Metropolitan Historic Zoning Commission

TANGLEWOOD

Historic Preservation Design Guidelines

TANGLEWOOD HISTORIC PRESERVATION ZONING OVERLAY

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METROPOLITAN HISTORIC ZONING COMMISSION

Metropolitan Government of
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I. INTRODUCTION

WHAT IS REVIEWED:

IN A HISTORIC LANDMARK OVERLAY

- *New construction (primary and secondary structures)*
- *Additions – increased footprint, height or building envelope of an existing structure*
- *Demolition (in whole or in part)*
- *Relocation of structures*
- *Construction of appurtenances (with the exception of portable storage buildings less than 100 square feet)*
- *Signage*
- *Repairs and Alterations to existing structures*
- *Setback Determinations*

IN A HISTORIC PRESERVATION OVERLAY

- *New construction (primary and secondary structures)*
- *Additions – increased footprint, height or building envelope of an existing structure*
- *Demolition (full or in part)*
- *Relocation of structures*
- *Construction of appurtenances (with the exception of portable storage buildings less than 100 square feet)*
- *Signage*
- *Repairs and Alterations to existing structures*
- *Setback Determinations*

THE HISTORIC PRESERVATION ZONING OVERLAY

Please also see *MHZC Hand Book*.

Neighborhoods in more than two thousand towns in the United States use historic zoning as a tool to protect their unique architectural characters. There are quantifiable reasons for historic zoning: it gives neighborhoods greater control over development; it can stabilize property values; it decreases the risk of investing in one's house; it promotes heritage tourism; it protects viable urban housing stock; it preserves natural resources by conserving building materials. And there are less quantifiable, but equally important, reasons for conservation zoning -- it protects our past for future generations, it nurtures a sense of community, and it provides a sense of place.

Historic zoning overlays are **locally** designated and administered by the Metropolitan Historic Zoning Commission (MHZC), an agency of the Metropolitan Government of Nashville and Davidson County. Historic zoning overlays are applied in addition to the base or land-use zoning of an area. *Historic zoning overlays do not impact use.*

Like the National Register of Historic Places, neighborhood conservation zoning honors an area's historical significance. With that recognition, certain exterior work on buildings—new construction, additions, demolition, and relocation—is reviewed to ensure that the neighborhood's special character is preserved.

There are three types of historic zoning overlays: historic preservation, neighborhood conservation and historic landmarks. In addition to the projects reviewed in a neighborhood conservation zoning overlay, historic preservation and historic landmark overlays also review exterior alterations to existing buildings -- like replacing siding or installing a fence. Overlays with historic preservation or historic landmark zoning are not more historically significant than those with neighborhood conservation zoning; rather, the MHZC with neighborhood input and direction of the Council member determined that this overlay is most compatible with the goals of the neighborhood and the MHZC.

I. INTRODUCTION

WHAT ARE THE DESIGN GUIDELINES?

The Metropolitan Historic Zoning Commission (MHZC) is the architectural review board that reviews applications for work on properties within historic zoning overlay districts. Its nine members, appointed by the mayor, include representatives from zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission, architect(s) and others. Design review is administered according to a set of design guidelines. The guidelines are criteria and standards, developed jointly by the MHZC and the residents of the neighborhood, which are used in determining the architectural compatibility of proposed projects. The guidelines provide direction for project applicants and ensure that the decisions of the MHZC are not arbitrary or based on anyone's personal taste.

The guidelines protect the neighborhood from new construction or additions not in character with the neighborhood and from the loss of architecturally or historically important buildings.

By state and local legislation, design guidelines for historic overlays must be in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*—criteria developed by the National Park Service and used by private and public preservation organizations throughout the country. (Please see I.B.)

IN A NEIGHBORHOOD CONSERVATION OVERLAY (also B&B Homestays)

- *New construction (primary and secondary structures)*
- *Additions – increased footprint, height or building envelope of an existing structure*
- *Demolition (in whole or in part)*
- *Relocation of structures*
- *Setback Determinations*

WHAT IS NOT REVIEWED IN HISTORIC PRESERVATION OVERLAYS

- *Temporary banners/signage*
- *Temporary construction trailers*
- *Painting of wood*

I. INTRODUCTION

PURPOSE OF THE DESIGN GUIDELINES

Within the zoning ordinance, "historic zoning" is used as the general term for Nashville's three types of zoning overlay districts applicable to historic properties: historic preservation, neighborhood conservation, and historic landmark. The references to historic zoning in the ordinance and design guidelines are to be understood as neighborhood conservation zoning overlay, or simply conservation zoning.

A. Design guidelines are criteria and standards which the Metropolitan Historic Zoning Commission must consider in determining the appropriateness of proposed work within a neighborhood conservation zoning district. Appropriateness of work must be determined in order to accomplish the goals of historic and neighborhood conservation zoning, as outlined in Article IX (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance:

1. To preserve and protect the historical and/or architectural value of buildings or other structures;

2. To regulate exterior design, arrangement, texture, and materials proposed to be used within the historic district to ensure compatibility;

3. To create an aesthetic appearance which complements the historic buildings or other structures;

4. To foster civic beauty;

5. To strengthen the local economy; and

6. To promote the use of historic districts for the education, pleasure, and welfare of the present and future citizens of Nashville and Davidson County.

I. INTRODUCTION

B. *By state law, all design guidelines for neighborhood conservation zoning overlays must comply with the* Secretary of the Interior's Standards for Treatment of Historic Properties*:*

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.*

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

4. *Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.*

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

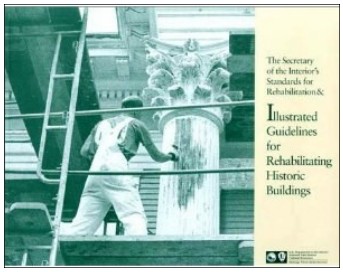
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means necessary.*

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future. The essential form and integrity of the historic property and its environment would be unimpaired.*

The full set of Secretary of Interior Standards may be found online at www.cr.nps.gov/hps/tps/standguide/



I. INTRODUCTION

A SHORT HISTORY OF TANGLEWOOD

Tanglewood is located in the same area as the late-1700s settlement called Haysborough Village, also known as Haysborough. Haysborough existed for approximately sixty years, from the initial arrival of pioneers in 1780 to its incorporation in September 1799 up to the late 1830s. The village was named after one of its earliest settlers, Colonel Robert Hays. A prominent planter, Hays married Jane Donelson, sister of Rachel Donelson Jackson, Andrew Jackson's wife, and also served as the Davidson County representative to the North Carolina legislature.

By 1783, residents had constructed a road connecting Nashville to Mansker's Station approximately 12 miles to the north and passing in the vicinity of Haysborough. In 1785, residents of Haysborough Village established the Spring Hill Meeting House. That same year, the North Carolina legislature established the first school in Tennessee west of the Cumberland Mountains, Davidson Academy, which commenced classes at the Meeting House in Haysborough in the fall of 1786. The earliest recorded deed concerning the land on which the Tanglewood District is located was recorded in February, 1792. William Cocke, a Revolutionary War veteran from North Carolina, purchased a 640 acre tract alongside the Cumberland River at ten pounds for every hundred acres. In 1806, the Davidson Academy trustees voted to move the school to rapidly growing Nashville, beginning the gradual demise of Haysborough Village. In 1836, the road to Mansker's Station was replaced by the Gallatin Turnpike. The Spring Hill Meeting House lay in the path of the new road and was demolished, however, pieces of the foundation still remain in the Spring Hill Cemetery Historical Section.

By the late 1830s, James T. Love had purchased most of the property that had once made up Haysborough Village and maintained it as farm land. The spring on the Tanglewood property, Love's Branch, was named for him. The Gallatin Turnpike bordered the rear of Spring Hill Cemetery, which was begun on land donated in 1815 by Haysborough resident Thomas Craighead, who served as minister of Spring Hill Meeting House from the early 1780s to the 1810s. Tanglewood Historic District is adjacent to the Spring Hill Cemetery, and the turnoff from Gallatin Turnpike to Hayborough retains its historic name Haysborough Road, which in turn

I. INTRODUCTION

leads to Tanglewood Drive.

The farm land remained in the Love family where it was deeded to a nephew Andrew McGaughhey in 1905. During these years, newspaper accounts reported that log structures and ruins of the old village still remained in place. In 1920, McGaugheys began to subdivide the property into residential lots. In 1927, Robert M. Condra purchased a tract in McGaughey's

Second Haysborough Subdivision as the site for his Tanglewood Lodge and houses. Unconfirmed oral tradition states that Condra used some of the remaining log structures and log ruins within his new rustic style complex.

The Tanglewood District is significant in part due to its association with Robert Condra, a successful engineer and builder. A Georgia native, Condra graduated from the University of Tennessee, Knoxville, in 1923 with a double degree in mechanical and electrical engineering. He then moved to Nashville to engage in commission-based contracting, thus beginning a career that spanned more than six decades in Nashville and Middle Tennessee. Condra's work in architectural design, historic preservation, and engineering had a significant impact on Nashville and Middle Tennessee. His work included the six story addition to the National Life and Accident Insurance, the USF&G Insurance Company office building, and the Executive Plaza Office Building. Condra engaged in several historic preservation projects, such as renovating the American Trust Building and the Sudekum (Tennessee) Building. Condra also built and/or renovated a number of residential apartment complexes including Forest Hills, Skyline, Woodmont Terrace, Cedarwood Manor, Glendale, Acklen Heights, Rolland Road, and Royal Oaks.

