
BELLE MEADE LINKS TRIANGLE

Neighborhood Conservation Zoning Overlay

HANDBOOK AND DESIGN GUIDELINES



METROPOLITAN HISTORIC ZONING COMMISSION

Metropolitan Government of
Nashville and Davidson County

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BELLE MEADE LINKS TRIANGLE DESIGN GUIDELINES

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PART 1: INTRODUCTION

Belle Meade Links Triangle neighborhood, like neighborhoods in over two thousand other towns in the United States, uses conservation or historic zoning as a tool to protect its unique architectural character. 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.

A SHORT HISTORY OF BELLE MEADE LINKS TRIANGLE

Between 1906 and 1915, Bransford Realty Company, the largest real estate company in the Southeast, acquired approximately 70 acres of land from the Belle Meade Land Company. The plat of the Belle Meade Golf Links subdivision, as it was called then, was recorded on November 17, 1915. The Belle Meade Links is one of the few surviving examples in Nashville of subdivision planning that follows the City Beautiful movement first started by Frederick Law Olmstead (1822-1903), designer of New York's Central Park and Chicago's Emerald necklace, his sons, the Olmstead Bros., John Charles and Frederick, Jr. (1870-1957) and Ossian Cole Simonds (1855-1931), designer of Chicago's Lincoln Park and Graceland Cemetery (for which he was awarded the silver medal at the Paris Exposition of 1900).

By the middle of the 19th century, it was readily apparent to Fredrick Law Olmstead that the normally accepted design of associated with city plans was no longer acceptable. While the system of blocks and squares was highly efficient, allowing for high-density populations and simplified transportation systems, Olmstead found it alienating and impersonal. He felt that residential landscapes should knit together a family and a community that natural resources should be protected and the integrity of the land respected. Olmstead established a series of design principles that were meant to serve this philosophy:

- a. Suitability: Designs should use existing topography and not distort the natural sense of space.
- b. Sanitation: The landscape should not promote the physical and mental health of the user.
- c. Subordination: Whenever possible the overall design of the landscape must remain apparent and undisturbed.
Architecture should integrate with the landscape and not dominate it.
- d. Spaciousness: Use a design that makes the landscape seems larger and draws the user in a definite direction.

Although formulated in the middle of the 19th century, these design principles' influence was not widely felt until the rise of the automobile in the early 20th century. With their newfound mobility, homeowners could venture a good distance from the densely populated unsanitary conditions of the urban environment, giving rise to the birth of the suburbs. It was in the first and second decades of the 20th century when these design principles reach full flower in suburban residential design with the tireless work of Ossian Cole Simonds and Frederick Law Olmstead, Jr. It was Simonds to whom Johnson Bransford turned when he began his development of two areas of Belle Meade, the areas now known as Deer Park and Belle Meade Links. Simonds is today considered the father of the field of landscape architecture. In fact, he co-founded the American Society of Landscape Architects in 1889.

The Belle Meade Links is marked by the long curvilinear sweep of Westover around to what is now known as Harding Place and the gentle meander of Windsor Drive as it climbs from Harding Place to the inside of the triangle. In his book, *Landscape Gardening*, which is still in print, Simonds says roads “should nearly always be curved to produce the most pleasing result. Curving roads are almost always more suitable because they can follow the natural contour of the land.

These curvilinear streets slowed traffic and allowed designers to create a variety of public spaces throughout the neighborhood. In the Links there were three neighborhood parks designed for the use of residents. One of these parks, today known as the Triangle Park, was established for the exclusive use of the subdivision. The other two were established for the private use of residents whose lots abutted those parks. While common areas have now become commonplace, in 1915 they were quite unusual. Thus, Simonds applied yet another Olmsteadian principle by providing for the mental and physical health of Links homeowners.

