

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION Waverly-Belmont Neighborhood November 18, 2015

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: Neighborhood Conservation Zoning Overlay for Waverly-Belmont
Council District: 17
Applicant: Councilmember Sledge
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

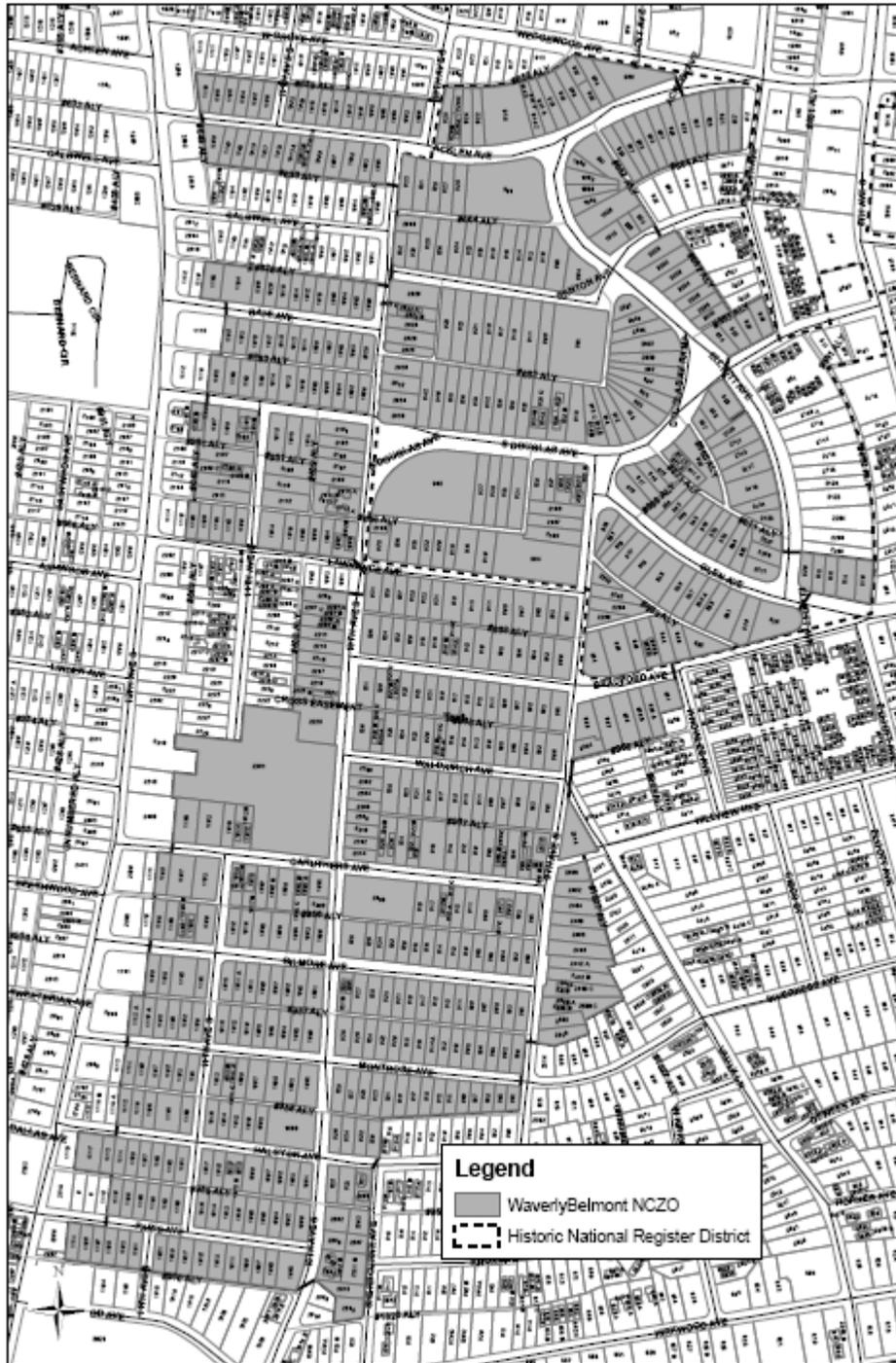
Description of Project: Councilmember Sledge requests a Neighborhood Conservation Zoning Overlay for the Waverly-Belmont neighborhood.

Recommendation Summary: The properties meet criterion 5 as approximately half of the neighborhood is listed in the National Register of Historic Places and the other half is eligible for listing in the National Register. Staff suggests that the Commission recommend approval of the overlay for these eligible properties to the Council and adopt the design guidelines proposed for the new district.