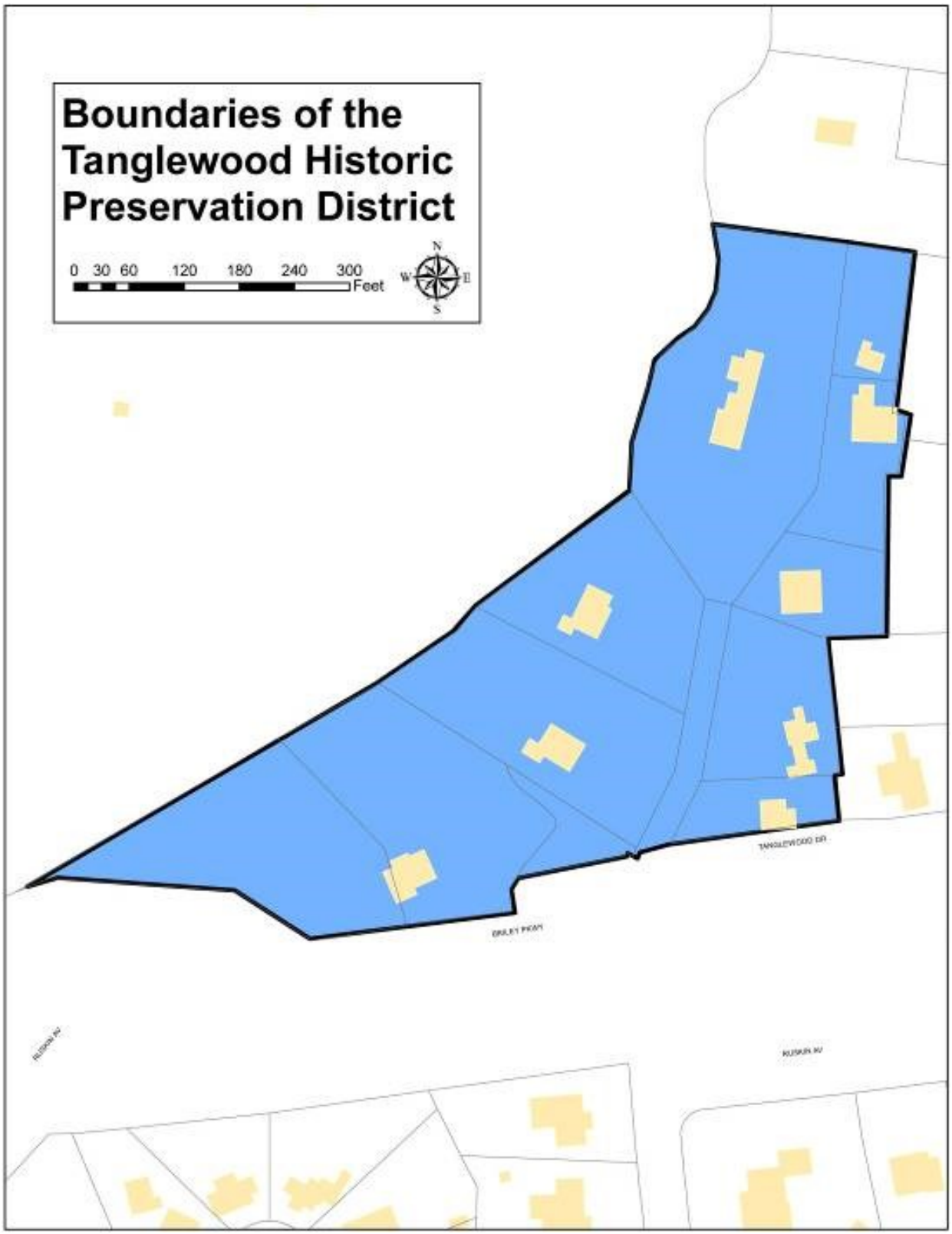
The Tanglewood Historic District is the only known example of Condra's design of detached dwellings in a residential neighborhood in Nashville. The rustic architectural design found at the Tanglewood district reflects Condra's adaptation of the rustic sub-style of the Arts and Crafts Movement. Architectural features, such as natural materials, horizontal design, harmonious relationship with the landscape, deep eaves with bracket supports, prominent stone chimneys, fieldstone walkways, and ample windows, are reminiscent of Arts and Crafts, and are also prominently featured at Tanglewood.

A SHORT HISTORY, continued

Between 1932 and 1946 on a heavily wooded tract, Condra built a central dwelling, swimming pool, and a series of small houses. The architecture was deliberately rustic and placed in a bucolic, wooded landscape, while the swimming pool incorporated the natural spring without destroying its original course. Landscape features, which included brick patios and walkways, stone walkways, retaining walls, steps, patios, pilings, reinforced the rustic style of Tanglewood. In addition to the exterior design, unifying interior features of all the houses reinforce Condra's deliberate usage of the rustic style including cypress paneling, exposed beam ceilings, stone fireplaces, and hardwood floors.

Condra began to rent or sell the houses after their construction and lived at Tanglewood until his death. In 1973 preservation proponents, Henry and Kathy Romersa, bought 4911(a), 4911(b), and 4911(c) and over the next thirty years acquired four additional properties, 4908, 4910, 4914, and 4918. Their desire to preserve Condra's original architectural design and the rural character of Tanglewood was the catalyst for the area being listed on the National Register of Historic Places in 1998.

BOUNDARIES OF OVERLAY



II. A. ALTERATIONS & REPAIRS

Turn of the Century

Queen Anne Cottage

Craftsman

Italianate

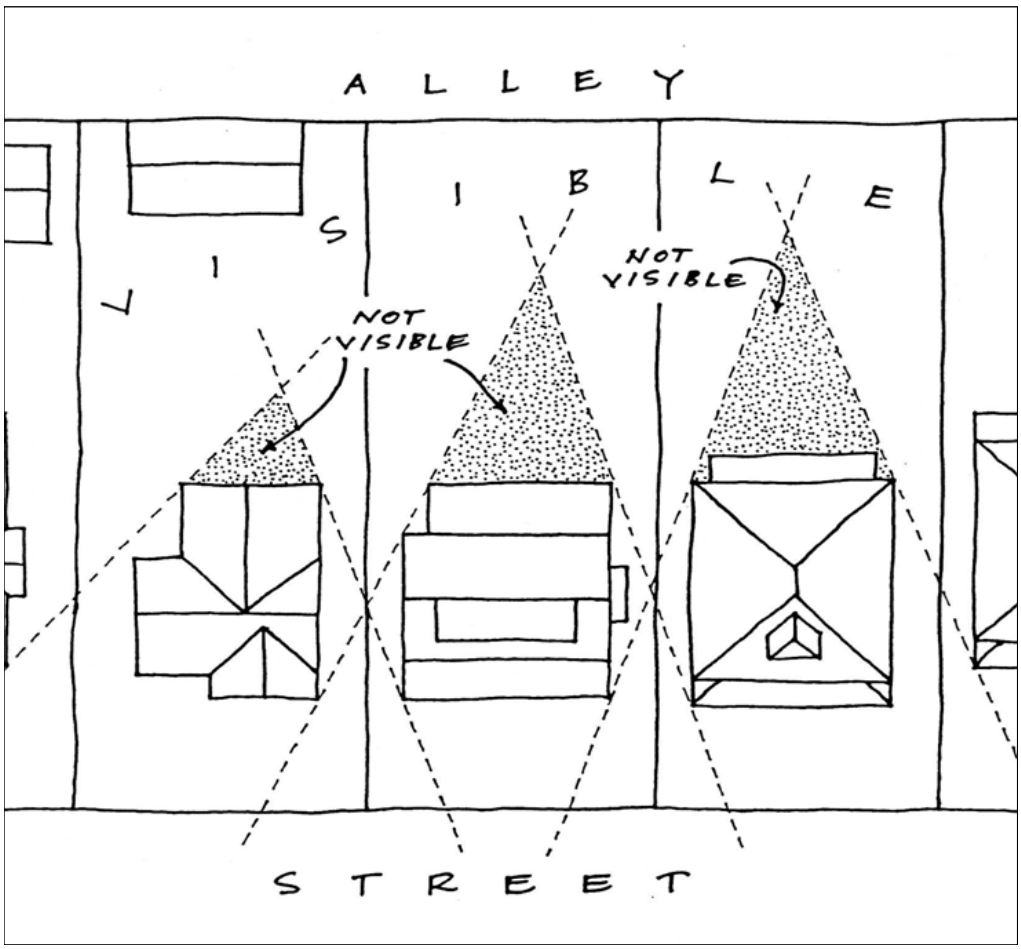
Image to the right shows the area in which new construction would not require a Preservation Permit. All construction outside of the area will be reviewed.

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.

PRINCIPLES

1. These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public rights-of-way.

New free-standing buildings less than 100 square feet in area and that do not have a foundation and are located at the rear of a property, are not required to comply with the design guidelines.