Another aspect of the Links is so commonplace today that we forget in the early 20th century it was a radical departure from current practice was the use of restrictive covenants. The restrictive covenant was borrowed by Simonds from cemetery design. The Links restrictive covenants among other things specified certain setbacks from the street, “no swine”, and a prohibition on fencing except that concealed by a hedge and in no case higher than 4 feet.

Since the lots of the Links are only 60 feet wide it is important that the architectural style used on the homes not dominate the landscape. For that reason you will see the oldest homes a 1 ½ story bungalow design, many leaning toward the Arts & Crafts style so popular in the early 20th century America. In homes built throughout the 1920s a Tudor style was more frequently employed. In both cases, the architecture of the homes is in scale and completely compatible with the design of the landscape. It is worth noting that the tall four square design also popular during this era is not used in the Links for the simple reason that its scale would dominate rather than be compatible with the surrounding landscape.

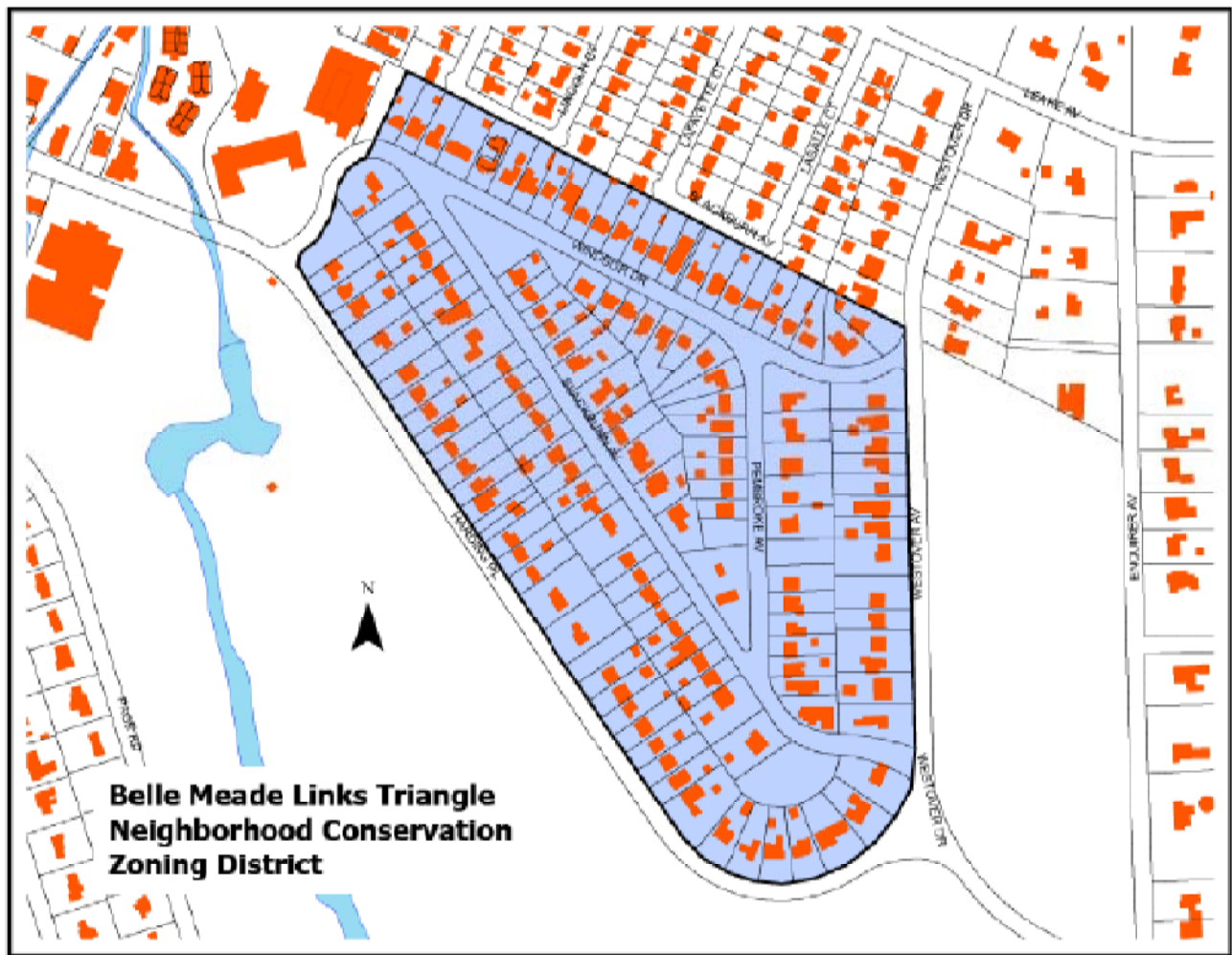
The principle spaciousness is evident not just in the use of the neighborhood parks but also in the top quality landscaping. Each street was lined on both sides with oaks and elms. The Links is home to the few American Elms that survived the Dutch Elm Disease blight of the early and mid-20th century. Today the neighborhood is still graced with many of these trees. They invite the user down each street and around each turn giving the impression of spaciousness. A look at the original map of the neighborhood will reveal a remarkable landscape plan that specifies gazebos, winding paths lined with shrubbery, trees and flowers.

