guide to the City* with noted historian, Dr. Carroll Van West and the Middle Tennessee Chapter of the American Institute of Architects. The book will be a guide highlighting approximately 300 historic properties in the county.

The MHC also distributes a monthly e-newsletter to educate the public on the local history and events. In addition, the MHZC distributes a quarterly e-newsletter, "Historic Preservation Zoning News," to historic district property owners, contractors, architects, developers, realtors and craftsmen.

Historic Resource Inventory

The MHC is responsible for identifying the county's historic resources through the Metro Planning Commission's Community Plans. For planning purposes, with respect to long-range goals, zoning considerations, and land use plans, the county is subdivided into fourteen community areas. Each community plan contains an inventory of what is historic; each time a plan is updated, the staff reviews the inventory, makes additions and deletions, and builds a more detailed data base to be used for planning purposes and for working with owners and potential developers. The inventory identifies properties that are listed (NR) and are eligible for listing (NRE) in the National Register of Historic Places and those that are Worthy of Conservation (WOC). The incorporation of historic resources in the community plans has proven useful to consultants preparing environmental impact

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and other studies, to the Tennessee DOT, to other Metro agencies and neighborhood groups, and to the MHC staff in locating threatened properties and areas of particular significance. That knowledge is also essential for the federally-mandated reviews carried out on behalf of the State Historic Preservation Office (Tennessee Historical Commission) and for design review within redevelopment districts.

Street Name Changes

The MHC participates in Metro Council actions relating changes to street names. The Metro Clerk's Office contacts the MHC when Metro Council is considering a street name change in the county. Some street names are historic and have particular significance for a historic property or individual. The MHC provides a report to Metro Council, so that the Council can weigh the history of a street name in its decision-making.

Archaeological Review

Since 2011 (Ordinance No. BL2011-834), the MHC has played the role of intervening when prehistoric and historic artifacts are found during excavations on Metro property, property owned or under control of Metropolitan Government or any of its boards, commissions, or agencies. Metro Government requires that contractors excavating on public property take necessary action to preserve the site and/or any artifacts found during work and notify the MHC.

MDHA Design Review

For over 30 years, the MHC has participated in Metro Development and Housing Agency's design review process for the city's ten Redevelopment Districts. These Redevelopment Districts are located in the city's urban areas and as such, have many historic resources. Having a seat at the table allows the MHC to provide guidance and make recommendations to owners and tenants of historic properties, when proposed work is reviewed by the MDHA.

Demolition Review Period

In 2005 and 2006, Metro Council gave the MHC the authority to halt demolition of historic structures, following application for a permit to demolish, for a 90-day review period. The review process applies to pre-1865 residential structures, National Register-listed structures, and National Register-eligible structures. Additional legislation was adopted at the same time denying other permits to any person who demolishes a historic structure without the appropriate permit. The 90-day review period allows the MHC to work with the property owner in determining if the property may be economically viable. MHC assists the property owner with economic incentives. If demolition is imminent, then the MHC works with the property owner either to move or to document and salvage the structure.

National Register of Historic Places

The listing of structures in the National Register has limited protected powers; it protects only from actions of the federal government. Listing is valuable, though, because it documents and recognizes the significance of resources at local, state, and national levels. Also, National Register status qualifies historic properties for financial incentives, such as grants, Federal tax incentives, and consideration in the planning

Figure 10: Silverdene - 931 Main Street



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of federally-assisted projects. In cooperation with the Tennessee Historical Commission, the MHC prepares nominations of architecturally and historically significant properties in Davidson County to the National Register of Historic Places and assists property owners with nominations. One of the most recent nominations we co-authored with the Country Music Hall of Fame was for RCA Studio B, which was listed in the National Register in 2012. The MHC also reviews all Davidson County nominations and makes a recommendation to the THC State Review Board.

Section 106 Review

Section 106 of the National Historic Preservation Act (36 CFR 800, as revised) requires federal agencies to take into account the effects of their undertakings on historic properties, through identifying historic properties that are eligible for or are listed in the National Register of Historic Places, and to determine if their undertaking will have an effect on the those properties. If it is determined that the undertaking will have an adverse effect on historic properties, the agency consults with the State Historic Preservation Office and other interested parties, including local governments and members of the public, to develop a Memorandum of Agreement, through which the federal agency will avoid, minimize, or mitigate the adverse effects.

The MHC, through its regular review process for Section 106, consults and provides advisory comments to the THC. As a Certified Local Government (CLG), the MHC provides Section 106 Review Services to the MDHA to expedite the SHPO review process for construction projects that have federal funding. The MHC gathers information to decide which properties in the area that may be affected by the project are listed, or are eligible for listing in the NR, determines how those historic properties are affected; explores measures to avoid or reduce harm to historic properties; reaches agreement with SHPO on such measures to resolve any adverse effects or, failing that, obtain advisory comments from ACHP, which are sent to



Figure 11: Holy Trinity Episcopal Church

the head of the agency. Projects that require review are those that receive federal funds, grants, or loans; require a federal permit, license, or other approval; or are a federally-owned or -controlled property. Projects generally include cell or communication towers, HUD developments, Federal Emergency Management Agency (FEMA) projects and Tennessee Department of Transportation (TDOT) improvements. MHC review expedites the review of projects at the state level.

Open Space Plan

The Metro Historical Commission works with the Mayor's Office and the Metro Parks and Recreation Department as individual projects are undertaken

that implement the goals of the city's 2011 Open Space Plan. The plan includes establishing a heritage tourism trail that highlights Nashville's historic and prehistoric landscapes and sites; completing a Scenic Resource Inventory and integrating it into the existing historic site inventory; installing way-finding signage linked to Trail of Tears, a Civil War trail, or other county-wide cultural trails; expanding historic resource protection priorities to include iconic landmarks and landscapes and protecting them through voluntary land acquisition, conservation easements and designation as local districts; creating incentives for protection of historic properties that have received designation through the MHZC.

Partners

The office is a member of, and frequently partners with other local, state, and national history and historic preservation organizations including Historic Nashville, Inc. (HNI), Tennessee Preservation Trust (TPT), Association for the Preservation of Tennessee Antiquities (APTA), Southeastern Society of Architectural Historians (SESAH), National Alliance of Preservation Commissions (NAPC), National Center for Preservation Technology and Training (NCPTT) and the National Trust for Historic Preservation (NTHP). Staff currently serve on boards of HNI, SESAH, and NAPC.

