
BLAKEMORE

Planned Unit Development Neighborhood Conservation Zoning Overlay

HANDBOOK AND DESIGN GUIDELINES



METROPOLITAN HISTORIC ZONING COMMISSION

Metropolitan Government of
Nashville and Davidson County

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BLAKEMORE PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES
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PART I A SHORT HISTORY OF BLAKEMORE

The Blakemore Neighborhood Conservation Zoning District is a small area consisting of five buildings and one vacant lot. The buildings were constructed in the early twentieth century as residences and exhibit elements of the Tudor Revival, Craftsman, Colonial Revival and Dutch Colonial styles. The buildings are situated facing Wedgewood Avenue between 19th and 21st Avenues, South along a closed road formerly known as Old Blakemore Avenue. The area is near to the campus of Vanderbilt University and adjacent to Hillsboro Village.

Prior to the establishment of the neighborhood conservation overlay the properties carried a residential zoning that would have allowed fairly dense multi-family development. Beginning in 1988, the owner of the parcels sought a zone change to PUD (Planned Unit Development) to allow commercial uses in the buildings. As a condition for approval, the conservation overlay was required to insure that the residential character of the existing buildings would be maintained and to further insure that new construction would be compatible. The neighboring residential property owners were by and large supportive of the PUD with the conservation overlay as a condition of approval. The PUD and overlay zone were approved in 1989.

The developers of the PUD originally planned retail and restaurant uses for the formerly residential buildings and planned some new infill construction also. The infill building has not occurred. The five buildings in the district are now used primarily as office space. Several of the buildings have had additions to the rear or have had porches enclosed to add additional space. The building at 1904 Wedgewood Avenue has been extensively renovated including a large addition to the rear. The building is now occupied by the Nashville Chapter of the National Academy of Recording Arts and Sciences and the project received an architectural award from the Metropolitan Historical Commission in 1997.

The conservation overlay has allowed the houses in the Blakemore PUD to be redeveloped for commercial uses while protecting the residential character of the district. Without the conservation overlay, the buildings might have been lost to development of apartments or condominiums. Currently, the buildings retain their original character and are a pleasant aspect of an area of Nashville which has seen a great amount of redevelopment and growth.

THE NEIGHBORHOOD CONSERVATION ZONING DISTRICT

The boundaries of the Blakemore Conservation Zoning District are shown on the map 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 Blakemore 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 neighborhood conservation zoning overlay 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.

- 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.**

1. Call the MHZC at 862-7970 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.

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.

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

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.

2. Take the Preservation Permit to the Metropolitan Department of Codes Administration.

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. 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.

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 neighborhood conservation zoning overlay. Appropriateness of work must be determined in order to accomplish the goals of historic and neighborhood conservation zoning overlays, as outlined in Chapter 17.36.100 (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.*
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.*

I. PURPOSE OF THE DESIGN GUIDELINES
(Continued)

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 Continued

- b. The public facades - front- and street-related elevations - 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.

- c. New buildings should not imitate past architectural styles; they should reflect the era of their own construction, since it is usually impractical to accurately imitate architecture of the past and since it creates pseudo-old buildings.

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.

- d. Since construction in a historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building tastes and technology over the years. New buildings should continue this tradition while complementing and being visually compatible with other buildings in the area.
- e. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: the building would have contributed to the historical and architectural character of the area; if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and if it is accurately based on pictorial documentation.
- f. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
- g. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

PART II: B. NEW CONSTRUCTION GUIDELINES

A. Guidelines for New Construction

a. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

b. Scale

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding 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 buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain the 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*

d. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

II. NEW CONSTRUCTION AND ADDITIONS

B. NEW CONSTRUCTION GUIDELINES Continued

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 roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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 site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