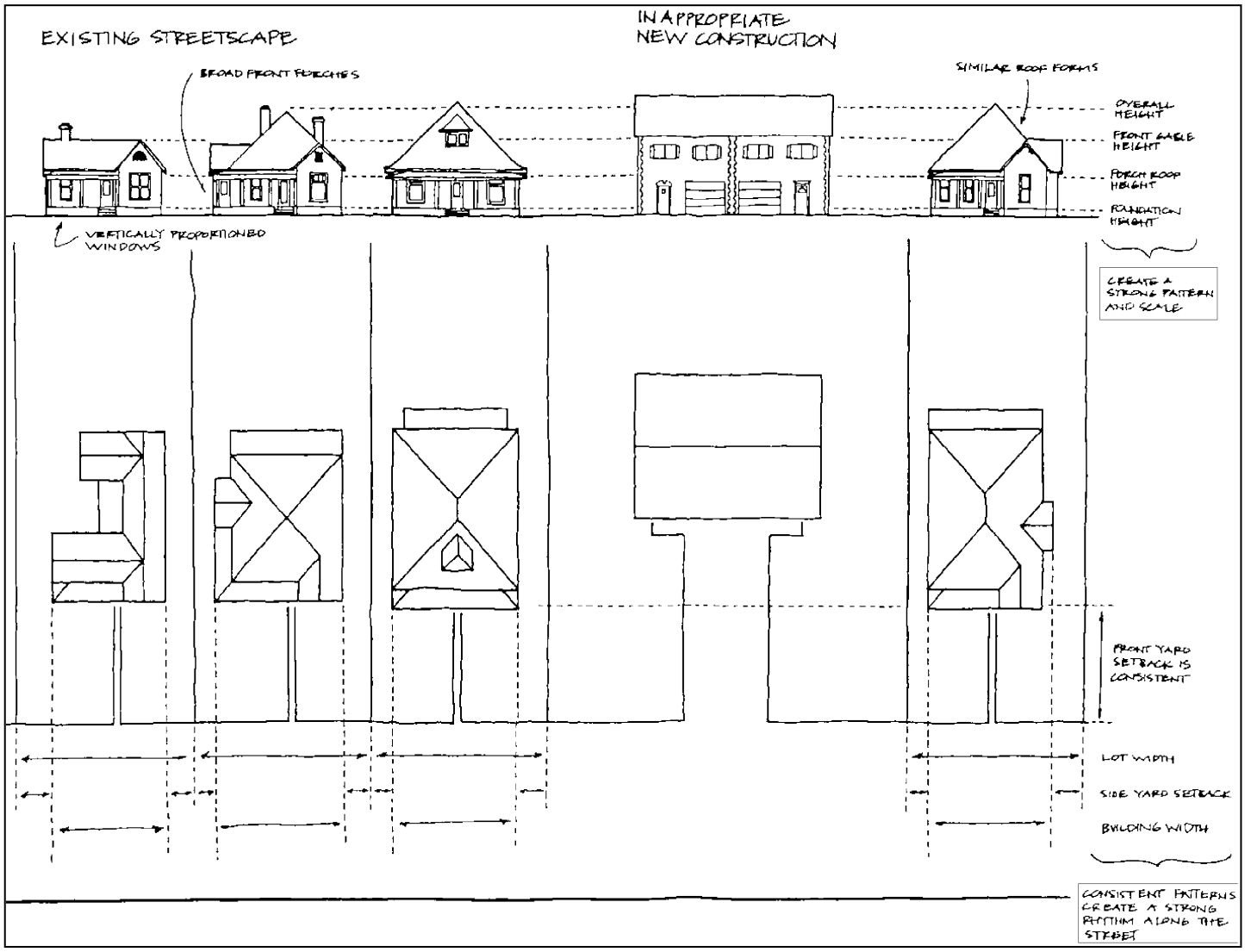


II. A. ALTERATIONS & REPAIRS

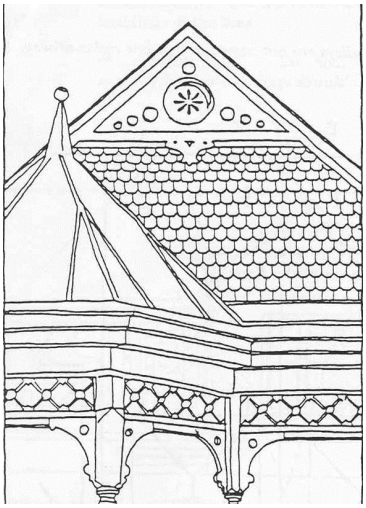
2. Proposals for exterior work to be done on front- and street-related facades shall be more carefully reviewed than that to be done on other facades.

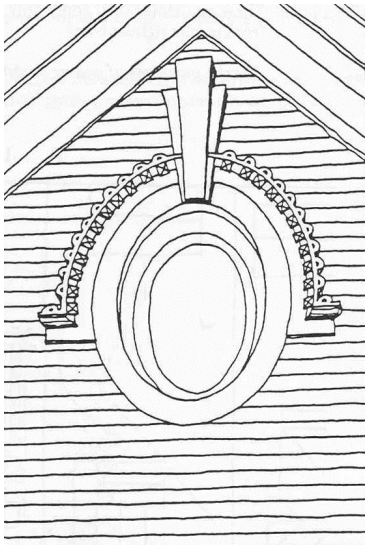
Specifically for corner lots, because they are visible from a public street, a secondary elevation and outbuilding is reviewed similarly to a primary elevation.

3. The character-defining features of a building, structure, or site and its environment should not be removed or destroyed. Distinctive materials, architectural features and examples of skilled craftsmanship shall be treated



II. A. ALTERATIONS & REPAIRS





with sensitivity.

4. Deteriorated original architectural features should be repaired rather than replaced.

5. In the event that replacement of architectural features is necessary, the new feature should match the composition, design, material color, texture, material and all other visual qualities of the original feature. Replacement features should be substantiated by historical, physical, or pictorial evidence, rather than on conjectural design or the availability of salvage or new architectural elements.

6. All building, structure, and sites shall be recognized as a products of their own time. Alterations that have not historical basis and w which seek to create an earlier appearance shall be discouraged.

This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.

It is important to note the variety of historic architectural styles and house types represented in Tanglewood. Although roofs, windows, doors, porches, and other elements, may be common to all, each house possesses particular details and features that distinguishes it from others. The unique character of each historic building should be preserved in order to maintain the integrity of the district as a whole.

7. Changes which have taken place over the course of time are evidence of the history and development of a building, structure, or site and its environment. If the changes have acquired significance in their own right, they should be retained.

For example, as tastes changed in the first quarter of the twentieth century, Victorian Era styles were replaced by Colonial Revival and Bungalow styles. An addition or major remodel in a new style to an earlier house can sometimes be as architecturally important as an unaltered historic house.

II. A. ALTERATIONS & REPAIRS

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II. B. ALTERATIONS & REPAIRS

1. Roof Form and Roofing Materials

a. Original roof pitch and configuration shall be retained.

b. The original size and shape of dormers shall be retained. Dormers generally should not be introduced where not existed originally.

Adding a new dormer increases the habitable space of a building and is considered to be an addition. For information about adding new dormers, see "Additions."

c. Original roof materials and color should be maintained. If replacement is necessary, original materials should be used. Asphalt/fiberglass shingles may be substituted for original roofing when it is not economically feasible to repair or replace with original materials or when the original roof is beyond repair. The color and texture of asphalt/fiberglass shingles should be appropriate to the architectural style and period of the house.

Generally, wood shakes are not appropriate.

Original roofing materials may include, but are not limited to, slate, metal, and, on twentieth century buildings, asphalt shingles.

d. Skylights shall be located on portions of the roofs not visible from public rights-of-way.

Roof elements may include, but are not limited to, eaves, cornice, rafters, cresting, gutter systems, brackets, finials, pendants, vents, and chimneys.

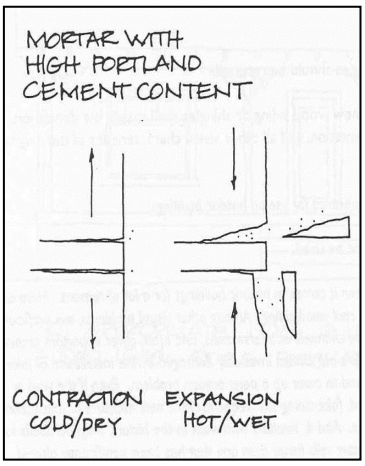
II. B. ALTERATIONS & REPAIRS

2. Materials

a. Original building materials should be retained.

b. Where replacement is necessary, new materials should match the design, dimension, detail and all other visual characteristics of the originals, based on physical or historical documentation.

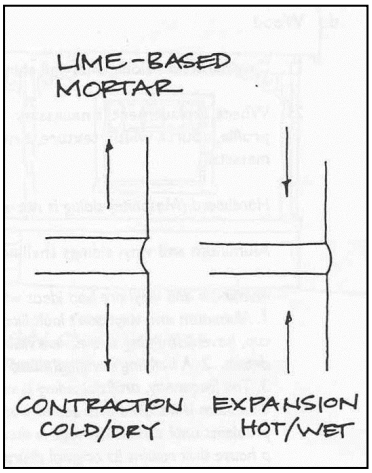
Original building materials may include wood, brick, stone, terra cotta, stucco, cast stone or concrete.



c. Masonry

1) Mortar for re-pointing should match original width, depth, and tooling profile.

When repointing brick, new mortar with a high concentration of portland cement should be avoided. Temperature and moisture cause brick and mortar to expand and contract. During expansion, the two materials press against each other, and over time, the softer of the two deteriorates. Typical "redi-mix" type mortar, which contains a high concentration of portland cement, is harder than historic brick. In such circumstances, its use can damage brick. Mortar for repointing should have a low concentration of portland cement.



2) Cleaning of masonry should be done with the gentlest means possible. Sandblasting causes severe damage to brick, stone, and mortar, and is not appropriate.

3) Generally, the use of paint, water repellent, or any other type of coating on brick is not appropriate. Waterproof coatings shall not be used.

If brick is mismatched due to insensitive repairs, paint or stain on mismatched areas may be appropriate. If brick is so deteriorated that it cannot withstand the weather, a water repellent or paint may be appropriate. If painting is necessary, the paint color should approximate the natural material color of the original brick. Previously painted brick

II. B. ALTERATIONS & REPAIRS

may be repainted using a color which approximates the natural material color of the original brick.

4) The use of paint, stain, water repellent, or any other type of coating on stone is generally not appropriate. Waterproof coatings shall not be used.

If stone is so deteriorated that it can no longer withstand the weather, a water repellent or consolidant may be appropriate. Previously painted stone may be repainted using a color which approximates the natural color of the stone.

d. Wood

1) Original wood siding and wall shingles shall be retained.

Original siding should not be covered or replaced with a material or texture not original to the building.

2) Where replacement is necessary, new wood siding or shingles shall match the dimension, profile, course width, texture, and orientation and all other visual characteristic of the original material.

Hardboard (Masonite) siding is not approved for use on historic buildings.

3) Aluminum and vinyl sidings shall not be used.