The department also partners with many Metro Departments, other local agencies, groups, and non-profits, such as NCCA and Friends of Two Rivers. In 2012, a group of interested citizens created the MHC Foundation, a friends group for the MHC office, and was designated a 501(c)3. As the Foundation grows, the MHC will be able to partner with them on future preservation projects, including the creation of a revolving fund to step in when historic buildings are threatened with demolition.

Metro Codes Administration

MHC staff offers technical assistance to people interested in the maintenance or renovation of historic buildings and works closely with the Department of Codes Administration to monitor construction and renovation work in the historic and conservation zoning districts. They also assist with design of infill housing built by both government and private entities within historic areas.

Metro Historic Zoning Commission

The Metro Historic Zoning Commission (MHZC), MHC's sister organization, is a regulatory board whose nine citizen-members makeup oversee exterior work in historic zoning districts. The panel is made up of representatives from the MHC and the Metro Planning Commission, and includes an architect, four overlay district representatives and two at-large members. Commissioners are appointed by the Mayor and confirmed by Metro Council to serve five-year staggered terms without compensation. MHZC is staffed by an executive director, a zoning administrator and other professionals with training and experience in preservation, architecture, building sciences, and architectural history, under the employment of the MHC. They administer the day-to-day activities of historic zoning by meeting with and advising property owners on the appropriateness of proposed work; giving technical advice on rehabilitation matters; keeping records; monitoring work in progress; preparing public information newsletters, reports, and presentations; guiding neighborhoods throughout the overlay designation process; and helping neighborhoods and property owners develop design guidelines. The staff compiles technical information on the best practices, methods, and materials utilized by preservation professionals across the country, to share with property owners, developers and contractors.

Today the MHZC administers the review of work in 32 Historic Landmark Districts, 6 Historic Preservation Districts, and 16 Neighborhood Conservation

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Districts, which total over 7,000 properties throughout the county. A complete list of locally designated properties is provided in the appendix.

Certified Local Government Program

The MHC is designated as a Certified Local Government (CLG). To obtain this status from the NPS, the department had to demonstrate that the city is committed to historic preservation by establishing a qualified historic preservation commission; enforcing state and local legislation for the designation and protection of historic properties; maintaining a system for the survey and inventory of local historic resources; and providing for public participation in the local historic preservation program, including participation in the National Register process. The MHC benefits from this designation in many ways including: priority status in technical assistance and services from the THC; training sessions for historic zoning commissions; special networking meetings; and priority funding dedicated from the Historic Preservation Fund Grants. MHC/MHZC is a CLG through the State Historic Preservation Office (SHPO), the Tennessee Historical Commission (THC). The CLG Program is a cost-effective local, state and federal partnership that allows the MHC to provide official comment to the SHPO on federally-funded projects that affect our city.

Rehabilitation of Historic Properties

Many millions of dollars have been spent on the rehabilitation of historic properties in the last decade. Urban and midtown neighborhoods, especially, have had major redevelopment. The Historical Commission and the Historic Zoning Commission are participants in advisory and regulatory roles. We work with other agencies and with owners to resolve issues that arise when an owner is rehabbing a property, e.g., codes, setbacks, ADA compliance. We cannot tabulate “accomplishments” in this realm, but see the results of preservation advocacy in the permitting process.

The MHC helps to develop design and financial strategies for the adaptive use of significant architectural resources and reviews restoration work. We work with property owners, private organizations, and other government agencies to spur revitalization of historic districts downtown. Through events and advocacy, the Commission and others have demonstrated the value and economic viability of historic buildings as amenities for all Nashvillians and the city’s visitors. We are proud to have played a part in these success stories.

The Future of Historic Preservation



In the last century, historic preservation in Nashville, like the United States, has expanded from saving single buildings to preserving and restoring sites, neighborhoods, and landscapes that are significant for their inhabitants, events, architecture, surroundings, contributions to neighborhoods, meaning to their societies, and relationship to cultural identity. It has evolved from saving structures to building sustainable, livable communities and neighborhoods. In the twenty-first 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 the reuse of existing resources, such as our historic struc-

tures, to continue the fight against climate change and be more responsible stewards of our land.

Sustainability

In the past few years, there have already been successful milestones in the growing relationship between historic preservation and sustainable development. Historic buildings are leading the movement of sustainability with LEED (Leadership in Energy and Environmental Design) certification. LEED is a consensus-based, market-driven program that provides third-party verification of green buildings. Transforming the ways in which built environments are designed, constructed, and operated, it addresses the entire lifecycle of a building. In 2008, the Christ-

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man Co. Building, a 1928 constructed and National Register-listed building in Lansing, Michigan, became the world's first LEED double-platinum-rated building, earning the platinum rating in LEED Core and Shell and LEED Commercial Interiors. It is an example of how historic preservation and the sustainable building movement form a natural relationship; and with the 2012 revision of LEED, its criteria have been re-evaluated to incorporate new metrics that encourage the rehabilitation of existing structures.

Economic development

Economist Donovan Rypkema said historic preservation itself is not the goal, but a means to an end. The true goal is to build economically, environmentally and socially sustainable communities. In multiple studies throughout the country at both the state and local levels, preservation has been a proven tool in reaching this goal. In his report, "Measuring Economic Impacts of Historic Preservation," Rypkema states:

"historic preservation has become a fundamental tool for strengthening American communities. It has proven to be an effective tool for a wide range of public goals including small business incubation, affordable housing, sustainable development, neighborhood stabilization, center city revitalization, job creation, promotion of the arts and culture, small town renewal, heritage tourism, economic development, and others."

It only makes sense that reusing what we have is a more sustainable economic model than any other. Consultant Storm Cunningham, in his book *The Restoration Economy: The Greatest New Growth Frontier*, explains that new development has lost market share to restorative development. He states that of the three development modes (new development, maintenance/conservation, and restorative), only the restorative development "can fuel continual economic growth without limit. Combining watershed restoration with infrastructure restoration is now a proven



Figure 12: Historic East Nashville

path to metropolitan restoration. Add just one more element to the mix (such as heritage restoration) and a near-magical renewal often results, as businesses become attracted to the area because it's now healthier, more efficient, and more interesting."