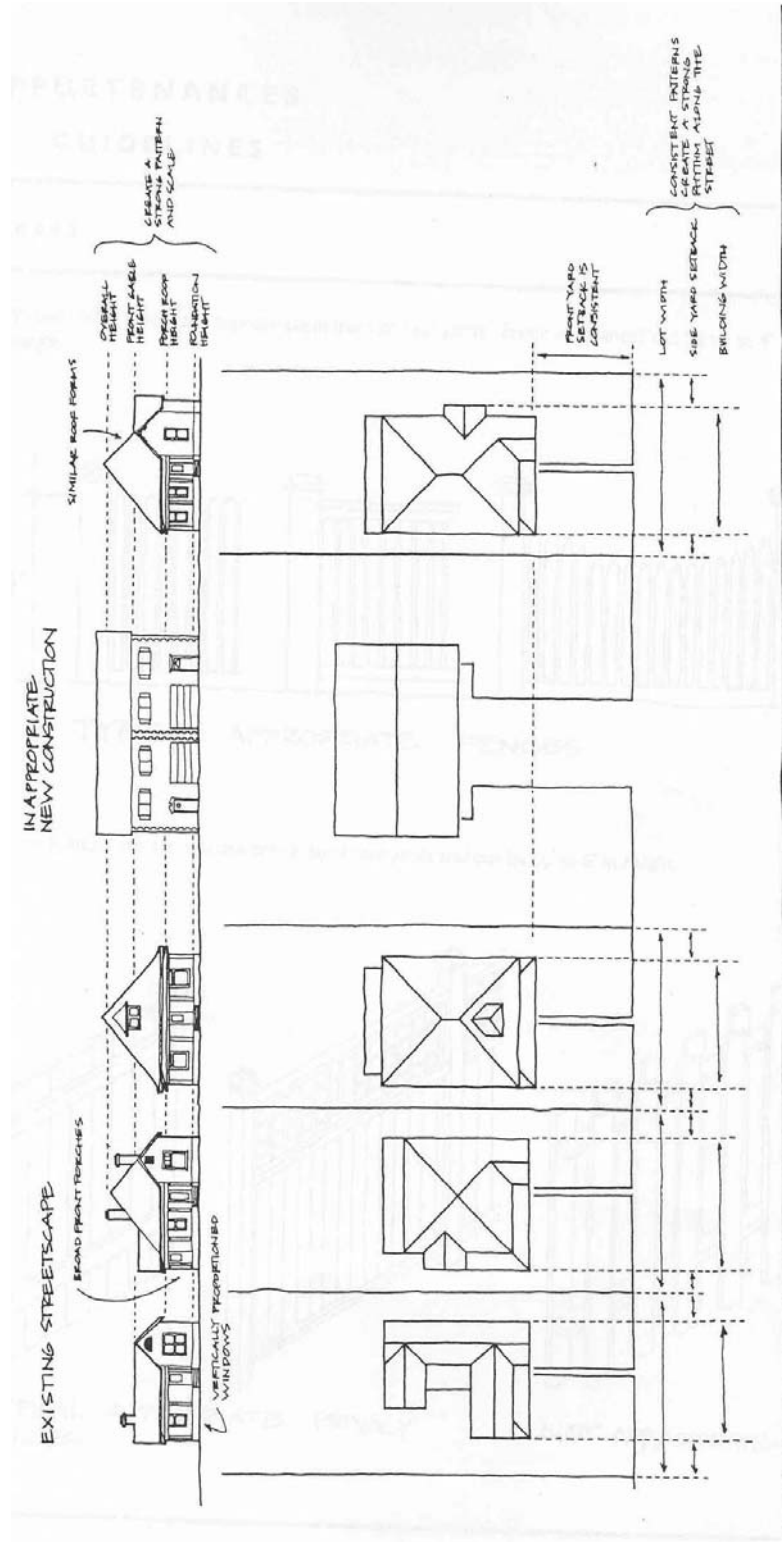
Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Generally, curb cuts should not be added.