The use of these Olmsteadian principles resulted in a subdivision that was an aesthetically pleasing physical environment. The neighborhood’s long-term prosperity is a result of the developer’s adherence to the Olsteadian belief that the creation of such pleasing physical environment would help create the conditions under which families could thrive and where a community could knit itself together out of a collection of families.

History has born out the legacy of Johnson Bransford’s use of these principles. Today, the neighborhood is still intact in terms of scale and design. This design has sheltered the neighborhood from the commercial intrusions along Harding Road and allowed it to co-exist peacefully with non-residential uses. The design makes it popular with Nashville’s young families as the gentle sloped terrain and the quiet street make it ideal for walking jogging, and strolling. It is still home to many of Nashville’s young families as well as long time residents.

THE NEIGHBORHOOD CONSERVATION ZONING OVERLAY DISTRICT

The boundaries of the Belle Meade Links Triangle Conservation Zoning District are shown on the map on below. Neighborhood conservation 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. Neighborhood conservation zoning is a type of overlay zoning, applied in addition to the base or land-use zoning of an area; *conservation zoning does not impact use*.



Like the National Register of Historic Places, neighborhood conservation zoning honors an area's historical significance and 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.

Some other neighborhoods in Nashville have historic preservation zoning. In addition to the projects reviewed in a neighborhood conservation zoning overlay, historic zoning addresses exterior alterations to existing buildings -- like replacing siding or installing a fence. Districts with historic zoning are not more historically significant than those with neighborhood conservation zoning; it has just been a matter of determining which type of zoning overlay is most compatible with the goals for a particular neighborhood.

WHAT ARE THE DESIGN GUIDELINES?

The Metropolitan Historic Zoning Commission (MHZC) is the architectural review board that reviews applications for work on properties within the 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 conservation zoning districts 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.

GETTING APPROVAL FOR YOUR PROJECT

If you are planning to

- **BUILD** a new structure,
- **ADD** to an existing building,
- **DEMOLISH** a structure in whole or in part, or
- **RELOCATE** a structure,

one step is added to getting approval for the work: **you must first obtain a Preservation Permit from the MHZC.** *You may also go online to obtain an application for a Preservation Permit at www.nashville.gov/mhc/index.htm.*

Please note that alterations to existing buildings and sites are reviewed when they are part of a larger project, such as a proposal for an addition.

1. Contact the MHZC at 862-7970 or hislap1@nashville.gov to confirm whether or not the MHZC needs to review your project; and if so, to make an appointment to meet with the staff.

The staff will meet with you, your contractor or architect/designer at your property to discuss the project, answer any questions, and advise you on whether the plans meet the design guidelines. The staff can assist in making your plans meet the guidelines and can offer design suggestions.