More specifically, studies show that restoration creates more jobs than new construction and keeps more money local. Comparing an expense of one million dollars on rehabilitation to one million dollars in new construction, 5-9 more construction jobs are created and 4.7 more jobs will be created elsewhere with rehabilitation. Comparing the same one million dollars in rehab to new construction, 120,000 more dollars will initially stay in the community with rehabilitation. Preservation can also bring more money

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to the community through heritage tourism. Studies show that heritage tourists stay longer and spend more money than other types of tourists.

Preservation makes environmental sense, too. For example, demolition of a typical 50,000 square-foot commercial building wastes 80 billion BTUs of embodied energy. The same demolition also creates 4,000 tons of waste. In a recent article published by the National Alliance of Preservation Commissions, “A Seismic Shift in Historic Urban Development: Lessons Learned from the Crash of 2008,” Peyton Hall writes:

“While the ‘metrics’ have not caught up to concept yet, it is clear that there is no reasonable payback period, in construction and operating energy costs, to demolishing an existing building in order to construct a new building meets someone’s current measure of ‘green.’ Energy retrofits improve the performance of existing buildings; demolitions grow the volume of landfills. Economists demonstrate that rehabs provide more jobs, while using fewer resources and burning less carbon, than does new construction.”

We’ve also learned that buildings constructed before 1920 are typically more energy efficient than those built from 1920 to 2000.

Smart Growth and Livability

Preservation is socially sustainable, as it not only preserves historic architecture, but maintains diversity within our communities. In more recent years, developments have included roughly the same size homes, designed for families in roughly the same income bracket. Meanwhile, historic neighborhoods have small, medium, and large homes, duplexes, and multi-family or apartment buildings. Not only does this diversity provide buyers with more choices, it encourages diversity of incomes all within the same neighborhood. In addition, another study by Donovan Rypkema shows that if a community had to replace the older and historic homes occupied by households below the poverty level today, using the most cost effective of Federal housing programs, it would cost the American taxpayer 335 billion dollars. Preservation also increases the levels of home ownership, which in turn, helps to creating neighborhood stability.

Armed with the knowledge that preservation is critical to the growth and development of Nashville/Davidson County, the Metro Historical Commission is ready to embark on projects that will help to define the next phase in the evolution of historic preservation nationally. The strongest tool that currently exists is the Historic Zoning overlay, which provides for design review of exterior alterations and thereby directs growth in a manner that is appropriate for historic neighborhoods. It has been proven to maintain property values and, in most cases, increase property values. Nashville was a pioneer in expanding this tool to include Neigh-

Did you know?

Buildings constructed before 1920 are typically more energy efficient than those built from 1920 to 2000.

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neighborhood Conservation Zoning overlays that have been very successful locally. Because there are fewer actions requiring review, the Metro Historic Zoning Commission is able to protect more historic properties and provide for better customer service than they would have been able to otherwise. In addition, since the creation of new overlays is neighborhood-driven, this less restrictive design review is more palatable to more property owners.

Adapting to New Technology and Interpretations

The best way to improve this tool is to assure that the design guidelines, policies and decision-making processes address sustainability. The majority of ways that a building can increase efficiency, such as geothermal, capture of water runoff through rain barrels, improved insulation, window maintenance and repair, weather stripping, and planting trees to provide shade in the summer and block winds in the winter, do not impact the historic character of a building or district and therefore do not have to go through the Preservation Permitting process. Where the MHZC does have jurisdiction, improvements in design review have been made, namely by allowing for substitute materials, creating a policy for solar panel review, and encouraging the use of existing space within a house.

The MHZC recognizes that wood available today simply isn't the same material as the old growth wood once readily available and so allows for engineered wood products in most cases. Knowing that technology is changing rapidly, the Commission is always open to considering new materials for building projects; and considers issues such as its look, durability, longevity and track record, installation, and cost when approving new products. The Commission developed a policy for accepting solar panels that recognizes that location is tantamount to their efficiency and therefore does not preclude them from being on the front of a building.

The Commission has developed guidelines that encourage maximum use of the existing building. These guidelines also provide a cheaper alternative for an applicant than an addition requiring the construction of additional foundation. The design guidelines allow for rear ridge raises that capture usable attic space, and for the addition of skylights and dormers on the rear and sides of a home. Many homes have attic space that does not have enough headroom or space to be used as living space, but can become usable with a ridge raise and the addition of skylights or dormers.

Creating Financial Incentives

An advantage to a property having a historic overlay is the ability to alter some bulk zoning requirements for new construction. The MHZC has created a policy for reducing setback requirements when they do not comply with the historic development patterns within a district.

There are other ways, not necessarily preservation-specific, that the zoning ordinance can encourage preservation, specifically by allowing for greater density and home-based businesses. Density is important as it can provide income to a property owner; it also encourages the type of businesses and public transportation that build walk-able, sustainable communities. Historically, our neighborhoods were multi-use

Figure 13: Hobson Methodist Church



or mixed-use. They included schools, churches, corner markets, retail, multi-family buildings, duplexes and even industry. Density can be seen as a “scary” word, having a negative impact that conjures images of traffic congestion, increased crime, and lower property maintenance standards. However, increased density can be accomplished with carefully worded guidelines that control features such as size, location, and parking, and encourages owner-occupied properties; preserving the qualities of a predominately single-family residential district.

Allowing for small, multi-family structures could provide an income for the maintenance and improvement of historic properties. Allowing for the type of home-based businesses that do not require an increase in traffic or parking is another way that zoning can support preservation and increase quality of life in a neighborhood. Money saved by not commuting or renting an outside office space can be used towards the maintenance of the historic property. More importantly, having home-based businesses mean that there are more people at home in a neighborhood at all hours of the night and day, which can decrease crime and build stronger communities.

Transfer of Development Rights (TDRs), which allow a property owner to transfer the right to develop one parcel of land to a different parcel, have been more successful with preserving open space than preserving urban areas. Nevertheless, a program could be successful in Nashville as long as the areas selected to send and receive credits meet the needs of developers; current zoning restrictions encourage the sales/purchase of credits; and the sending and receiving areas are well-balanced. Developing a useful TDR system will require a broad view and alterations to current zoning, but would create an incentive in areas of the city where the zoning exceeds what is on the ground; such as the three remaining National Register listed districts in the city’s downtown: Fifth Avenue, Printer’s Alley, and the Financial District.