T-1-11 panels and other artificial sidings are not appropriate. Aluminum and vinyl are bad ideas when it comes to historic buildings for a lot of reasons. Here are a few: 1. Aluminum and vinyl don't look like real wood siding. Among other visual problems, the artificial sidings cup, have distracting seams, use visible channels at intersections, and often cover important architectural details. 2. A building's original materials are almost invariably damaged by the installation of fake siding. 3. Too frequently, artificial siding is used to cover up a deterioration problem. Even if the vinyl or aluminum is installed over sound wood, fake siding will frequently hide new moisture or infestation problems until serious damage is done. And 4. Realtors who work in the historic neighborhoods know that a house that retains its original character sells faster than one that has been significantly altered.

orches

II. B. ALTERATIONS & REPAIRS

3. Porches

a. Original design, dimension, architectural details, materials and all other visual characteristics should be retained.

If original materials cannot be used, the new material should be a close approximation of the original.

b. Where replacement is necessary, new elements should match the design, dimension, architectural features, materials, and all other visual characteristics of the original porch.

c. The enclosure of front porches is not appropriate.

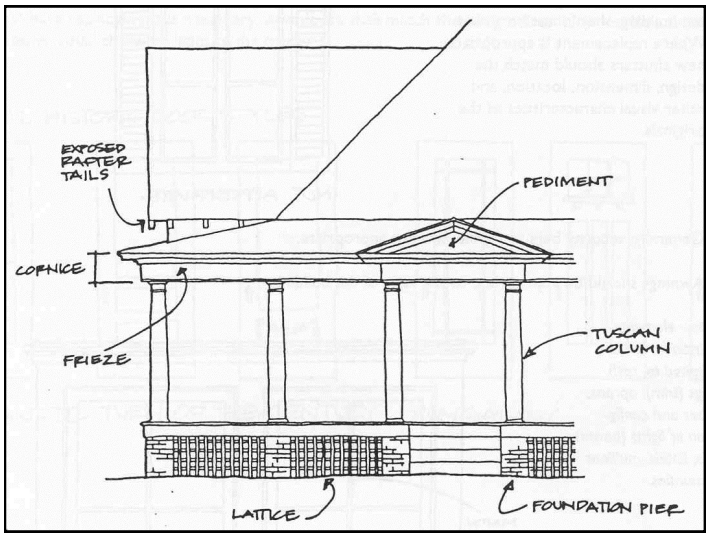
d. The enclosure of side porches may be appropriate if the visual openness and character of the original porch is maintained.

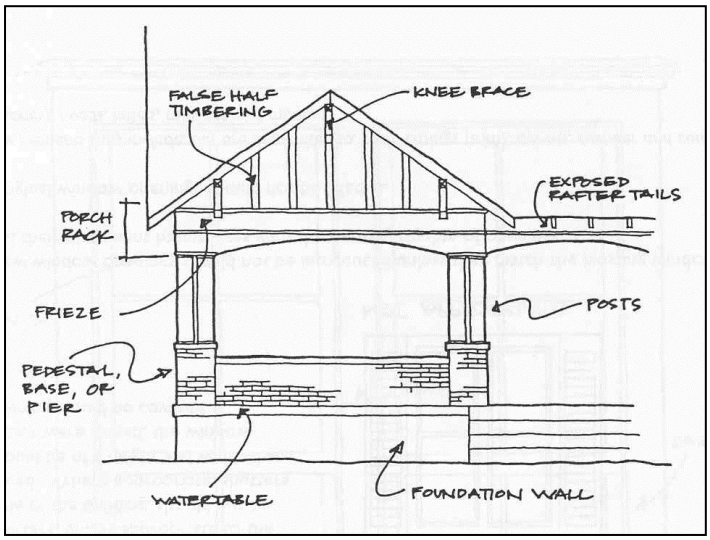
The design of reconstructed porches should be based on documentary, physical, or pictorial evidence. When such evidence does not exist, a simple design, using the overall proportions and materials of porches appropriate to the style of the house, is usually best.

Enclosing a porch increases the habitable space of abuilding and is considered to be an addition. For information on enclosing porches, see "Additions."

The Metropolitan Codes Department may require a railing on a new or substantially repaired porch. On house styles for which porch railings are not historically appropriate, exemptions can be requested from the Board of Zoning Appeals with the support of the MHZC.

Porch elements may include, but are not limited to, columns, railings, balusters, brackets, cornice, ceilings, decking, and steps.





II. B. ALTERATIONS & REPAIRS

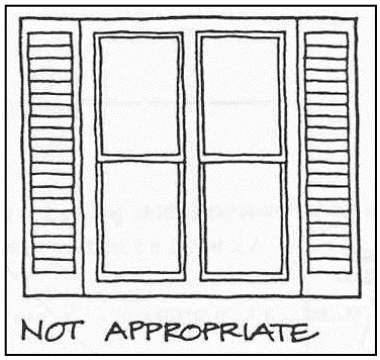
4. Windows

a. Original details, size, shape, number and arrangement of panes, and all other visual characteristics should be retained.

b. Where replacement is necessary, new windows should match the design, dimension, details, and all other visual characteristics of the original windows.

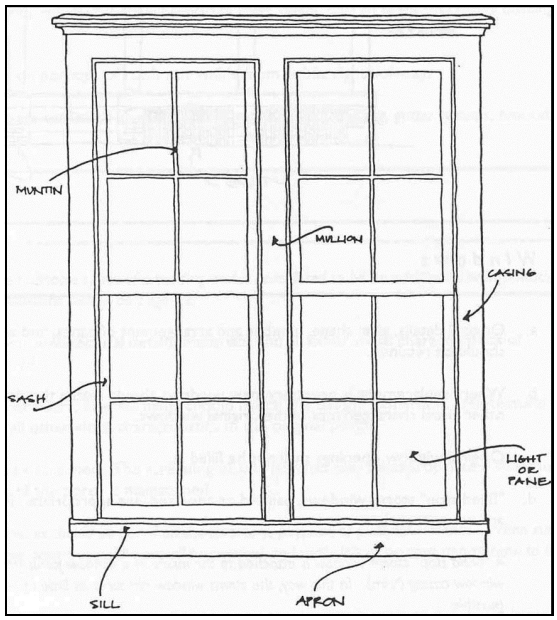
c. Original windows openings shall not be filled in.

d. New window openings shall not be introduced unless their placement does not contrast with the existing rhythm of openings and their design matches the visual characteristics of the original windows.



e. "Blind stop" storm windows, painted or anodized, are appropriate. Raw aluminum storm windows are not appropriate.

A "blind stop" storm window is attached to the inside of a window jamb (frame) rather than to the face of a window casing (trim). In this way, a storm window obscures as little of original features of a window as possible.



f. Shutters, unless original to the building, should not be added. Where replacement is appropriate, new shutters should match the design, dimension, location, and other visual characteristics of the originals.

g. Generally security bars and grilles are not appropriate.

Window elements may include, but are not limited to, sash, casings (trim), aprons, number and configuration of lights (panes), hoods, lintels, mullions and muntins.

II. B. ALTERATIONS & REPAIRS

5. Doors

a. The original size and shape of door openings, transoms, sidelights, and doors should be retained.

b. Where replacement in necessary, new doors shall match the design, details, dimension, material and other visual characteristics of the originals. Flush doors are generally not appropriate.

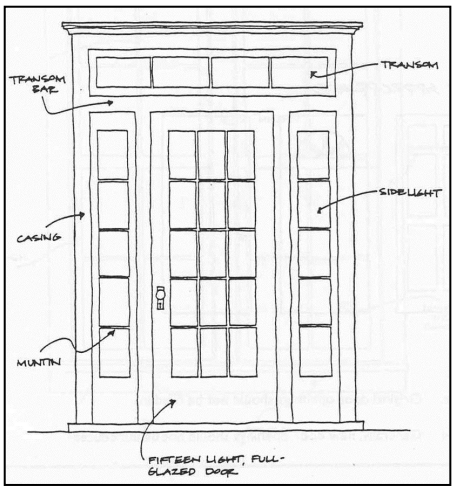
c. Original door openings should not be filled in.

d. Generally, new door openings should not be introduced.

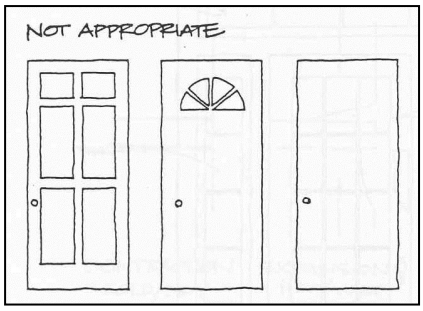
e. Full-view storm doors, painted or anodized, are appropriate. New, plain, wood screen doors should be appropriate to the style of the house. Raw aluminum storm and screen doors are not appropriate.

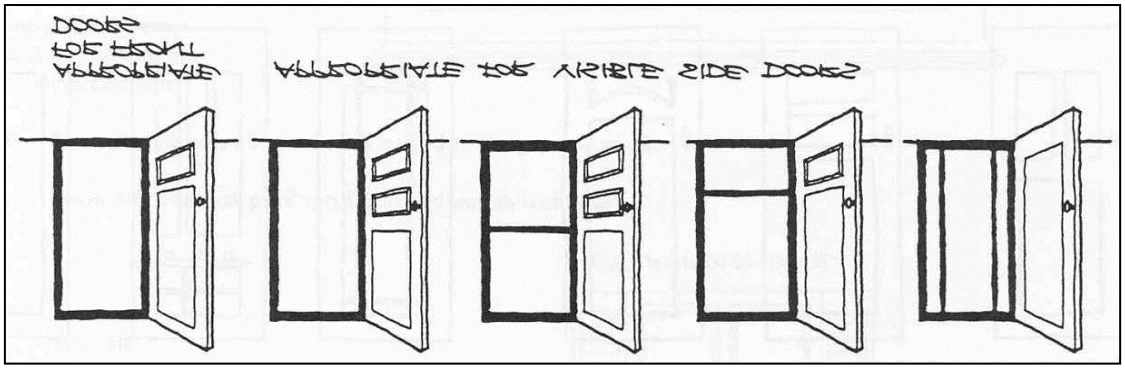
f. On front doors, full-view, painted or anodized security doors are appropriate. On other publicly visible doors, full-view or glazing proportionate, painted or anodized security doors are appropriate. Raw aluminum security doors are not appropriate.

g. Generally, security bars and grilles are not appropriate.