Attachments

A: Public Comment
B: Waverly Place NR
C: Draft Design
Guidelines

District Map:



Applicable Ordinance:

Article III. Historic Overlay Districts

17.36.120 Historic Districts Defined. B. Historic Landmark. An historic landmark is defined as a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County; and that meets one or more of the following criteria:

1. The historic landmark is associated with an event that has made a significant contribution to local, state or national history;
2. It is associated with the lives of persons significant in local, state or national history;
3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value;
4. It has yielded or may be likely to yielded archaeological information important in history or prehistory; or
5. It is listed or is eligible for listing in the National Register of Historic Places.

Background:

The Waverly-Belmont neighborhood has discussed the possibility of an overlay for several years. Public informational meetings were held on July 22, 6:30 p.m., August 25, August 31, 6:30 p.m. and October 12, 6:30 p.m. at the Sevier Park Community Center and were organized the 12 South Neighborhood Association or the Sunnyside Neighborhood Association. The public hearing for the Planning Commission is scheduled for December 10, 2015, and Metro Council for January 5, 2016.

The boundaries of the overlay include the Waverly Place National Register of Historic Places district and additional properties that are eligible for listing in the National Register. Since notice was sent the following properties were removed at the request of the councilman: 815 Acklen Avenue, 2906 and 2910 10th Avenue South.

The land in this neighborhood was a part of larger nearby estates prior to being subdivided, beginning in the 1890s. The southern portion of the neighborhood can be tied to the Sunnyside Mansion. Other portions of the neighborhood may have been a part of Adelia Acklen's expansive Belmont Mansion holdings to the northwest or the Waverly Estate to the northeast. Regardless, by the 1910s, the area was considered a part of the larger 'Waverly Place' neighborhood.

During the 1920s and 30s, new home construction continued throughout the entire neighborhood at a fairly regular pace. Although most houses built in this era were single family homes, the neighborhood has always included a mix of some multi-family properties. Common architectural styles include Queen Anne, Tudor Revival and Craftsman, with a few examples of four squares. All of these house styles were popular throughout Nashville in the first half of the 20th century as the first ring suburbs were being constructed along street car lines.

After World War II, with the streetcar gone and the increasing popularity of the personal automobile, Nashville experienced a rapid expansion of second ring suburbs. As was

happening nationwide, the rise of the suburbs led to a lack of investment in previously booming urban neighborhoods and commercial areas in Nashville. In Waverly-Belmont, there was a brief surge of postwar construction in the early 1950s – about seven one-story rectangular side-gabled houses are concentrated on Caruthers and Gilmore Avenues. While these homes lack the architectural detailing found in the neighborhood’s earlier houses, they do fit into the historic street rhythm in terms of size, massing, setback, materials, lot coverage and siting – and they are a part of the story of the evolution of the neighborhood.

Today, the 12-South commercial corridor is bustling with hip boutiques and trendy restaurants. Patio seating lines a street that used to be known for crime. The reversal of fortunes is perhaps best illustrated by the gourmet ice cream shop occupying the address where the triple murder occurred in the 1980s. High-density mixed-use developments are being constructed along 12th Avenue to accommodate the demand for both residential and commercial space. Just behind this commercial strip though is a thriving historic neighborhood. The homes are largely owner-occupied and well cared for, young families live next door to retirees and newcomers mingle with long-time residents, many of whom have been in the neighborhood for forty years or more. Plans are underway to reopen the Waverly-Belmont School as a neighborhood elementary school in time for the 2015-2016 academic year.

Starting around 2005, new residential construction began again in the neighborhood. While some existing vacant lots offered building sites, many of the new houses constructed in the past decade have required the demolition of a historic home. Concerned by the loss of historic resources, residents began advocating for a Neighborhood Conservation Zoning Overlay in 2013. They hope to protect the strong sense of place conveyed by the historic architecture of their established traditional neighborhood, while still allowing the district to evolve with new construction that is appropriate to its context.

For a more complete history, please see the draft design guidelines attached to this report.