Financial incentives are an effective way to encourage preservation. The use of existing incentives is limited in Tennessee so new programs need to be created. Some states offer a state income tax credit for rehabilitation in addition to the existing Federal tax credit incentive; but there is no state income tax in Tennessee for such a program. Other states have also benefited from tax moratoriums or abatements that encourage the improvement of properties and areas that are economically depressed, thereby assuring additional property tax income for the city after the moratorium or abatement period is completed. However, the state constitution does not allow for this type of program in Tennessee. Historic Nashville, Inc. provides for conservation (façade) easements that allow a one-time tax deductible donation, but the in-perpetuity restrictions required for this deduction make it less attractive to some property owners. MHC will continue to assist property owners with the Federal Rehabilitation Tax Credit, which is used for rehab of income-producing properties that are listed in the National Register of Historic Places.

Density bonuses provided to projects that restore existing buildings might be one avenue; however, Nashville has an opportunity to be the leader and develop a new type of financial incentive; one that is meaningful to owners of residential and commercial properties and encourages development.

Challenges

As we venture further into the twenty-first century, preservation practitioners in the United States will continue to develop new partnerships and think creatively about how the message can be expanded so that the protection and reuse of historic built resources will not only maintain vestiges of our past; but will also create vibrant spaces for our future. Currently, with only the power to make recommendations, the preservation and reuse of structures in planning decisions that fall outside designated historic districts is often trumped by demolition rights and zoning variances. We must find ways to create

incentives that provide alternatives to demolition. We will continue to encourage the reuse of existing buildings and educate the public, property owners, developers, and business owners on the advantages of preserving our built environment. We will also continue to streamline our processes with the public and government agencies, expand interest in the past, find innovate ways to engage the public in the study of the past, and incorporate new technologies as they become available.

Appendix A: Metro Historical Commission's Historic Markers (12/31/2012)

1. Adolphus Heiman, 1809-1862
2. Albertine Maxwell
3. Assumption Church
4. Battle of Nashville
5. Battle of Nashville (December 16, 1864) Asault on the Barricade
6. Battle of Nashville (December 16, 1864) Confederate Final Stand
7. Battle of Nashville, Confederate Line
8. Battle of Nashville, Federal Main Line
9. Battle of Nashville, Peach Orchard Hill
10. Battle of Nashville, Shy's Hill
11. Belle Meade Golf Links Historic District
12. Belle Vue
13. Belmont Mansion
14. Belmont-Hillsboro Neighborhood
15. Black Churches of Capitol Hill
16. Blackwood Field
17. BMI
18. Bradley Studios
19. Buchanan Log House
20. Cane Ridge Cumberland Presbyterian Church
21. Captain Alexander Ewing, "Devil Alex"
22. Captain John Rains
23. Captain Ryan's Home
24. Cardinal Stritch
25. Central High School
26. Chickasaw Treaty
27. Christ Church Cathedral
28. City of Edgefield
29. Clover Bottom Mansion
30. Cohn School
31. Cornelia Fort Airport
32. Craighead House
33. Customs House
34. Devon Farm
35. Disciples of Christ Historical Society
36. Dry-Stack Stone Walls
37. Duncan College Preparatory School for Boys
38. Dutchman's Curve Train Wreck
39. East Nashville Fire
40. Edmondson Home Site
41. Edwin Warner Park, 606.7 acres
42. Eight Avenue South Reservoir
43. Ezell House

Historic Preservation in Nashville

- | | | | |
|-----|-------------------------------------|-----|-----------------------------------------|
| 44. | Fall School | 66. | Julia McClung Green, 1873-1961 |
| 45. | Fehr School | 67. | Lake Providence Community |
| 46. | First Airfield | 68. | Lockeland Spring |
| 47. | First Baptist Church | 69. | Luke Lea Heights |
| 48. | First Baptist Church East Nashville | 70. | Madison College |
| 49. | Fort Negley Site | 71. | Major Wilbur Fisk Foster, 1834-1922 |
| 50. | Frederick Stump, 1724-1822 | 72. | Mansker's First Fort |
| 51. | General Thomas Overton, 1753-1825 | 73. | Marathon Motor Car |
| 52. | Germantown Historic District | 74. | Mary Catherine Strobel |
| 53. | Glendale Park | 75. | McConnell Field |
| 54. | Granny White Grave | 76. | Meharry Medical College |
| 55. | Grassmere | 77. | Mill Creek Baptist Church and Graveyard |
| 56. | Hill Forest | 78. | Montgomery Bell Academy |
| 57. | Holly Street Fire Hall | 79. | Mount Pisgah Community |
| 58. | Holy Trinity Episcopal Church | 80. | Mrs. John Donelson |
| 59. | Houston's Law Office | 81. | Mud Tavern |
| 60. | Hyde's Ferry Turnpike | 82. | Nashville Academy of Medicine |
| 61. | J. W. Price Fire Hall | 83. | Nashville Centennial 1780-1880 |
| 62. | Jackson's Law Office | 84. | Nashville Fire Department |
| 63. | James Carroll Napier | 85. | Nashville General Hospital |
| 64. | John Trotwood Moore, 1858-1929 | 86. | Nashville Plow Works |
| 65. | Johnson's Station | 87. | Nashville Race Course |

Historic Preservation in Nashville

88. Nashville Sit-ins
89. Nashville YMCA
90. Nashville's First Public School
91. Nashville's First Radio Station
92. Neill S. Brown, 1810-1886
93. Newsom's Mill
94. Oglesby Community House
95. Old Hickory Powder Plant
96. Old Hickory Triangle
97. Overbrook School
98. Parmer School
99. Percy Warner Park, 2058.1 acres
100. Power-Grinding Wheels
101. Radnor College
102. Randall Jarrell, 1914-1965
103. RCA Studio B
104. Richland-West End
105. Ryman Auditorium
106. Saint Cecilia Academy
107. Saint Thomas Hospital
108. Samuel Watkins
109. Scarritt
110. Scottsboro/Bells Bend
111. Seeing Eye, Independence and Dignity Since 1929
112. Site of First Store
113. Site of Original Gas Works
114. Site of Waterworks Plant
115. St. Patrick Catholic Church
116. Sunnyside
117. Tanglewood Historic District
118. Tennessee Ornithological Society
119. Tennessee State University
120. The Harpeth Hall School
121. The Temple Cemetery
122. Timothy Demonbreun
123. Tolbert Fanning, 1810-1874
124. Tolbert Hollow
125. Transfer Station Site
126. Two Rivers Mansion
127. Una Community
128. Union Station
129. Union Station
130. United Nations Visit to Nashville
131. University School of Nashville