I. INTRODUCTION, continued

In order for the MHZC to determine whether a proposed project complies with the design guidelines, all applications must be accompanied by complete site plans, elevation drawings, specifications and any other appropriate supporting information. When you submit these materials, the staff will determine whether a Preservation Permit can be issued immediately or if the work, like most, requires referral to the full Commission.

2. Permit Applications

Once you have all the necessary information to explain your project, applications should be submitted to:

Metropolitan Historic Zoning Commission: www.nashville.gov/mhc/mhzc/permits.asp
and

Metropolitan Department of Codes Administration: <http://www.nashville.gov/codes/kiva.asp>
Officials at Codes will review your plans for compliance with regular zoning and building code regulations -- applicable whether or not your property is in a conservation zoning district.

3. MHZC Review Process

Items that may be administratively reviewed and meet the design guidelines, generally receive a permit within two days of receipt of a complete application. Projects such as infill, large additions and demolition of primary buildings will be scheduled for review by the MHZC.

Regular meetings of the Commission are scheduled for the third Wednesday of every month. If a complete application is received more than fifteen working days prior to a scheduled meeting, a special meeting can be called.

If your project requires a change to the setbacks required by base zoning, it will be your responsibility to notify all adjacent property owners. This means notifying all properties on each side of the subject property, behind it and across the street. For a sample letter and additional information, please contact Staff.

4. Permitting Process

The MHZC staff will issue a Preservation Permit upon approval of the application by the Commission.

The Preservation Permit should be provided to the Building Department for completion of the Building Permit process. Permit fees (amount charged depends on the type and value of the work done) will be charged to you then. For permits to remain valid, work must begin within six months of the date of issue.

NOTE: Subject work done without a preservation permit is in violation of the Historic Zoning Regulations established under Chapter 17.36.110, Historic overlay districts established, of the Code of Laws of the Metropolitan Government of Nashville and Davidson County. Like the Building Code, these Design Guidelines are a legal document. Work done without prior review and approval by the MHZC is subject to fines and other penalties. Appeals to decisions of the Historic Zoning Commission staff can be made to the Commission; appeals to decisions of the Commission can be taken to a court of competent jurisdiction as provided for by law.

AVAILABLE DESIGN ASSISTANCE

The MHZC staff often meets a property owner on site to discuss a restoration project, maintenance problem, historically appropriate paint color, or other issue not necessarily reviewed under conservation zoning. We have a library of materials on historic architecture and restoration technology, and files on preservation products and services, which are available to the public. Please call for more information.

PART 2: THE DESIGN GUIDELINES

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.

Note: 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 language below are to be understood as neighborhood conservation zoning overlay, or simply conservation zoning.

I. PURPOSE OF THE DESIGN GUIDELINES

A. Design guidelines are criteria and standards which the Metropolitan Historic Zoning Commission must consider in determining the appropriateness of proposed work within a conservation zoning district. Appropriateness of work must be determined in order to accomplish the goals of historic and 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.