Analysis and Findings:

A portion of the overlay is listed in the Waverly Place National Register of Historic Places District. According to the nomination written in 1985, Waverly Place was nominated under Criteria A and C as a locally significant late nineteenth century suburban development. The subdivision was designed by James A. Jowett, a native of England, who served as district engineer from 1886 to 1898 and also designed the city reservoir. Although the entire area of the proposed overlay does not follow the design of Waverly Place, with its broad and gently curving streets, a type of “romantic suburb” design pioneered by Frederick Law Olmstead, the remaining area south of this development includes much of the same housing stock constructed in the same era as the homes included in Waverly Place. The nomination notes that the district has “good examples of the variety of American suburban houses, late Victorian styles, foursquares,

and bungalows.” Architecturally, the same type of development continues south of the National Register district. While Waverly Place is important under both Criteria A and C, the remaining portion of the proposed overlay is eligible under criterion C for its architectural significance.

The properties meet criterion 5 as a portion of the proposed overlay is listed in the National Register of Historic Places and the other portion is eligible for listing in the National Register.

Recommendation:

Staff suggests that the Commission recommend approval of the overlay for these eligible properties to the Council and adopt the design guidelines proposed for the new district.

PUBLIC COMMENT

From: jodismom [mailto:jodismom@aol.com]
Sent: Monday, November 09, 2015 11:16 AM
To: Zeigler, Robin (Historical Commission)
Subject: Overlay

This is Bev Clendenen at 854 Bradford Ave. I am a block captain for the 800 block of Bradford and I am in favor of the Historic Conservation Overlay. It's important to me, to maintain the historic integrity of our neighborhood...Thanks for all your work on this matter.

From: Leslee Hughes [mailto:lesleehughes10@gmail.com]
Sent: Sunday, November 08, 2015 8:35 PM
To: Zeigler, Robin (Historical Commission)
Subject: I support Waverly Belmont NCZO

Dear Robin,

I am a block captain for Elliott between S Douglas and Glen Ave. Unfortunately, few homes on this stretch are original to the neighborhood including mine but I still support the Waverly Belmont NCZO efforts. I purchased my Waverly Belmont home 15 months ago. Previously, I owned a home in Green Hills for the last 11 years. So, why did I move just a few miles, what was I looking for? I was looking for a change in lifestyle: one where I could walk on sidewalks, one where I could walk to a restaurant, one where I could connect with my neighbors. For years, I would come to the Waverly Belmont neighborhood as a 'visitor' to the many restaurants, and drive through looking at the homes. I finally decided I wanted to be a part of this great neighborhood, and I couldn't have chosen a more important time. Thank you for your time in educating us and providing support to this important work.

Leslee Hughes
847 S Douglas Ave.

From: msashleyrose@comcast.net [mailto:msashleyrose@comcast.net]
Sent: Saturday, November 07, 2015 2:20 PM
To: Zeigler, Robin (Historical Commission)
Subject: I support Waverly Belmont NCZO

Dear Commissioners,

I am writing in support of the Waverly Belmont Neighborhood Conservation Zoning Overlay. I live at 906 Bradford Avenue but have participated as a block captain for portions of Acklen and Elliott in hopes of ensuring that as many neighbors as possible would be included in the overlay, if they so desired.

I am a fifth generation Nashvillian, and my family lived in a modest home in Oak Hill, located just a few blocks from the elaborate mansions on Curtiswood, including the Governor's mansion. We frequently saw Gov. Lamar Alexander jog by our home. It was my experiences in those days growing up in this city, that instilled in me such pride in being a Nashvillian, and a desire to do what I can to preserve the greatness of our city.

My family patronized the businesses in the Waverly Belmont area, in fact, in 1977 I remember seeing Star Wars in the old Melrose Theater on 8th Avenue South, in what is now known as the Sinema Restaurant. All of my family's birthday cakes came from Becker's Bakery on 12th Avenue South, in the building that is now known as Summer Classics. These businesses no longer exist, but when I visit those structures now, it gives me such an incredible feeling of nostalgia and solace to know those buildings still stand.

I had no idea as a little girl, that there was a 1921 home sitting at 906 Bradford Avenue that I would one day call home. I purchased the house in March of 2014 after a complete and total restoration by a very

skilled general contractor. What I love most about living in my 94 year old house is researching its history, which led me to Mr. William Waldkirch II, age 92. I learned through my research that Mr. Waldkirch's father originally named my street "Caroline Avenue" in the 1910s, named after Mr. Waldkirch's grandmother, Caroline Waldkirch, who settled on Lawrence Avenue at the end of the civil war. Later, during World War II, the city of Nashville changed the name of my street from "Caroline Avenue" to "Bradford Avenue" which of course broke his father's heart. Learning this, Mr. Waldkirch and I decided to name my house "Caroline House Nashville" so that his grandmother's name would live on in the neighborhood like his father intended, and to raise awareness about the value of historic preservation in Nashville.