132. Vauxhall Garden Site
133. Vine Street Temple
134. Votes for Women
135. Wallace University School, 1886-1941
136. Ward's Seminary
137. Watkins Park
138. Waverly Place
139. West End High School
140. Western Harmony
141. William Gerst Brewing Company
142. William Walker, "Grey-eyed Man of Destiny"
143. Woodbine
144. Woodmont Estates
145. Scaritt College for Christian Workers
146. Mary Catherine Schweiss Strobel
147. Fehr School
148. Cohn School/W.R. Rochelle

APPENDIX B: MHZC'S Local Historic Overlay Districts (12/31/2012)

Historic Preservation Districts:

1. Broadway- includes 70 properties; designated 2007
2. Edgefield Historic Preservation District; includes 471 properties; designated 1978 with expansion in 1990
3. Germantown- includes 548 properties when designated in 2007; includes 703 properties as of 2012 due to subdivision of the original properties
4. Second Avenue Historic Preservation District; includes 50 properties; designated 1997
5. Tanglewood- includes 11 properties; designated 2009
6. Woodland-in-Waverly Historic Preservation District - includes 161 properties; designated 1985
4. Cherokee Park- includes 214 properties; designated 2000
5. Eastwood- includes 444 properties; designated 2004, expanded in 2007
6. Elmington Place- includes 49 properties; designated 2005
7. Greenwood- includes 346 properties; designated 2008
8. Hillsboro-West End- 457 properties; designated 2005
9. Lockeland Springs-East End Neighborhood Conservation District; includes 1,805 properties; designated in 1985 with expansions in 2003 and 2005
10. Maxwell Heights- includes 191 properties; designated 2008
11. Park & Elkins- includes 158 properties; designated(2011

Neighborhood Conservation Districts:

1. Belle Meade Links Triangle- includes 146 properties; designated 2003
2. Belmont-Hillsboro- includes 1,076 properties when designated in 2005; with expansion to 1105 in 2007 and 2012.
3. Blakemore PUD Neighborhood Conservation District; includes 6 properties; designated 1989
12. Richland-West End Neighborhood Conservation District; includes 412 properties; designated in 1996 with expansion in 1999
13. Richland-West End Addition- includes 45 properties; designated 2007
14. South Music Row- includes 72 properties; designated 1997
15. Whitland Avenue- includes 54 properties; designated 2008

Historic Preservation in Nashville

16. Woodlawn West- includes 41 properties; designated 1999

designated 1999

Historic Landmark Districts:

1. 21st Avenue South Fire Hall; 2219 21st Avenue South; designated 1999

15. Hume Fogg Magnet School; 700 Broadway; designated 2004

2. Airdrie: 3210 Avenal Avenue; designated 2004

16. Idlewild; 712 Neeleys Bend Road; designated 1990

3. Cameron Middle School; 1034 First Avenue South; designated 2005

17. Lindsley Hall; 724 2nd Avenue South; designated 2004

4. Carnegie North Branch Library; designated 1999

18. Locust Hill; 834 Reeves Road; designated 1989

5. Croft House; 3275 Nolensville Road; designated 1999

19. Martin Luther King Jr. Magnet School (Pearl High); 613 17th Avenue; designated 2004

6. Customs House; 701 Broadway; designated 1999

20. McGavock-Harris-Gatewood-Webb House; 908-914 Meridian Street; designated 2006

7. Davidson County Courthouse; designated 1999

21. Nashville City Cemetery; 1001 4th Avenue South; designated 2004

8. Eakin School and Cavert School Buildings; designated 2001

22. Nashville City Reservoir; 1401 8th Avenue South; designated 2004

9. East Branch Library; designated 1999

23. Omohundro Water System; 1400 Pumping Station Road; designated 2004

10. East Literature Magnet School campus; 110 Gallatin Road; designated 2004

24. Shelby Street Bridge; designated 2004

11. Fehr School; designated 2012

25. Smith Farmhouse; 8600 Highway 100; designated 1989

12. Fire Hall No. 18; 1220 Gallatin Avenue; designated 2006

26. Sunnyside; 3000 Granny White Pike; designated 2004

13. Fort Negley; 1100 Fort Negley Boulevard; designated 2005

27. The Parthenon; 2600 West End Avenue; designated 1999

14. Holly Street Fire Hall; 1600 Holly Street;

28. Two Rivers Mansion; 3130 McGavock Pike; designated 1999

29. Union Station; 1001 10th Avenue South;
designated 1999
30. Warner Parks; designated 1999
31. West End Middle School; 3529 West End
Avenue; designated 2004
32. WPA Municipal Garages at Rolling Mill Hill;
designated 2004

APPENDIX C: Nashville/Davidson County Historic Preservation Timeline

- 1966** MHC is created by ordinance and the first members are appointed by Mayor Beverly Briley; many of its members served on the city's Civil War Centennial Committee;
- The Hermitage and Peabody College for Teachers are listed in the National Register of Historic Places (NRHP);
- 1967** Historic Markers program is created
- 1968** Historic Marker No. 1, "Heaton's Station" is erected;
- Non-profit, The Historic Sites Federation of Tennessee, is established; later changes its name to Historic Nashville, Inc.
- 1969** MHC installed 12 historic markers;
- Belle Meade Mansion listed in the NRHP
- 1970** MHC installed 12 historic markers;
- Tulip Grove is listed in the NRHP;
- 1971** MHC installed 12 historic markers;
- Ryman Auditorium and Fisk University's Jubilee Hall are listed in the NRHP
- 1972** MHC installed 12 historic markers;
- Two Rivers Mansion, Second Avenue Commercial District, Holy Trinity Church, Customs House, The Parthenon, and the Old Gymnasium at Vanderbilt University are listed in the NRHP
- 1973** First Architecture Awards program is held to recognize good stewardship of historic properties; name later changed to Preservation Awards;
- Hiring of first MHC Director, May Dean Eberling and part-time secretary, office moves from Centennial Park to Stahlman building;
- National Trust for Historic Preservation (NTHP) proclaims National Preservation Week;
- The Arcade is listed in the NRHP
- 1974** December Tour program begins, which highlights historic churches (1974-1978);
- Metro adopts ordinance creating historic zoning and authorizing the creation of the Metro Historic Zoning Commission (MHZC);