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.*

I. PURPOSE OF THE DESIGN GUIDELINES
(Continued)

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.*

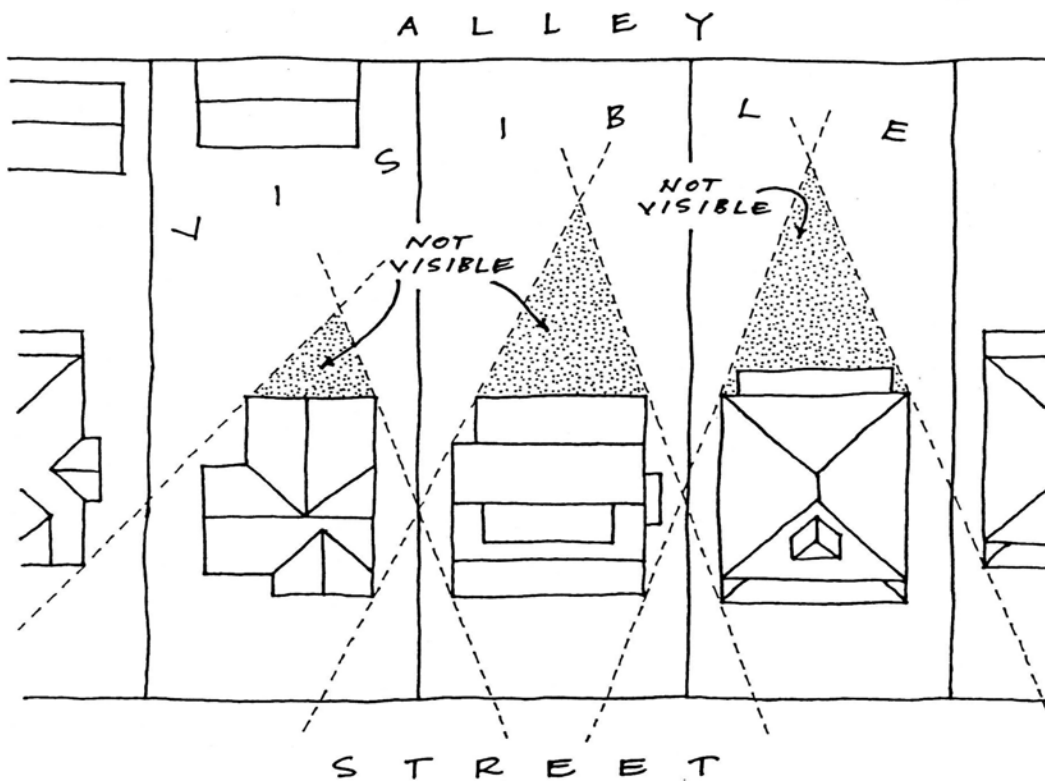
II. NEW CONSTRUCTION AND ADDITIONS

A. PRINCIPLES

1. These guidelines shall apply only to the exteriors of buildings and to portions of proposed structures that would be visible from public rights-of-way.

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

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



2. The public facades -- front- and street-related sides -- of proposals for new buildings shall be more carefully reviewed than other facades.

Specifically for corner lots: because it is visible from a public street, a secondary elevation is reviewed to ensure that it is compatible with like elevations of contributing buildings within the overlay. Unlike primary elevations (i.e. the front facade), changes to side elevations can be allowable, e.g., in the case of a rear addition.

3. New buildings should not imitate past architectural styles; they should reflect the era of their own construction. For an exception to this principle, see number 4.

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.

II. NEW CONSTRUCTION AND ADDITIONS
A. PRINCIPLES Continued

4. 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.

5. Continuous construction in Belle Meade Links Triangle neighborhood during the early 20th century resulted in a variety of building types and styles that illustrate the evolution of architectural styles and technology over the years. New buildings should continue this tradition while complementing and being visually compatible with surrounding historic buildings.



6. New construction should respect, and not disrupt, the established pattern and rhythm of existing historic buildings on the same and opposite sides of a street.

II. NEW CONSTRUCTION AND ADDITIONS

B. GUIDELINES

1. New Construction

See the illustration on page 15.

a. 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.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

c. 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 maintain that rhythm.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions 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*

II. NEW CONSTRUCTION AND ADDITIONS
B. NEW CONSTRUCTION GUIDELINES Continued

d. 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 siding 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 minimum 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.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, 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.

f. Orientation

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

New buildings shall 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.

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than those that front the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

Generally, curb cuts should not be added.

II. NEW CONSTRUCTION AND ADDITIONS

B. NEW CONSTRUCTION GUIDELINES Continued

g. 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 a new building 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.