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

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



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 to voids in new buildings shall be visually compatible with the surrounding 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.

h. Additions to Existing Buildings

1. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

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:

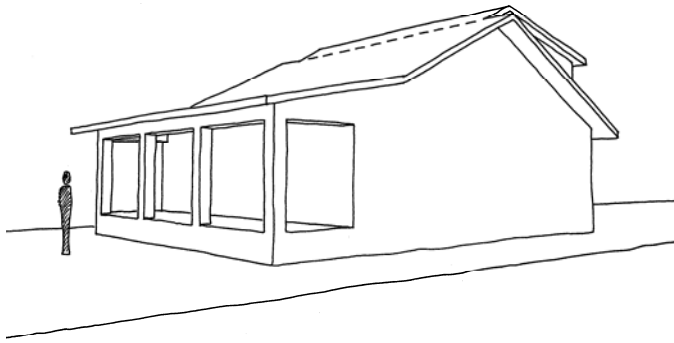
1. *Additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof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

Ridge raises

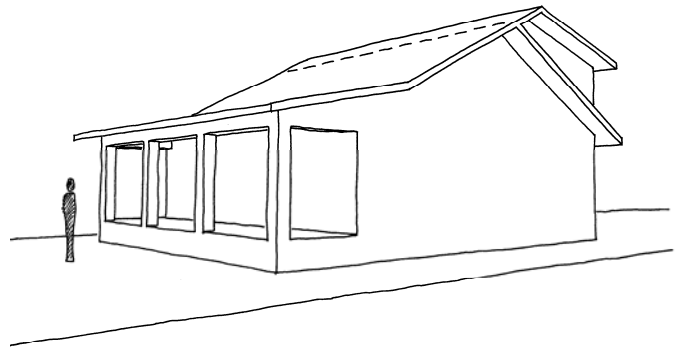
Ridge raises are appropriate for side-gable buildings (without clipped gables) that do not have side chimneys and require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must 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.

II. NEW CONSTRUCTION AND ADDITIONS

B. NEW CONSTRUCTION GUIDELINES Continued



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.*

Roof

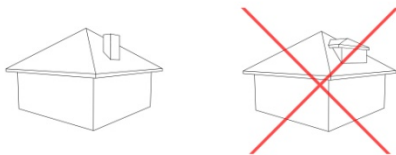
- *The height of the addition's roof and eaves must be less than or equal to the existing structure.*
- *Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*
- *Skylights should not be located on the front-facing 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.)*

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

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.

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.)

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

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.

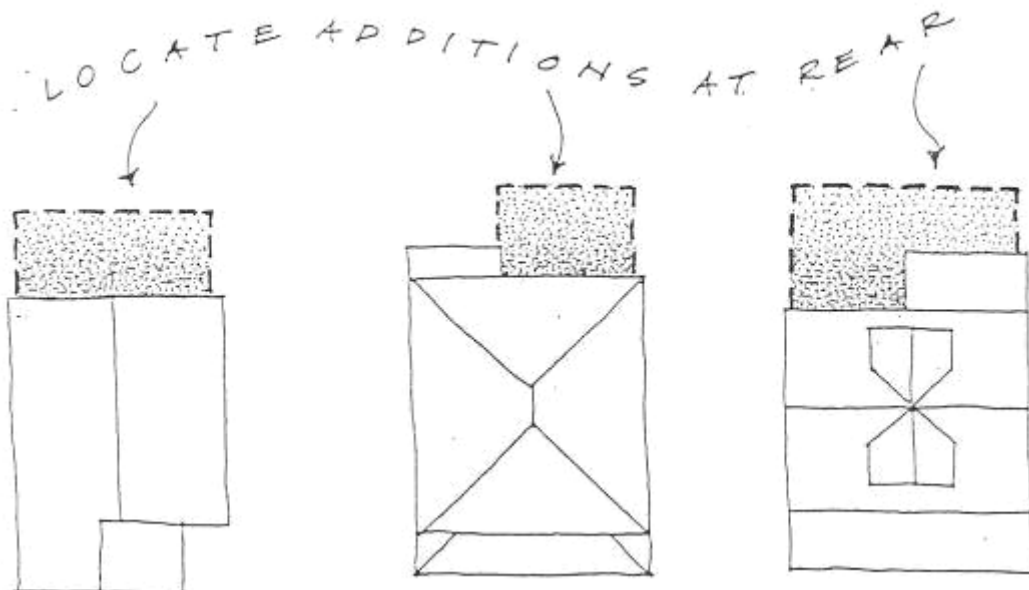
Side Additions

- *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.*

2. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

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. 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.