Door elements may include, but are not limited to, panels, casings (trim), transoms, side lites, and number and configuration of lites (window panes).





II. B. ALTERATIONS & REPAIRS

6. Architectural details

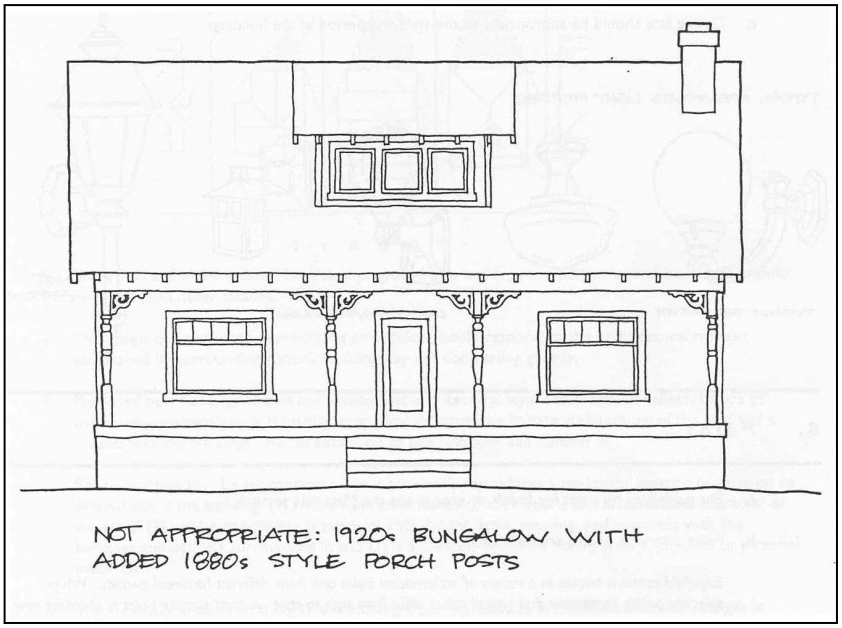
a. Original architectural details should be retained.

b. Where replacement is necessary, new architectural details shall match the design, dimension, materials and all other visual characteristics of the originals, based on physical or historical documentation.

c. Architectural details of a period or style not original to the building should not be introduced.

d. Changes that have taken place over the course of time are evidence of the history and development of a building and its environment and have sometimes acquired significance in their own right. In such circumstance, the changes should be retained.

For example, as tastes changed in the first quarter of the twentieth century, Victorian Era styles were replaced by Colonial Revival and Bungalow styles. In some instances, an addition or remodel in a new style to an earlier house can add to its historical significance rather than detract from it.

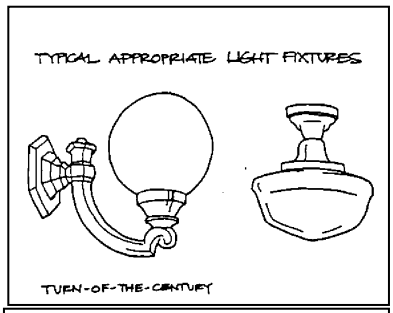


II. B. ALTERATIONS & REPAIRS

7. Lighting

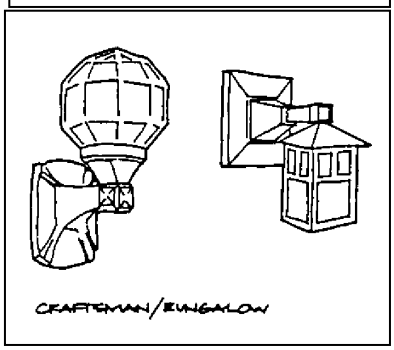
a. Original light fixtures should be retained. New or replacement light fixtures should be appropriate to the style of the building.

Recessed or ceiling mounted lamps not visible from the street can be a good way to achieve desired lighting without introducing obvious light fixtures. Generally, carriage-style, colonial-inspired lamps are not appropriate.



b. Freestanding lampposts in yards are not appropriate.

c. Ceiling fans should be appropriate to the style and period of the house.



8. Paint Color

Paint colors on **wood** and **metal** are not regulated. For guidelines on paint for brick or stone, see "Materials." The MHZC maintains a library of information on historic paint colors and on do-it-yourself paint analysis which is available to the public .

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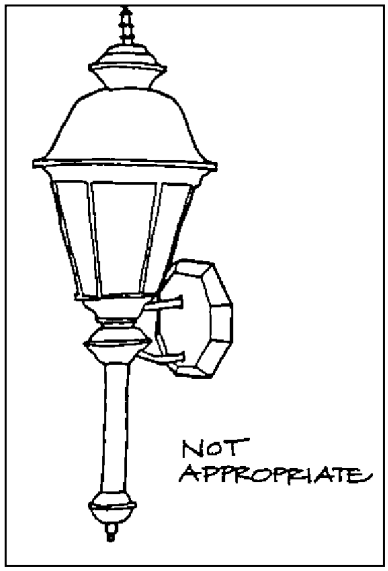


III. A. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.

Turn of the Century

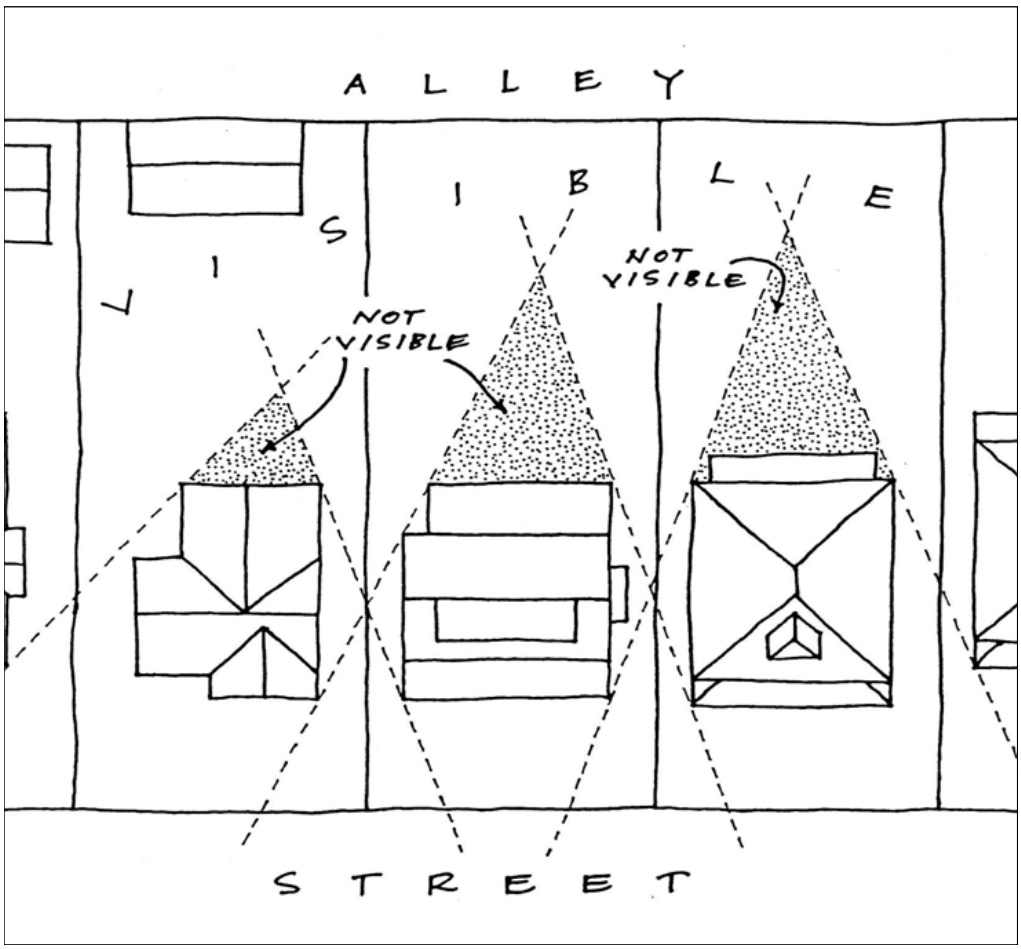
Queen Anne Cottage

Craftsman

PRINCIPLES

1. These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public rights-of-way.

For the purposes of conservation zoning, alleys are not considered public rights-of-way.