Historic Preservation in Nashville

Began publication of quarterly newsletter, “Historygram”;

Published “Walking with History in Downtown Nashville” brochure;

Nashville: A Short History and Selected Buildings is published;

Mayor Beverly Briley proclaims National Preservation Week in Nashville

1975 MHC and HNI sponsor first Market Street Festival to generate interest in Second Avenue historic architecture;

MHC holds 2nd December Church Tour;

Sponsored “Save Our Station” (Union Station) Workshop;

MHC receives an Award of Merit from American Association for State and Local History (AASLH)

1976 Oversaw Plan for Two Rivers, a study and analysis by Joe Herndon;

Oversaw restoration work at Two Rivers, worked with Mary Oehrline with firm Building Conservation Technology, who completed a paint color analysis and installed period wallpaper

Co-sponsored forum with Vanderbilt University on Nashville Waterfront;

Organized first neighborhood tour with Historic Edgefield;

MHC initiates Preservation Plan using Community Development funds and embarks on countywide survey; survey led to publication focusing on city’s historic neighborhoods

1977 Co-sponsored first Richland-West End neighborhood tour;

Office moves to Silver Dollar Saloon to encourage investment and be a visible presence in blighted historic districts;

First MHZC board is appointed by Mayor Richard H. Fulton;

Applied successfully for the transfer of the U. S. Customs House to Metro;

Worked with MDHA to create façade and historic loans programs;

Published Edgefield, A Neighborhood Design Study; Nashville: Conserving A Heritage and Nashville Conserving A Heritage with emphasis on neighborhoods;

With mayor, co-sponsored seminar on real estate sales in historic neighborhoods, attended by lenders and Realtors;

Historic Preservation in Nashville

Wrote nomination to the National Register for Edgefield;

Created strategy for Nashville's historic neighborhoods;

Commerce Union Bank (4th and Union) designed by Marr and Holman is demolished;

Published "Courthouse" brochure;

Sponsored Open House at Customs House; 800 tour building

1978 MHZC's first historic zoning district, Edgefield, is designated;

Co-sponsored first Lockeland Springs neighborhood tour;

Published "Nashville, What's in a Name" brochure;

Published Neighborhood Design Book, A guide to styles, renovation, and new construction in Nashville's neighborhoods;

Fisk University Historic District is listed in the NRHP

1979 Promoted National Preservation Week with an Adaptive Reuse Tour, Awards, brunch, and Tennessean insert on Preservation;

Worked on Century 3 Celebration of Nashville's founding, including chairing Founders and Settlement Days;

Held an exhibit on history of Nashville photographers including Carl and Otto Giers,

Customs House transferred to Metro ownership; initiated by Mayor Fulton and MHC;

Paramount Theater (727 Church Street) is demolished;

Co-sponsored Founders Day (200th anniversary celebration);

Hosted conference, "Downtown as Resource: Strategies for Main Street Revitalization" co-sponsored by NTHP and Southeast Region Office of the U.S. Chamber of Commerce

1980 1st Oktoberfest, in Germantown, with two churches;

Published Recorded in Nashville, A visual record by the city's early photographers;

Broadway Historic District is listed in the NRHP;

HNI announces Nashville is selected by NTHP as one of six cities to demonstrate energy savings by conservation of older buildings; 20 downtown buildings are selected denoted energy savings from

demo and new construction

1981 First conference on African American History and Culture, co-sponsored with Tennessee State University;

Held formative meeting of the Tennessee Heritage Alliance, the statewide non-profit for historic preservation (eventually evolved into Tennessee Preservation Trust) 1982 Oversaw grant-funded economic revitalization study for Broadway with MDHA; published results as “A Market and Design Study for the Broadway National Register Historic District”;

Began Broadway Revitalization Committee meetings with downtown merchants and property owners (one of the forerunners of The District);

Began survey of commercial buildings in Davidson County;

Published first “Nashville City Cemetery” brochure;

Office moves to Customs House;

HNI establishes the state’s first Preservation Easement program;

Worked with MDHA to create interest-free façade loan program as an incentive to owners of historic buildings on Broadway and Second Avenue

1983 Published “Neighborhood Commercial Buildings: A Survey and Analysis of Metropolitan Nashville”;

Published book, Nashville Families & Homes, Selected Paragraphs From Nashville History, with Nashville Public Library;

Published brochure, “The Civil War Battle of Nashville, A self-guided tour”;

Co-sponsored Tennessee Heritage Alliance’s first conference in Nashville;

Ann Reynolds named Executive Director;

Former Governor’s Mansion (2118 West End Ave) is demolished for Popeye’s Fried Chicken restaurant

1984 Working with Keeper of the National Register of Historic Places, authored National Register listings for Warner Parks and Nashville City Cemetery. Both were firsts of their type in Tennessee: first large rural park and first cemetery;

Hosted formative meeting of the Nashville Neighborhood Alliance and staffed organization;

Co-published Art Deco tour brochure with HNI

1985 Neighborhood Conservation Overlay Districts are established as a less restrictive type of historic zoning;

Lockeland-Springs-East End Neighborhood Conservation District is designated as the first Conservation zoning district in the country;

Woodland-in-Waverly Historic Preservation District is designated;

MHC is designated as a Certified Local Government (CLG) agency;

Began countywide survey of historic resources with the Metro Planning Commission;

Devastating fire occurs on Second Avenue North, destroying an entire block of 19th century buildings;

Created Preservation Plan for Warner Parks with Metro Parks, which was the catalyst for Master Plan and the friends group;