II. NEW CONSTRUCTION AND ADDITIONS

B. NEW CONSTRUCTION GUIDELINES Continued

3. Additions must not imitate earlier styles or periods of architecture.

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, material color, material, and character of the property, neighborhood, or environment.

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.

4. The creation of an addition through enclosure of a front façade porch is inappropriate and should be avoided.

The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

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

i. Outbuildings

1. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible 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.*

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

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.*
2. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

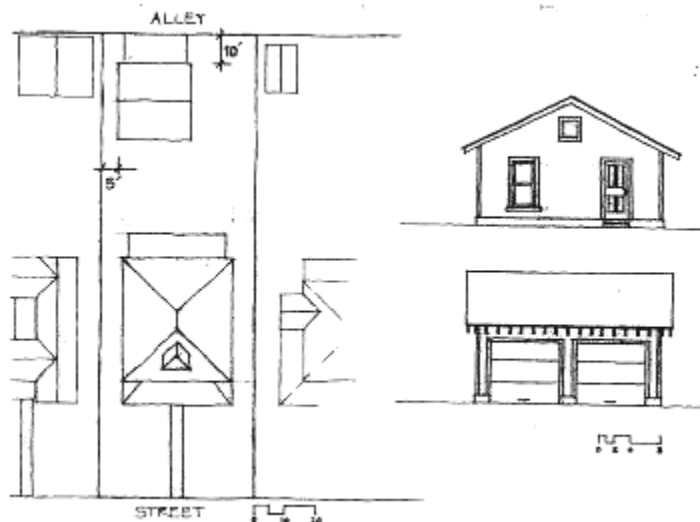
Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

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.*

3. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.



j. Appurtenances

1. Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

II. NEW CONSTRUCTION AND ADDITIONS

B. NEW CONSTRUCTION GUIDELINES Continued

k. 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.

PART III: DESIGN GUIDELINES

A. RELOCATION

Definition: The moving of a building in a district from one site to another.

1. General Principles

- a. The moving of an existing building which retains architectural and historical integrity and which contributes to the architectural and historical character of the district should be avoided.
- b. The moving out of the district of a building which does not contribute to the historical and architectural integrity of the district or has lost architectural integrity due to deterioration and neglect shall be appropriate if its removal or the proposal for its replacement will result in a more positive, appropriate visual effect on the district.

2. Guidelines for Relocation

- a. Relocated buildings must be carefully rebuilt to retain and maintain original architectural details and materials.
- b. A building may be moved into the district if it maintains a sense of architectural unity in terms of style, height, scale, massing, materials, texture, and setback with existing buildings along the street.
- c. A building may be moved from one site to another in the district if:
 - the integrity of location and setting of the building in its original location has been lost or is seriously threatened;
 - the new location will be similar in setting and siting;
 - the building will be compatible with the buildings adjacent to the new location in style, height, scale, materials, and setback; and
 - the relocation of the building will not result in a negative visual effect on the site and surrounding buildings from which it will be removed.

PART VI: DESIGN GUIDELINES

C. DEMOLITION

Definition: The tearing down of a building.

1. General Principles

Since the purpose of historic zoning is to protect historic properties, the demolition of a building which contributes historically or architecturally to the character and significance of the district is inappropriate and should be avoided.

2. Guidelines

a. Demolition is inappropriate:

- if a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest;
- if a building is of such old or unusual or uncommon design and materials that it could not be reproduced without great difficulty or expense; or
- if its proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district, or would be visually incompatible.

b. Demolition is appropriate:

- if a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
- if a building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive, appropriate visual effect on the district; or
- if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

PART 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.

Part III. 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.*