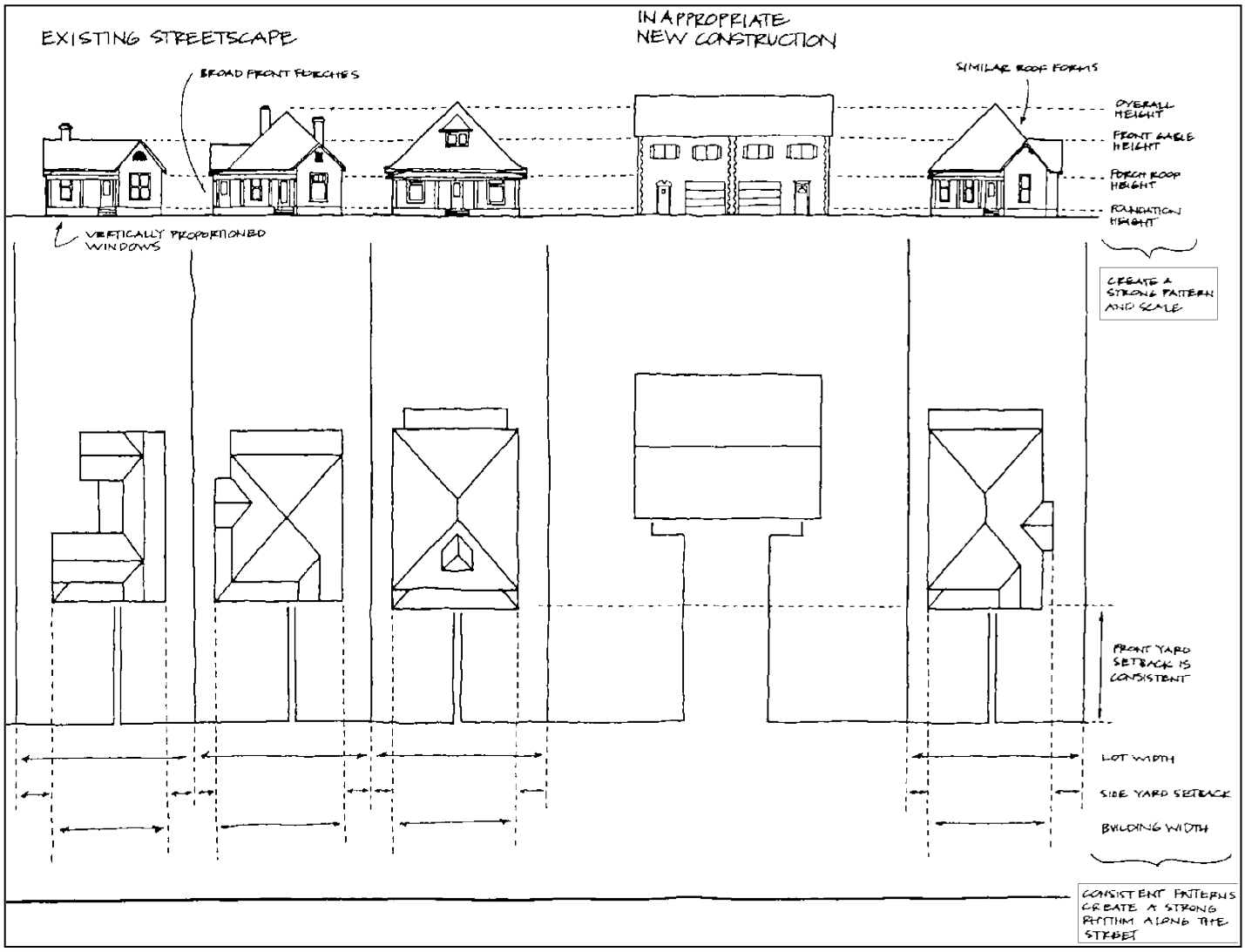
III. A. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

New free-standing buildings less than 100 square feet in area and that do not have a foundation and are located at the rear of a property, are not required to comply with the design guidelines.

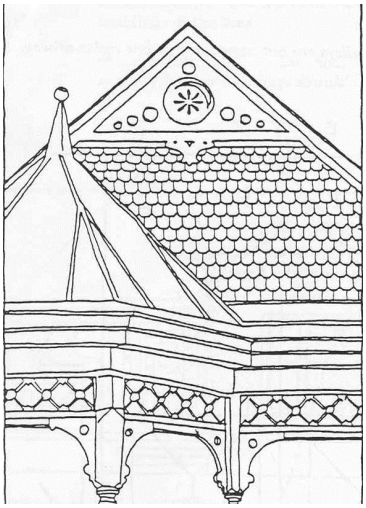
2. The front– and street-related facades of proposed new buildings and additions shall be more carefully reviewed than other facades.

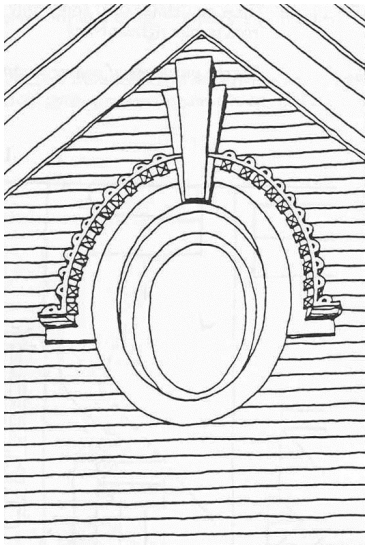
Specifically for corner lots, because they are visible from a public street, a secondary elevation and outbuilding is reviewed similarly to a primary elevation.

3. The design of a proposed new building or addition respond to the planning



III. A. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS





and architectural context established by surrounding historic buildings, by not contrasting greatly.

4. Proposed new buildings should not imitate past architectural styles; they should reflect the era of their own construction. It is usually impractical to accurately imitate architecture of the past and it creates fake old buildings. For an exception to this principle, see number 5.

This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.

5. Reconstruction may be appropriate when it accurately reproduces a no-longer existing building on its original site, if the building (1) would have contributed to the historic and architectural character of the area; (2) will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding it; and (3) is accurately based on documentary, physical, or pictorial evidence.

6. The number of additions to a building should be minimized.

7. A proposed new addition should be constructed in such a manner that historically or architecturally significant materials are not destroyed, and if the addition were to be removed in the future, the essential form and integrity of the original structure would be retained.

III. A. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

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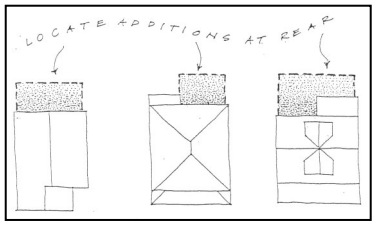
III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

1. ADDITIONS

a. Generally, an addition should be situated at the rear of a building in a way that will minimize the visual impact upon both public facades.



Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally rear additions should inset one foot, for each story, from the side wall.

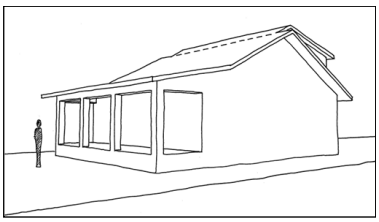
Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie into the existing roof should be a minimum of 6" below the ridge.

In order to assure than an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- *An extreme grade change*
- *Atypical lot parcel shape or size*

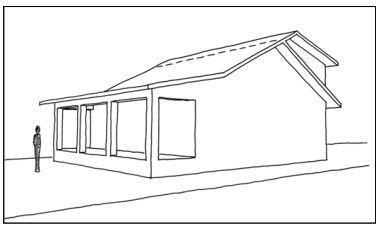
In these cases, an addition may rise above <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> extend wider.



Appropriate Ridge Raise: rear dormers are set in from the side wall of the existing house at least 2', creating a division between new and old.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.



Inappropriate Ridge Raise: rear dormers have no inset; they visually and physically alter the roof structure of the existing house.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

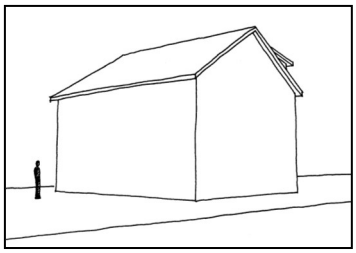
Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

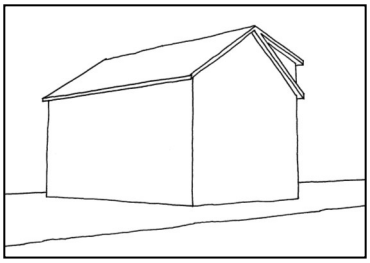
Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS



Appropriate *rear dormers are set in from the side wall of the existing house at least two feet, creating a division between new and old.*



Inappropriate *rear dormers have no inset; they visually and physically alter the roof structure of the existing house.*

Rear

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

b. An addition should connect to the associated building in such a way that the original form of the building is visually evident.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.

- *The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*
- *The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.*
- *Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*
- *To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

c. The creation of an addition through enclosure of a front porch is not appropriate.

d. An addition should be compatible, by not contrasting greatly, with the height,

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated building.

e. Additions should follow the guidelines for new construction.

f. The enclosure of side porches may be appropriate if the visual openness and character of the porch is maintained.

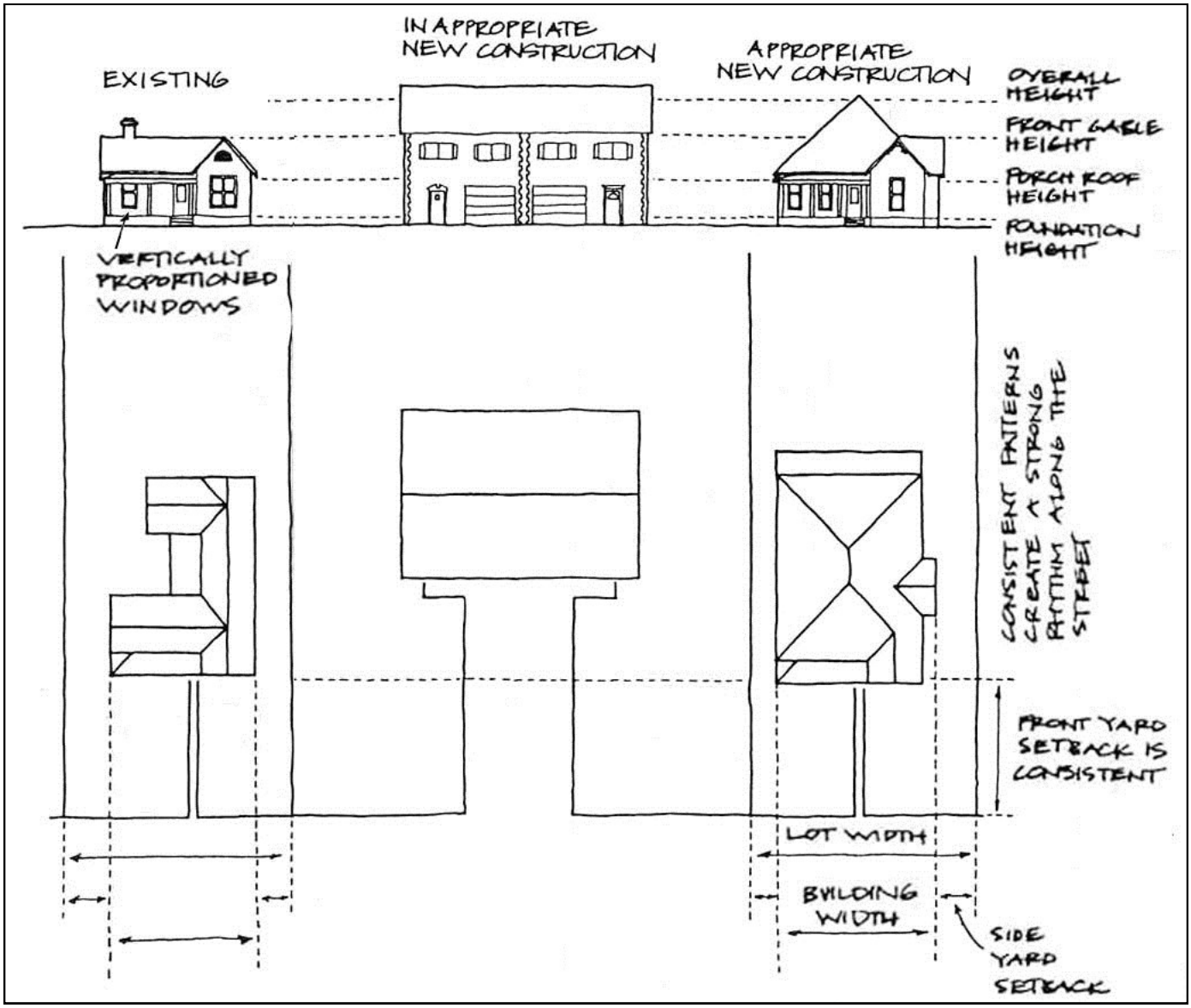
g. Dormers generally should not be introduced where none existed originally.