Historic homes are in short supply, and unfortunately the supply is getting shorter. I was one of (4) offers that first day my house went on the market, with all offers being over the list price. This is an indication that there is a tremendous market demand for historic properties. It is also an indication that homeowners should expect that in effect, a Waverly Belmont NCZO should enhance property values, not erode them.

If Caroline House Nashville had been demolished instead of restored, all of the history and stories that I uncovered about the Waldkirch family would be lost. It is for this reason that I respectfully request that the Waverly Belmont NCZO be approved, so that the history and character of our neighborhood and its history would be preserved for generations of Nashvillians in the years to come.

Please support the Waverly Belmont NCZO.

Respectfully,

Ashley S. Rose
Caroline House Nashville
906 Bradford Avenue
Nashville, TN 37204
www.CarolineHouseNashville.com
MsAshleyRose@comcast.net
615-879-9551

From: Claire Armbruster [mailto:clairearmbruster@gmail.com]
Sent: Saturday, November 07, 2015 6:11 AM
To: Zeigler, Robin (Historical Commission)
Cc: Kerry Conley
Subject: I support Waverly Belmont NCZO

Good morning, Robin,
I'd like to thank you and Tim for being so very supportive of our neighborhood efforts for the Waverly Belmont NCZO. I am a block captain who has been involved with the project since our initial start in 2014. At that time, we were feeling the loss of several homes here that had added to the historic character of the neighborhood. Since that time, we've lost so many more. While change is good, I feel that planned change is better. Having a NCZO in place will help us preserve what is here, and will give well defined guidelines for new construction. As a block captain, I have spoken to neighbors about the positive effects of this overlay, and the majority are in favor of it. I will be at the council meetings in support of the NCZO and will hope to see you there.

Most sincerely,
Claire Armbruster & Jeff Koontz
1004 Montrose Ave
Nashville, TN 37204
615-509-9797

From: Ryan Parrish [mailto:ryanedwardparrish@gmail.com]
Sent: Friday, November 06, 2015 2:46 PM

To: Zeigler, Robin (Historical Commission)
Cc: Tyne Parrish
Subject: We support the Waverly Belmont NCZO.

Hi Robin and the Historic Commission,

First, I would like to say thank you for the work that you all do to protect and preserve the character of our city. You all have been extremely helpful throughout the entire NCZO process - thank you for fielding all of our questions and offering your support.

My neighbor Jim Rossi and I are block captains for Glen Avenue. A little back story - my wife Tyne moved into 833 Glen as a renter in 2003 while she was a student at Belmont. We began dating shortly thereafter, and were lucky enough to purchase 833 Glen in 2013. We renovated the interior of our 1930's historic home and are proud residents for over a decade.

My wife and I believe the NCZO is the best way to preserve existing structures while guiding future development in a smart, responsible way. Preservation and development are not mutually exclusive. The majority of us seeking the NCZO are not anti-development - we are actually quite the opposite. Our neighborhood cares so much about the future of development that we want to be a part of charting the course alongside the historic commission and developers. We feel that the NCZO will give us, the residents who live in 12south, a seat at the table. It will protect the historic, contributing structures that we love - while making sure new construction compliments and adds beauty to the neighborhood.

I believe this overlay provides flexible guidelines that promote contextual development by respecting neighbors and their property. If we want to add onto our historical home, we can still do that under the NCZO. Developers or owners of contributing or non-contributing homes can add on to their properties as well - this does not halt development. It's important to remind everyone that this is not a rule book, but rather a thoughtful review process with historical and architectural experts.

Lastly, many of us moved to 12south because it is a real community - a neighborhood with a diverse mix of people from all walks of life living next door to one another. As the neighborhood grows, we want to make sure future development contributes and includes our community versus taking advantage of it. It's important to mention that through the NCZO process, a large majority of our community has become closer and more united than ever. I believe that by approving the NCZO, you will acknowledge our community's efforts to look out for one another. Thank you for your time.