Prepared application for transfer of then federally-owned Union Station to Metro;

MHC co-sponsors Summer Lights Tour de Feet through 1990

1986 MHC files lawsuit against BZA over granting of variances to allow proposed 21-story building on Second Avenue;

Metro receives Urban Development Action Grant (UDAG);

Shelby Street Bridge listed in the NRHP;

Union Station opens as a hotel on New Year's Eve

1987 Davidson County Courthouse and Omohundro Waterworks System are listed in the NRHP

1988 MHC wins lawsuit against BZA preventing construction of 21-story building within the Second Avenue Historic District;

Tennessee Theater (6th and Church Street) demolished;

Historic Landmark legislation adopted by Metro Council

1989 Published "Look and See the Town" brochure;

Historic Preservation in Nashville

Blakemore PUD Neighborhood Conservation District is designated;

Locust Hill is designated as the city's first Historic Landmark;

Smith Farmhouse is designated as a Historic Landmark;

MHC successfully advocates for relocation of Hatch Show Print to Lower Broad;

MHC begins incorporating countywide survey findings in MPC's subarea planning process;

MHZC featured in November issue of Southern Living magazine

1990 Edgefield HPD is expanded;

Idlewild is designated as a Historic Landmark;

The District, a non-profit for downtown's three historic districts, is established; MHC authored plan and secured funding from MDHA;

MHC office moves to Bush-Herbert Building at 176 3rd Ave. N;

American Association for State and Local History (AASLH) awards Certificate of Commendation to African American History and Culture Conference

1991 Published "African American Historic Sites" brochure

1992 Ryman Auditorium Centennial celebration;

MHC holds its annual Preservation Awards at the Ryman with performance by Emmylou Harris;

MHC office moves to Fourth and Broad, the former location of an adult bookstore;

Sudekum Building and Tennessee Theater demolished;

Metro Council adopts legislation permitting Bed & Breakfasts in historic homes

1993 Ryman Auditorium reopens for regular performances;

Downtown Presbyterian Church designated as a National Historic Landmark by the National Park Service

1994 "Nashville City Walk, Tracing Urban History" is published and sign-guided walk is launched;

Published Andrew Jackson Slept Here: A Guide to Historical Markers in Nashville and Davidson

Historic Preservation in Nashville

County;

Nashville and Decatur Railroad Depot (4th and Chestnut) is demolished

1995 Tennessee State University Historic District and Waverly Place Historic District are listed in the NRHP

1996 Office moves to Cummins Station;

John Connelly appointed as Davidson County Historian;

MHC involved in founding Nashville Urban Design Forum;

Richland-West End Neighborhood Conservation District is designated

1997 Second Avenue Historic Preservation District is designated;

South Music Row Neighborhood Conservation District is designated

1998 Nashville City Cemetery Association, a 501c3, is co-created with Metro Parks to support the site;

Devastating tornado hits downtown and historic East Nashville neighborhoods;

MHC co-sponsors RU/DAT with Middle TN AIA chapter to assist in neighborhood recovery

1999 Began working with Boy Scouts to assist in repair and beautification projects at the Nashville City Cemetery and Grassmere, 16 total projects completed;

Worked with Nashville Zoo in opening of Croft House for tours and co-sponsoring their annual Harvest Days event;

Richland-West End Neighborhood Conservation District is expanded;

Woodlawn West Neighborhood Conservation District is designated;

Under Mayor Phil Bredesen's leadership eleven city properties are designated Historic Landmark Districts: 21st Avenue South Fire Hall, Carnegie North Branch Library, Croft House, Customs House, Davidson County Courthouse, East Branch Library, Holly Street Fire Hall, The Parthenon, Two Rivers Mansion, Union Station, and Warner Parks;

Jacksonian Apartments on West End at 31st are demolished for Walgreens drugstore;

MHC holds first Living History Tour of the Nashville City Cemetery

2000 Cherokee Park Neighborhood Conservation District is designated;

Historic Preservation in Nashville

MHC holds first Memorial Day Dash 5K run from Fort Negley to City Cemetery;

Cheekwood listed in the NRHP

2001 Eakin and Cavert School Buildings are designated as Historic Landmarks;

Union Station Trainshed is demolished;

Ryman Auditorium designated as a National Historic Landmark

2002 Published “Driving Tour and Map of the Battle of Nashville, Dec. 2-16, 1864”;

East Nashville High and Jr. High Schools are listed in the NRHP

2003 Belle Meade Links Triangle Neighborhood Conservation District is designated;

Lockeland Springs-East End Neighborhood Conservation District is expanded

2004 Eastwood Neighborhood Conservation District is designated;

Under Mayor Bill Purcell’s leadership the city designates eleven properties as Historic Landmark Districts: East Literature Magnet School campus, Hume Fogg Magnet School, Lindsley Hall, Martin Luther King Jr. Magnet School (Pearl High), Nashville City Cemetery, Nashville City Reservoir, Omohundro Water System, Shelby Street Bridge, Sunnyside, West End Middle School, and the WPA Municipal Garages;

MHC office moves to Sunnyside in Sevier Park;

Airdrie is designated as Historic Landmark;

Community Baptist Church (South Douglas Ave.) is demolished for multi-family housing;

MHC hosts Tennessee Preservation Trust’s Annual Statewide Conference;

Fort Negley reopens to the public

2005 Belmont-Hillsboro Neighborhood Conservation District is designated;

Elmington Place Neighborhood Conservation District is designated;

Lockeland Springs-East End Neighborhood Conservation District is expanded;

Hillsboro-West End Neighborhood Conservation District is designated;

Historic Preservation in Nashville

Cameron Middle School and Fort Negley are designated as Historic Landmarks;

Evergreen Mansion demolished, leading to legislation giving MHC a 90-day review period

2006 Oversaw the NCC Preservation Plan by Wyss Associates, Inc., Preservation Landscape Architects;

Published “Sunnyside” brochure;

The District is designated the first Preserve America Neighborhood in the U.S.; First Lady Laura Bush came to Nashville to present the award to the city;

Fire Hall No. 18 and the McGavock-Harris-Gatewood-Webb House are designated as Historic Landmarks;

MHC works with team designing and constructing the Public Square to create historic elements on Square

2007 Broadway Historic Preservation District is designated;

Germantown Historic Preservation District is designated;