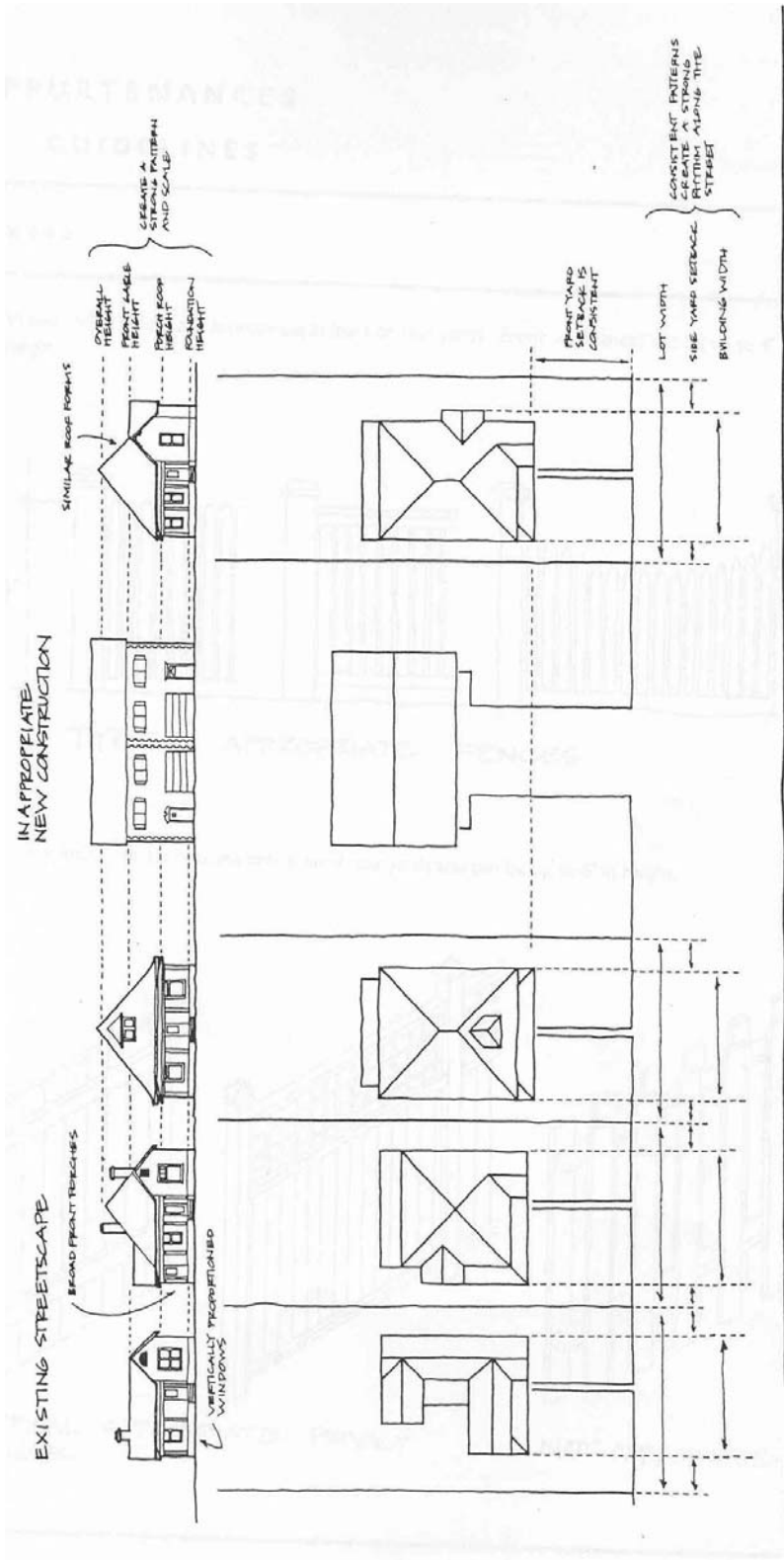
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

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.