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Ryan Parrish
833 Glen Avenue
Nashville, TN 37204
[615.293.0519](tel:615.293.0519)
www.ryanedwardparrish.com

From: Meltesen, Jeff [mailto:JMeltesen@countryweekly.com]
Sent: Friday, November 06, 2015 11:13 AM
To: Zeigler, Robin (Historical Commission)
Subject: I support Waverly Belmont NCZO

Hi Robin,

My name is Jeff Meltesen and I'm a block captain for 10th Avenue and Bate. In 2000, we bought a small 1930s 2br/1ba house on 10th Avenue. We were attracted to the neighborhood because it had beautiful older homes, mature trees and sidewalks—much like Belmont Hillsboro to the west. At the time, several homes in the neighborhood had been restored, but many more were in need of a little TLC. Eventually we had the resources to remodel and add on to our own home to fit the needs of a family of four. We expanded significantly by adding on the back of the house. I venture to say, passersby likely think our house was built that way originally. Over time, as houses went up for sale, most often the new owners renovated and

remodeled the existing structures. But that's changed. Today, when a home goes up for sale, far too often it's torn down and replaced by an oversized house—frequently two—that don't fit their surroundings. This happens even when the older home is in pristine condition, like the 1930s cottage two doors down from us that received a \$70,000 renovation only to be sold, torn down and replaced by two large new houses. We're not opposed to new construction, but we'd like to see construction that blends in with the look, feel and size of the surrounding homes. We support the Waverly Belmont NCZO because it will help to preserve older homes that attracted us to the neighborhood, guide new additions to homes as well as new home construction when it occurs. What's more, our neighborhood is important to the fabric of the city. Together with surrounding neighborhoods, we make Nashville unique. And that's something worth preserving.

Thank you,
Jeff

Jeff Meltesen
2026 10th Avenue South

From: Buffy Holton [mailto:buffyholton@earthlink.net]
Sent: Thursday, November 05, 2015 5:23 AM
To: Zeigler, Robin (Historical Commission)
Subject: I Support Waverly Belmont NCZO

Dear Metro Nashville Historic Planning Commission,

I am writing to urge you to support the proposed Waverly Belmont Neighborhood Conservation Zoning Overlay. I have lived at 919 Lawrence Avenue since 1986 and have seen many changes in the neighborhood - some good and some not so good. This past year I became involved with the movement to create a conservation overlay and currently serve as Block Captain for Lawrence Avenue.

In talking with my neighbors on Lawrence, and other residents in the area, I have learned that a great number of them support the overlay for reasons similar to my own, including:

The current, unrestricted construction of tall, oversized homes is decreasing the quality of life in the area through the loss of privacy in backyards overlooked by tall homes built as close as possible to the property lines, loss of trees and other plant life on lots, and loss of birds and other animals due to loss of their habitat.

The building of two homes on lots previously occupied by one home has created traffic and parking problems. Increased density is not necessarily undesirable, but our neighborhood streets were not designed to handle the greatly increased number of vehicles using them.

The loss of open ground that is able to absorb rainwater due to houses that cover most of their lots has led to runoff problems and some cases of sewers being overwhelmed during storms.

And finally, if the older, historical homes and churches continue to be demolished, the neighborhood will lose its identity and its diversity as lower income residents who have lived here for many years move out.

Nashville seems to be increasingly ruled by money and how to make more of it, and "new" is touted as always "better".

But intangible assets, such as quality of life, neighborhood identity and a sense of community are what make a city worth living in, and the Waverly-Belmont Neighborhood Conservation Zoning Overlay will help our neighborhood retain those assets. Thank you for your support of this overlay.

Sincerely,

Elizabeth Holton
919 Lawrence Avenue
Nashville, TN 37204

From: Jim R [mailto:rossije@gmail.com]
Sent: Wednesday, November 04, 2015 4:42 PM
To: Zeigler, Robin (Historical Commission)
Subject: I support the proposed Waverly-Belmont NCZO

Dear Robin -

I support the proposed Waverly-Belmont Neighborhood Conservation Zoning Overlay.

In the grass roots efforts to survey residents of the neighborhood, I served as a block captain. I canvassed homes on portions of Glen Ave and 9th S. (between Lawrence and Douglas). With the exception of one neighbor on Glen Ave, who did not provide me a signed form, I found consistent and enthusiastic support for this among my neighbors.

For me personally, I support this overlay because I think we need some standards in this neighborhood to support responsible development. I live on Glen Ave, a street that is untouched by recent development, and I am hopeful that as the homes on the street change ownership and are updated that we are able to preserve its character. I understand an overlay adds a layer of review if I decide to put an addition on my home, but also consider property ownership in this community to be a privilege and not a right.

I also like the the proposed NCZO speaks in terms of flexible guidelines, rather than hard and fast rules. My interactions with the the MHZC staff have given me the assurance that these guidelines will be applied in a reasonable manner that will balance responsible growth with preserving the history and character of the neighborhood.