Belmont-Hillsboro Neighborhood Conservation District is expanded;

Eastwood Neighborhood Conservation District is expanded;

MHC hosted the annual Southeastern Society of Architectural Historians Conference;

Fort Negley Visitor’s Center Opens;

Richland-West End Addition Neighborhood Conservation District is designated

2008 Greenwood Neighborhood Conservation District is designated;

Maxwell Heights Neighborhood Conservation District is designated;

Whitland Avenue Neighborhood Conservation District is designated

2009 Began publication of monthly “MHC E-newsletter”;

MHC and Nashville host the annual meeting of National Trust for Historic Preservation Oct 13-17;

MHC hosts the NCPTT Cemetery Workshop;

Published the “MHC” and “Footnotes” brochures;

Historic Preservation in Nashville

Tanglewood Historic Preservation District is designated;

HNI initiates inaugural Nashville Nine Endangered Sites List;

Tim Walker named Executive Director of MHC

2010 Co-wrote The Nashville City Cemetery, Second Edition;

Co-sponsored Habitat for Humanity's first historic ReConstruct house in North Edgefield

Co-published book, North Edgefield Remembered, with Dr. William McKee;

Worked with Metro Parks and Councilman Phil Claiborne to create non-profit, Friends of Two Rivers Mansion"

Published "Metro Courthouse," "MHZC," "Preservation Incentives," and "Nashville City Cemetery" brochures

2011 Published "Capital City", "Battle of Nashville" brochure;

Mayor's Day event held at City Cemetery in conjunction with rededication of the City Cemetery after the completion of the restoration work;

Hosted first annual Civil War Sesquicentennial symposium at Downtown Presbyterian;

Co-hosted Fort Nashborough Day living history event with the DAR;

Dr. Carole Bucy confirmed as Davidson County Historian and begins Nashville history lecture series, which MHC co-sponsors;

Park and Elkins Neighborhood Conservation District is designated

2012 Published "Nashville: The Occupied City" brochure;

Mayor appoints Metro@50 committee to organize events for 50-year anniversary of Nashville and Davidson County's merged government;

Began working with Metro Parks and public to create "Friends of Fort Negley";

Belmont-Hillsboro Neighborhood Conservation District is expanded;

Fehr School is designated as a Historic Landmark;

Hosted and co-sponsored Tennessee Preservation Trust's Annual Statewide Preservation Conference and Old House Fair

APPENDIX D: MHC Publications

Handouts:

1. Nashville Old House Series: Victorian Era Architecture, 1850-1900
2. Nashville Old House Series: Turn-of-the-Century House- The Neoclassical Revival, 1895-1915
3. Nashville Old House Series: The Revival Styles, 1900-1945
4. Nashville Old House Series: The Bungalow and Related Styles, 1910-1930

Books:

1. Andrew Jackson Slept Here: A Guide to Historical Markers in Nashville and Davidson County, 1993
2. The Nashville City Cemetery, Second Edition, 2010, with the NCCA
3. Nashville: Conserving A Heritage, 1977
4. Nashville Families and Homes: Selected Paragraphs from Nashville History, 1983, with The Nashville Public Library
5. Neighborhood Design Book: A guide to styles, renovation, and new construction in Nashville's neighborhoods, 1978
6. Neighborhood Commercial Buildings: A Survey and Analysis of Metropolitan Nashville, 1983
7. Recorded in Nashville: A visual record by the city's early photographers, 1980
8. Edgefield: a neighborhood design study, 1977
9. Nashville: A Short History and Selected Buildings, 1974
10. North Edgefield Remembered, Dr. William McKee, 2008

Brochures:

1. African American Historic Sites in Nashville and Davidson County, 1991
2. Battle of Nashville: A Driving Tour of the 1864 Battlefield, 2011
3. The Civil War Battle of Nashville: A self-guided driving tour, 1983
4. Conservation Zoning: a tool to preserve neighborhoods and to protect Nashville's architectural heritage, 1994

Historic Preservation in Nashville

5. Davidson County Courthouse: A New Deal for Nashville's Public Square, 2010
6. Driving Tour and Map of The Battle of Nashville: The Decisive Battle of the Civil War, 2002
7. Footnotes: A Walking Tour of Downtown Nashville- A Tour Through its History & Architecture, 2009
8. Fort Nashborough: Nashville's First Settlement, 2011
9. Historic Zoning: a tool to preserve neighborhoods and to protect Nashville's architectural heritage, 1994
10. Look and See the Town: Historic Sites of Nashville and Davidson County, 1989
11. Metropolitan Historical Commission: Preserving A Sense of Nashville's History, 2009
12. Metropolitan Historic Zoning Commission: Historic Zoning, Preserving Neighborhoods and Protecting Nashville's Architectural Heritage, 2010
13. Metropolitan Historic Zoning Commission: Preservation Incentives, 2010
14. Nashville: The Capital City- A Tour of Historic Sites Surrounding Capitol Hill, 2011
15. Nashville City Cemetery, 1982
16. Nashville City Cemetery: The History of Nashville Rest Here, 2010
17. Nashville City Walk: Tracing Urban History, 1994
18. Nashville: The Occupied City, A Walking Tour of Civil War Nashville, 2012
19. Nashville: What's In a Name?, a brief history, 1978
20. Sunnyside in Sevier Park, 2004

Former publications:

1. Downtown Nashville: Art and Architecture
2. HistoryGram
3. The Courthouse

APPENDIX E: Historic Preservation Legislation

Metro Zoning Code:

Article III. Historic Overlay Districts

17.36.100 Purpose and intent.

17.36.110 Historic overlay districts established.

17.36.120 Historic districts defined.

17.40.410 Powers and duties.

17.40.420 Preservation permit.

17.40.550 Permits within a historic overlay district.

Metro Ordinances:

Ordinance No. BL2011-900

Ordinance No. BL2011-834

Ordinance No. BL2010-636

Ordinance No. BL2008-333

Ordinance No. BL2008-241

Ordinance No. BL2008-115

Ordinance No. BL2007-1430

Ordinance No. BL2006-936

Ordinance No. BL2005-864

Ordinance No. BL2005-863

Ordinance No. BL2005-862

Ordinance No. BL2001-675