II. NEW CONSTRUCTION AND ADDITIONS
 B. NEW CONSTRUCTION GUIDELINES Continued



II. NEW CONSTRUCTION AND ADDITIONS

B. NEW CONSTRUCTION GUIDELINES Continued

h. Outbuildings

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, 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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

Siding and 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. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

II. NEW CONSTRUCTION AND ADDITIONS
B. NEW CONSTRUCTION GUIDELINES Continued

- 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:

- 1. where they are a typical feature of the neighborhood*
- 2. 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.*



i. *Utilities*

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. *Public Spaces*

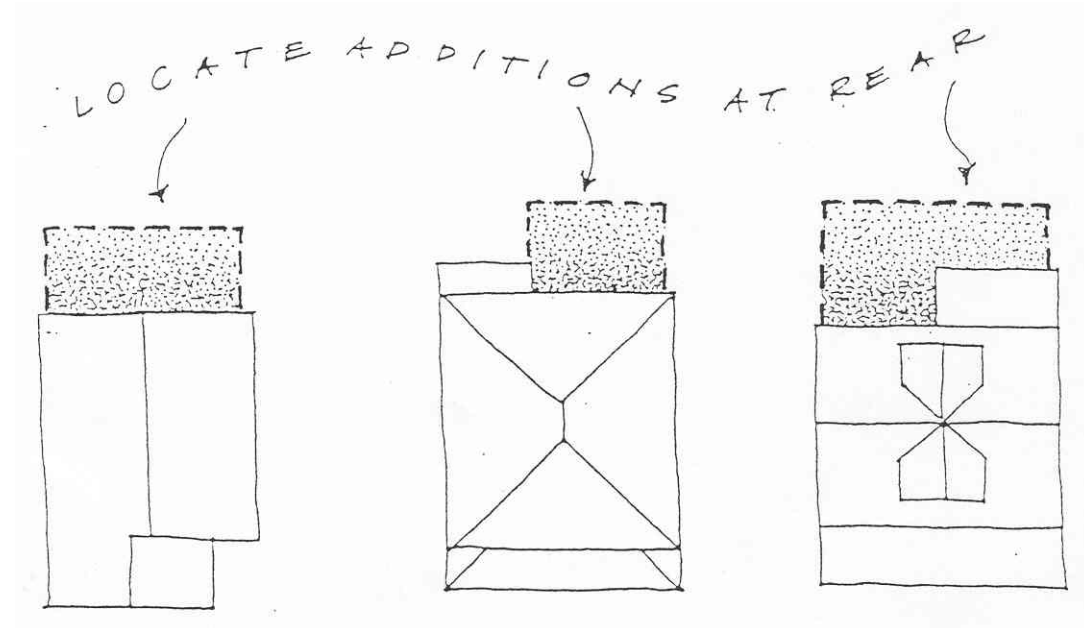
Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

II. NEW CONSTRUCTION AND ADDITIONS

B. NEW CONSTRUCTION GUIDELINES Continued

2. Additions

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.



Placement

- Additions should be located at the rear of the existing structure.
- Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
- Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
- In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.

Additions taller than existing building

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option:

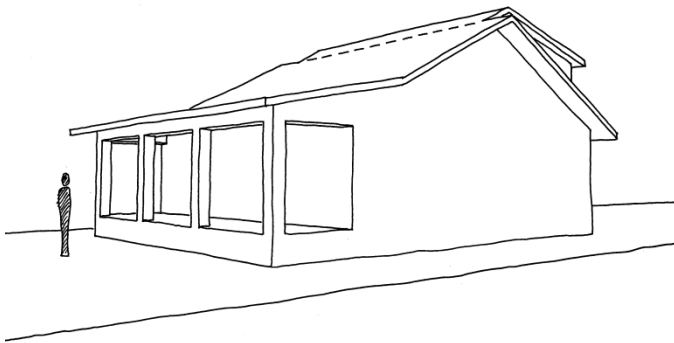
1. Additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the mass of the addition.