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

2. NEW CONSTRUCTION

a. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should reinforce that rhythm.



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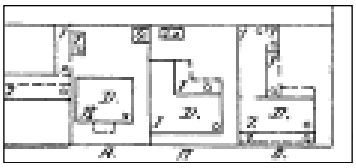


Setback requirements didn't exist when our historic districts developed so existing conditions sometimes require a little leeway in setbacks required by codes to help new construction fit in with the neighborhood.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

b. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

c. Building Form

The form of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

d. Roof Form

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof form, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

e. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches
New buildings should incorporate at least one front street-related porch that is accessible from the front street.
Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.
Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways
Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.
Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

f. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in new buildings shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
Double-hung windows should exhibit a height to width ratio of at least 2:1.
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

g. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum sidings are not appropriate.

T-1-11- type building panels, "permastone", E.I.F.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

h. Outbuildings

1) A new outbuilding should reflect the character of outbuildings contemporary with the associated house. The outbuilding should be compatible, by not

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

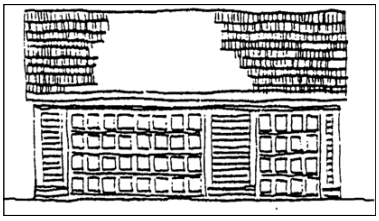
contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of an outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of an outbuilding shall not exceed one thousand square feet.*
- *The outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The outbuilding height shall not exceed the height of the principal structure as measured from the finished floor to the eave, with a maximum eave height of 10' from finished grade for single-story and 17' from finished grade for two-story outbuildings.*
- *The roof ridge height of the outbuilding must be less than the principal building, as measured from the finished floors to the ridges and shall not exceed 25' feet from finished grade in height.*

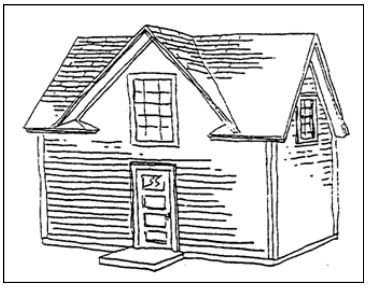
Outbuildings: Character, Materials and Details

- *Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *Outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*



Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The outbuilding may have dormers that relate to the style and proportion of windows on the primary dwelling and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*



Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

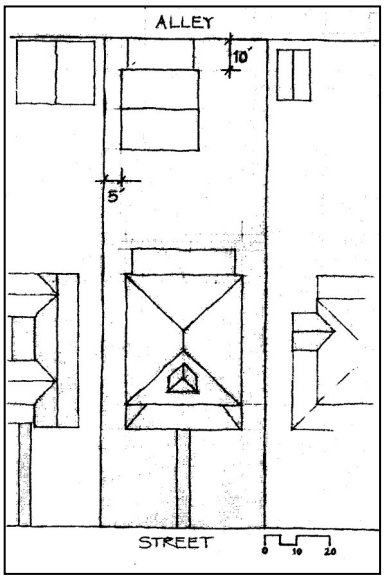
Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*
- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*
- *Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
Generally, attached garages are not appropriate; however, instances where they may be are:

- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*



Setbacks & Site Requirements.

- *An outbuilding may only be located behind the principal structure in the established rear yard. The outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the outbuilding.*

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

- *At least one side setback of an outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

i. Appurtenances related to new construction

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings. See Appurtenances section for information on fences, paving, walls, et cetera.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

FENCES

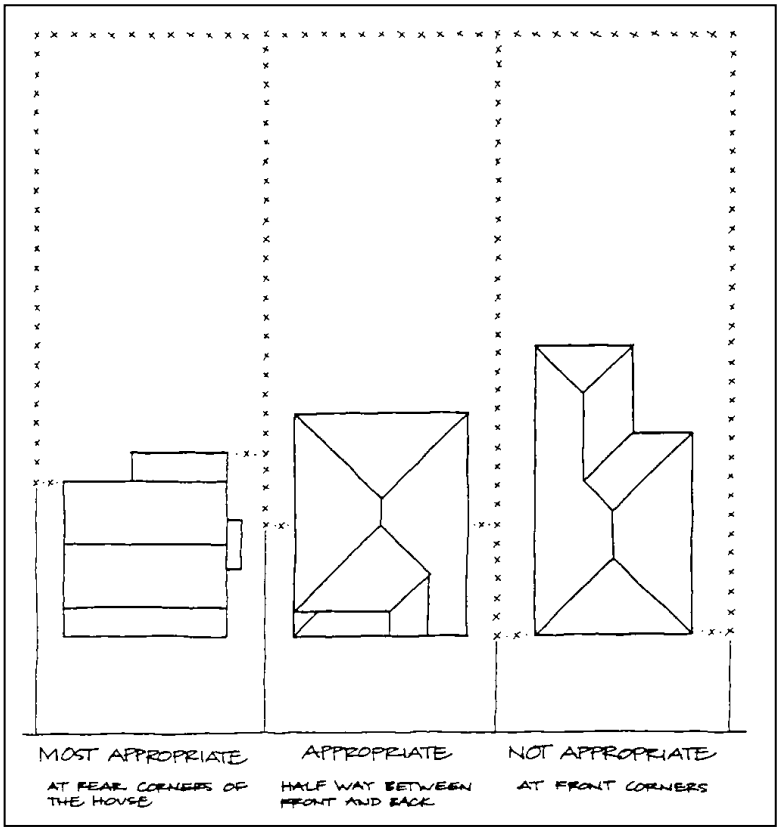
a. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.

b. Privacy fences are appropriate only around rear yards (see illustrations).

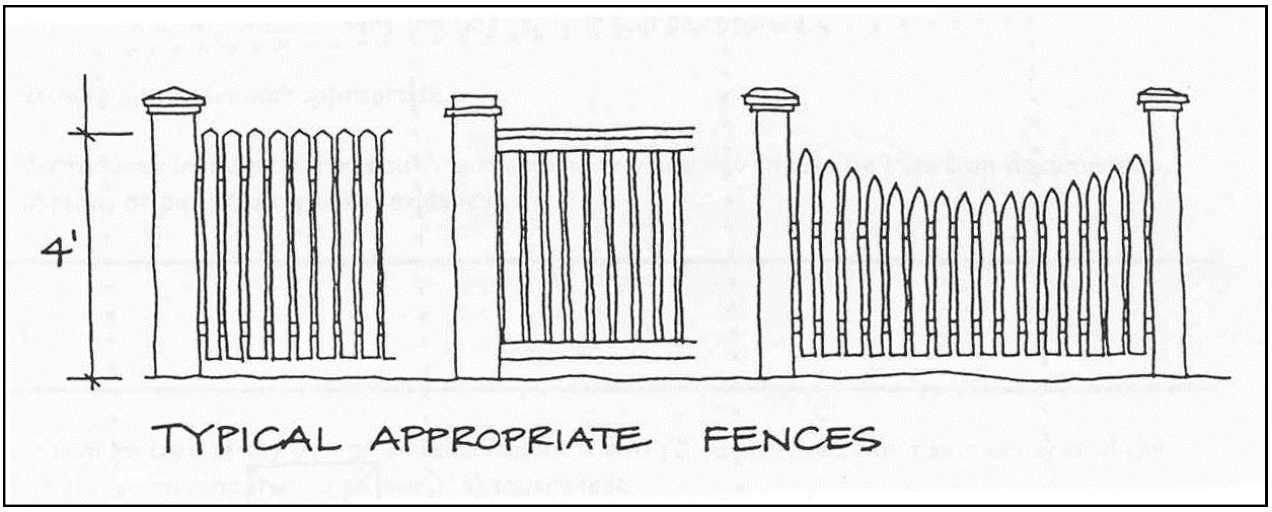
c. Privacy fences can be up to 6' in height.