Thank you for all of the work you and your staff have done to develop this proposal and move it forward in its consideration.

Sincerely,

Jim Rossi
853 Glen Ave
Nashville, TN 37204
tel 850/264-1391

From: Meitra Aycock <meitra.aycock@me.com>
Date: November 4, 2015 at 1:44:07 PM CST
To: Robin.Ziegler@nashville.gov
Subject: I support Waverly Belmont NCZO

Hi Robin - I am a block captain for 9th Ave S between Bradford and Knox. My husband and I have lived in the neighborhood for 5 years, and we chose the area because of sidewalk access, socio-economic and cultural diversity, and for the charm and interest

We appreciate new development and ourselves live in a new build. We feel, however, that the collective voice of our neighborhood is inconsistently recognized by the developer community. We want homes that reflect the character of the neighborhood and are not overcrowded on a lot.

Our neighborhood is highly desirable, and we ask for the city's help in ensuring a reasonable and balanced approach to development. Without NCZO, our neighborhood has no voice in our future. Please help us to have that voice.

Meitra Aycock
2412-B 9th Ave S
(615)336-0733

From: Caroline Duley <cvduley@yahoo.com>
Date: November 6, 2015 at 6:05:46 PM CST
To: "Robin.Zeigler@nashville.org" <Robin.Zeigler@nashville.org>
Subject: I support the Waverly Belmont NCZO
Reply-To: Caroline Duley <cvduley@yahoo.com>

Attention Nashville Historic Commission,
I have been a resident of the 12South neighborhood since 2003. I lived on Knox Avenue from 2003 to 2014 and am currently renovating my historic bungalow on Waldkirch Avenue.

I support the Waverly Belmont NCZO for several reasons. First, the neighborhood is losing its historic character. The turn of the century homes that give character to 12South are being demolished in a historically high rate. They are being replaced with very large, quickly constructed homes that lack much green space, if any, and generally have no relation to the existing homes in the neighborhood. Once these historic homes are gone, they are irreplaceable.

Second, we are quickly losing diversity of residents in the neighborhood as smaller, historic homes are getting demolished and replaced by homes that are largely unaffordable for those other than upper middle class. Vibrant neighborhoods such as 12South have historically had a variety of sizes of homes to include people with lower income such as students and the elderly. The variety of housing is quickly disappearing and being replaced by houses that are unaffordable for the majority of Nashvillians.

Third, the demolition of a home purely to replace it with a larger home that will sell for a higher price is not sustainable. There is a huge amount of waste in demolishing a quality built home that has survived 100 years. According to the National Trust for Historic Preservation, every time we raze an older house and replace it with a new, more energy efficient one, it takes an average of 50 years to recover the climate change impacts in relation to its demolition.

Sincerely,
Caroline Duley
900 Waldkirch Ave.
Nashville, TN 37204

From: Heather Andrews <heatherandr@gmail.com>
Date: November 7, 2015 at 9:44:04 AM CST
To: Robin.Zeigler@nashville.org
Subject: We support the Waverly Belmont NCZO

We live at 1008 Halcyon Avenue. I (Heather) bought our home in 2003 as a young single person, and now live here with my husband and two young children.

I was attracted to the large stock of historic homes, the diverse population (blacks, whites, rich, poor, artists, creative class, hardworking folks holding 3 jobs, doctors like me, musicians like my husband, teachers, etc), the beautiful mature tree coverage, and the proximity to downtown. I had lived in historic homes in New Orleans and Baltimore prior to moving to Nashville, and 12 South reminded me a little of the historic New Orleans neighborhoods I had loved. My husband's mother started the historic renovation movement in Gainesville, FL's Duck Pond neighborhood, so historic homes run deep in his blood too.

The rapid rate of change in our neighborhood, specifically, the demolition of historic ~100 year old homes, has been alarming. These are homes that have been sturdily built with quality ingredients, and have had generations of families live in them. History has occurred in these homes. They were fun to look at on our neighborhood walks. Yet, due to the popularity of our city, developers (in many cases from out of town/out

of state) have begun razing these houses simply for a profit. The huge houses being built can't be bought by a normal single person or young family. Even the wealthier families that can afford these homes, oftentimes, don't want them. Many new-build home owners have told me they would prefer a historic home, but could not find one in 12 South. In one case, there is a single young man living in a huge new build, which he acknowledges is well too big for one person and not what he wanted, but he had really wanted to move into the neighborhood, and was on a quick timeline for his work, so, because he could afford it, he bought a huge new build which he didn't even like!