II. NEW CONSTRUCTION AND ADDITIONS

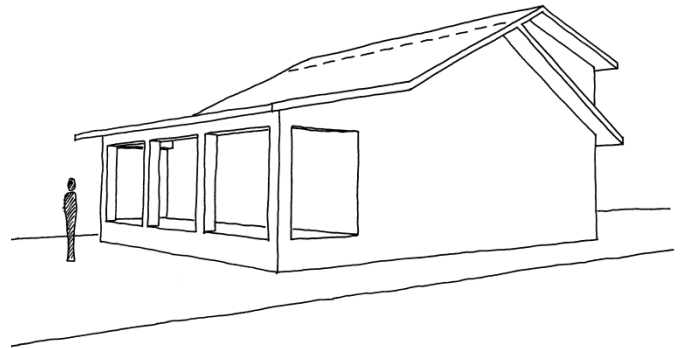
B. NEW CONSTRUCTION GUIDELINES Continued

Ridge raises

Ridge raises are appropriate for side-gable buildings (without clipped gables) that do not have side chimneys and 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.



Appropriate rear dormers are set in from the side wall of the existing house at least 2', 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 additions wider than existing building

- *Rear additions that are wider than or equal in width to 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 alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

II. NEW CONSTRUCTION AND ADDITIONS
B. NEW CONSTRUCTION GUIDELINES Continued

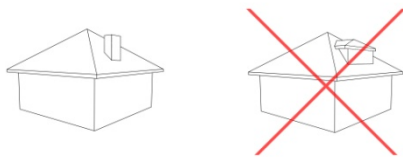
Roof

- *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.)*

Dormers

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 a decorative feature is not appropriate.



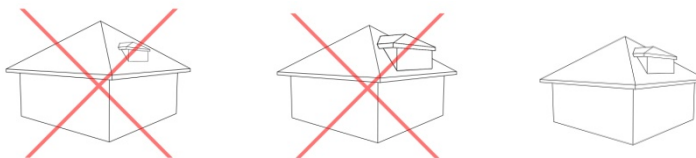
This dormer is inappropriate because it required the removal of the chimney.

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.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

It is appropriate to proportionally match the design and dimensions of a historic dormer on a building in the neighborhood that is of similar style and massing as the primary building.

The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.



The first two dormers are inappropriate because they are out of scale with the building. The third is an appropriate scale.

II. NEW CONSTRUCTION AND ADDITIONS
B. NEW CONSTRUCTION GUIDELINES Continued

Dormers should not be added to secondary roof planes.



Eave depth on a dormer should not exceed the eave depth on the main roof or be less.

The roof form of the dormer should match the roof form of the building or be appropriate for the style.

The roof pitch of the dormer should generally match the roof pitch of the building.

The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)

Dormers should generally be fully glazed and aprons below the window should be minimal.

The exterior material cladding of front and side dormers should match the primary or secondary material of the main building.

Side Additions

- *When a lot width exceeds 60' 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.*
- *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.*

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

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

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

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

e. Additions should follow the guidelines for new construction.

III. 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*

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
 - b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.
-

2. *Demolition is appropriate*

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; 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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

IV. RELOCATION

A. PRINCIPLES

1. Moving a historic building from its original site should be avoided.
2. Moving a non-historic building, or a building which has irretrievably lost its architectural and historical integrity, may be appropriate.

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 district's historical and architectural significance, or has irretrievably lost its architectural and historical integrity; or
 - b. the building is historic, but the loss of its architectural and historical integrity in its original location is certain.
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. if historic, the loss of its architectural and historical integrity in its original location is certain.

V. 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, porte cocheres, etc.

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

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.

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.

New Construction: Any structure constructed on a lot after the designation of the historic, neighborhood conservation, or landmark zoning overlays.

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.

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.

V. DEFINITIONS Continued

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.*