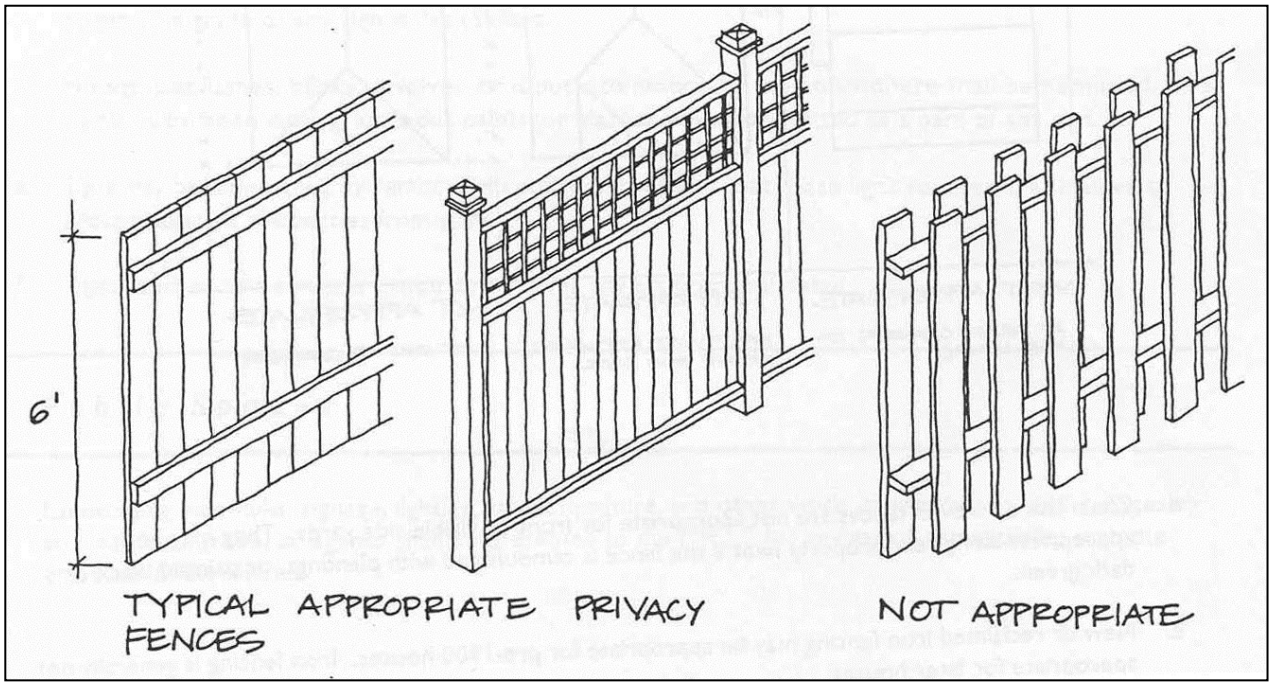
A rear yard is considered to be behind the mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.

d. Chain link or woven fences are generally not appropriate for front or visible side yards. They may be appropriate along rear property lines if the fence is camouflaged with plantings, or painted black or dark green.



IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS





IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

2. PERMANENT BUILT LANDSCAPE FEATURES

a. Walls, curbs, steps, pavement, gravel, driveways, lighting, walkways and other such appurtenances should not contrast greatly with the style of the associated house in terms of design, size, materials, material color and location and should not contrast greatly with comparable original features of surrounding buildings.

b. Historic retaining walls in front and side yards should be retained.

c. Satellite dishes are not appropriate.

d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

Above-ground swimming pools should not be publicly visible. An in-ground swimming pool should be located in a rear yard in a manner that minimizes its public visibility.

Mail boxes at the sidewalk or street are not appropriate.

Structures such as gazebos and pergolas should be appropriate to the style of the house and located in rear yards, unless documentary, physical, or pictorial historical evidence indicates otherwise.

3. SIGNS

a. The maximum area of any sign on a residential lot is two (2) square feet.

b. There shall be no more than one sign per street frontage per lot.

c. The height, size, location, method of attachment, material color, texture and design of signs shall be compatible, by not contrasting greatly, with the building to which the sign is related. The maximum height from grade of any sign is five (5) feet.

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

d. No sign that flashes, blinks, revolves, or is put into motion by the atmosphere shall be permitted. Visible bulbs, neon tubing, luminous paints, or back-lit plastics should not be used as a part of any sign.

e. Signs may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties from glare.

f. Signs attached to a structure should not cover any architectural detail.

4. PUBLIC SPACES

Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces, by any individual, group, or agency, shall be presented to the MHZC for review of compatibility with the character of the district.

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

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V. DEMOLITION

A. PRINCIPLE

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate and should be avoided.

B. GUIDELINES

1. Demolition is ***not appropriate*** if a building, or major portion of a building, contributes to the architectural or historical significance or character of the district.

2. Demolition may be appropriate under one of the following conditions:

a. if a building, or major portion of a building, does not contribute to the architectural or historical character or significance of the district; or

b. if a building, or major portion of a building, has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420, as amended, of the historic zoning ordinance.

VI. RELOCATION

A. PRINCIPLES

1. Generally, moving a historic building from its original should be avoided.

2. When relocation is appropriate, a building should be moved carefully in order to retain the integrity of original architectural details and materials.

B. GUIDELINES

1. Moving a building into the district is appropriate if the building will be compatible with the historic buildings surrounding the new location in terms of height, scale, setback and rhythm of spacing, materials, texture, details, material color, roof shape, orientation, and proportion and rhythm of openings.

2. Moving a building out of the district is not appropriate unless:

   a. The building does not contribute to the architectural or historical character or significance of the district; or,

   b. The building has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical or significance; or,

   c. The building's architectural and historical integrity in its original location is eminently threatened.

3. Moving a building from one location to another within the district is not appropriate unless:

   a. The building will be compatible with the historic buildings surrounding the new location in terms of height, scale, setback and rhythm of spacing, materials, texture, details, material color, roof shape, orientation, and proportion and rhythm of openings; and

   b. The building's architectural and historical integrity in its original location is eminently threatened.

VII. DEFINITIONS

Addition: *1. New construction that increases the habitable space of an existing structure, and is capable of being heated or cooled. 2. An alteration that changes the exterior height of any portion of an existing building, such as skylights, covered porches, covered decks, carports and porte cocheres.*

Adjacent: *Close proximity, surrounding*

Alteration: *A replacement or change in buildings material; the addition or elimination of any architectural element of a building; a repair that reconstruct any part of an existing building; construction of, or change to, an appurtenance.*

Appropriate: *Suitable for, or compatible with, a property or district, based on accepted standards and techniques for historic preservation.*

Appurtenances: *Fences, walls, paving, streetlights, curbs, gravel signs, satellite dishes, fountains, waterfalls, and other accessory or adjunct permanent built features related to a building or streetscape.*

Certificate of Appropriateness: *See Preservation Permit.*

Contributory Status: *Buildings constructed during the period of significance for the district and that have physical integrity are considered as "contributing" to the historic character of the district. They may or may not be significant in their own right. Buildings that do not contribute to the historic character of the district are called non-contributing. Contributory status can change over time as new information becomes available and as districts age. The first factor to consider is the building's age. Was the building constructed during the period of significance of the district? Is that period of significance still valid? The second consideration is an analysis of the changes that have taken place over time. Does the building retain the majority of its character defining features and form? If the building retains its original form, despite numerous changes, it is likely still considered contributing.*

Demolition: *The tearing down of a building, or a portion thereof.*

Economic Hardship: *A condition that warrants the demolition of a contributing structure where the cost of a structure plus the cost of repairs to the structure to make it habitable are greater than the market value of the structure. Economic hardship may be caused by, but not limited to structural damage, termite damage, and fire damage. This exception shall not apply to any property owner who creates a hardship condition or situation as a consequence of their own neglect or negligence. Refer to Section 17.40.420 D of the Metro Code of Nashville and Davidson County.*

Elevation: *A scaled drawing that illustrates the view of a face of a building.*

Embossed Grain: *The embossed pattern pressed into a manufactured material, simulating wood grain or texture.*

DEFINITIONS, continued

Facade: *An exterior face of a building.*

Historic: *A structure or site, usually constructed more than fifty years ago, which possesses historical or architectural significance, based on the criteria for listing in the National Register of Historic Places. In the case of Tanglewood, properties built during the neighborhood's period of significance: ca. 1900-1939.*

New Construction: *Any structure constructed on a lot after the designation of the historic zoning district in November 1985.*

Non-Historic: *A structure or site, usually constructed within the last fifty years, which does not possess historical or architectural significance, based on the criteria for listing in the National Register of Historic Places. In the case of Tanglewood, properties built after the neighborhood's period of significance: circa 1900 to 1939.*

Orientation: *The directional expression of the front facade of a building, i.e., facing the street, facing north.*

Period of Significance: *The time frame in which a neighborhood developed or was platted into building lots and substantially built out with structures, based on the criteria for listing in the National Register of Historic Places.*

Port Cochere: *A carriage porch or portico-like structure generally located at a secondary entrance to a building.*

Preservation Permit: *A legal document issued by the Metropolitan Historic Zoning Commission confirming review and approval of work to be done on property within the boundaries of an historic or neighborhood conservation zoning overlay districts. A preservation permit is required before obtaining a building permit. Previously called Certificate of Appropriateness.*

Public Right-of-Way: *Publicly owned and maintained streets and walkways. For the purposes of historic, neighborhood conservation and landmark zoning overlays, alleys are not considered public rights-of-way.*

Public Space: *Any area owned, leased, or for which there is held an easement by a governmental entity, or an area that is required to be open to the public.*

Reconstruction: *Construction of an accurate replica of a historic building or portion thereof, based on physical, pictorial or documentary evidence.*

Relocation: *The moving of a building from one site to another.*

Shall: *What must happen.*

Should: *What must happen unless circumstances illustrate why an alternative is more appropriate.*

Metropolitan Historic Zoning Commission

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

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

The Metropolitan Historic Zoning Commission reviews applications to create new historic overlay districts and reviews and approves preservation permits in historic and conservation districts for new construction, alterations, additions, repair and demolition. For design guidelines, permit applications, and meeting information, visit us at www.nashville.gov/mhc.

We are on the web at www.nashville.gov/mhc

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