The rapid loss of mature trees in the neighborhood has been a side effect of these new large builds, and is equally disturbing. The noise from the highway, the train tracks in Berry Hill, and the racetrack has increased significantly over the years due to the loss of trees. The shade provided by these trees is noticeably less, as noticed on our sidewalk neighborhood walks.

My husband and I began looking for new homes in the area as well, this past year, and after half a year of seeing only a small number of historic homes come on the market, decided to stay and renovate our own home (we will renovate our 1906 home within the guidelines of the NCZO, and would have anyway even if a NCZO weren't being considered). We hope that someday very soon, the developers too, will choose to renovate these valuable assets, rather than destroy them.

I believe that having such a large Waverly Belmont NCZO will be a good thing for our whole city, not just our neighborhood, and will put Nashville on the map in terms of historic preservation.

Thank you for considering this overlay!

Heather Andrews and Will Barrow
1008 Halcyon Avenue
Nashville, TN 37204

From: Jimmy Miller <jimmy@thinkclarity.com>
Date: November 7, 2015 at 1:37:22 PM CST
To: Robin.Zeigler@nashville.org
Subject: I support the Waverly Belmont NCZO

My family and I are in favor of the pending Waverly Belmont Conservation Overlay. I moved into my house on Benton Avenue in 1999 and am very proud to have preserved in a dwelling that was built in 1908. The character, charm, and craftsmanship of these older homes is impossible to replace.

I particularly like this reading from the Washington Trust for Historic Preservation. "In the past, historic preservation has been considered a luxury practice, but in recent years, research of the economic and public benefits have revealed that it is a powerful tool in sustaining local economy, creating jobs, and even generating capital. The aesthetic, cultural and historical benefits of preservation are well known, but now, communities are realizing that there are positive economic effects also."

I join my neighbors in our efforts to secure the grand history contained in many of the homes of our great neighborhood.

Jimmy Miller, ACSP
Clarity Consulting
615-403-3630

From: "Vehorn, Charles" <cvehorn@RADFORD.EDU>
Date: November 7, 2015 at 3:26:47 PM CST
To: "Robin.Zeigler@nashville.org" <Robin.Zeigler@nashville.org>
Subject: I support the Waverly Belmont NCZO

Commission Members.

I am a Block Captain for Hillview Hts., between 8th Avenue South and Vault. Our block got started late in the process and was not included in the proposal presented to you (perhaps in the future). However, I still support this proposal because the NCZO provides for well thought out development that balances the views of the neighborhood with the desires to upgrade property by the developers. In the long run, the NCZO can create a neighborhood that all members can proud of and stimulate a greater sense of community.

Chuck Vehorn
811 Hillview Hts.

From: Chris Koch <chrisknashville@gmail.com>
Date: November 8, 2015 at 12:25:40 PM CST
To: Robin.Zeigler@nashville.org
Subject: We support the Waverly Belmont NCZO

Dear Robin and the Historic Commission:

My name is Chris Koch and my wife, son and I live at 1013 Gilmore Ave. I am the block captain for Gilmore Ave. I wanted to email you with a few details of why our family is in favor of the proposed Waverly-Belmont NCZO.

* We believe the Waverly-Belmont NCZO will protect historic and contributing homes in the 12South neighborhood. We feel the fact that this is a neighborhood filled with homes dating back to the late 1800's is a draw for prospective residents as well as locals outside this neighborhood and visitors to Nashville to spend time in this particular neighborhood. This is evidenced by the amount of local, regional and national publicity the 12South neighborhood receives, namely due to it's 'historic charm'.

* We believe the Waverly-Belmont NCZO will help increase property values in the 12South neighborhood through the years, just like many of Davidson County's other NCZOs have seen, namely the neighboring Belmont-Hillsboro NCZO.

*We believe the Waverly-Belmont NCZO will promote responsible development for new construction residential and commercial growth in the 12South neighborhood. We are in favor of re-development of non-contributing houses or contributing houses that are in such poor shape that they cannot be saved. We support that the Waverly-Belmont NCZO will require new residential construction to complement the historic architectural details that lend to the 12South neighborhood's integrity.

*We believe that many historic and contributing houses in the 12South neighborhood can be remodeled and added on to versus bulldozing. We own a real estate investment company and have yet to bulldoze a single house after renovating 38 houses since 2012 in all parts of Davidson county. We feel the Waverly-Belmont NCZO will support this ideal.

*We believe the Waverly-Belmont NCZO will promote the renovation of existing smaller houses in the neighborhood versus bulldozing these existing houses. We feel this will lead to an increased availability of smaller homes with more affordable prices than the larger 2,800+sf new builds the neighborhood has seen almost exclusively from developers over the last 5+ years.

*We believe that with the Waverly-Belmont NCZO being a conservation overlay and the least restrictive historic overlay available, 12South homeowners will have the most liberties to improve and add on to their existing home and property.

Thank you for your consideration!

Sincerely,

Chris and Allison Koch
1013 Gilmore Ave.

From: CATHERINE JENNINGS <kavamkelly@gmail.com>
Date: November 8, 2015 at 9:49:22 PM CST
To: Robin.Zeigler@nashville.org
Subject: We support the Waverly Belmont NCZO

Hi,

My husband and I fully support the Waverly Belmont NCZO. We currently own two homes in the area and are block captains for the 800 and 900 blocks of Montrose. The NCZO has been an inclusive process.

Each home has been visited personally, multiple times, and support has been shown! It is a diverse area, and most of the homeowners in our area believe the NCZO will preserve the diversity of the area, which honor's 12 South's heritage. Of course growth is inevitable, but we believe the NCZO will help the city establish a reasonable balance between growth and authenticity which will make the neighborhood a delight to live in AND visit.

Please support our NCZO!

Sincerely,
Cathy and John Jennings
807 Montrose and 914 Halcyon

From: Christopher Cotton <christopherscotton@gmail.com>
Date: November 6, 2015 at 5:47:33 PM CST
To: "Robin.Zeigler@nashville.org" <Robin.Zeigler@nashville.org>
Cc: Kerry Conley <kconleytn@gmail.com>
Subject: I support the Waverly Belmont NCZO

Dear Historic Commission

My name is Chris Cotton and I've lived in my historic 1935 Tudor bungalow at 2209 Elliott Avenue for almost 10 years.

When I bought the home it was in need of a complete renovation and I've have lovingly worked on renovating every part of my home myself since its purchase. I'm proud of the work I've done to restore it and my home was even featured on an HGTV show a few years ago which highlighted the renovation and subsequent interior design of my living room.

I could have purchased a home in most any part of town but choose my neighborhood for the fact it was full of such beautiful and historic homes. It was perfect for me.

While I've enjoyed living in an urban area of such a thriving and growing town, I've recently come to dread the sound and sights of the demolition of historic homes throughout the neighborhood, only to be replaced with out of context, mostly two-to-a-lot homes that tower over the historic bungalows that remain.

My neighborhood is one of the gems in our city and has become extremely popular. I'm in no way against progress and development, but believe it should be responsible, contextual and its goal should not be to rid our neighborhood of the older residents who are the ones that have cared for it and lived here for so long.

I support this type of overlay as it will protect the historic nature of the neighborhood, while at the same time allowing growth and development that fits into the historic nature of our existing homes. I believe it will protect the value of our homes by ensuring that the neighborhood does not turn into an unoriginal clustering of tall skinny and lumbering unoriginal architectural houses that one would find in an uninspired suburban village. Rather it will enable our neighborhood to still attract the great folks that truly desire to

live in one of Nashville's remaining historic neighborhoods.

I urge the Historic Commission to support our neighborhood request for a NCZO and appreciate your consideration.

Thanks for all the work you do to protect our city's heritage!

Chris Cotton
2209 Elliott Ave
Nashville TN 37204

From: Nathan Hubbard <nathan@mybrainhurts.com>
Date: November 6, 2015 at 8:45:44 PM CST
To: Robin.Zeigler@nashville.org
Subject: My family and I support the Waverly Belmont NCZO

I am the block captain for Waldkirch and also a board member of the 12South Neighborhood Association. My wife and I and our 2 small children have lived in the area for 5 years, though I am also a Nashville native.

We need the NCZO to protect the character, architecture and history of our community. We need it to protect our property values - the monetary value of my home and how much I love living here will both take a hit if non-contextual and out-of-character structures are built next to me. I realize that, with this overlay, any future additions on my property may require a review. That is a small price to pay to ensure my long term value and long term love for my neighborhood.

We need to protect our sense of community - the current construction war-zone and aggressive development are not fostering a community; it's in fact, driving our most vulnerable neighbors out. They become disengaged and defensive, which does terrible harm to a community. I support this overlay because it will help to preserve and promote the diversity of the neighborhood.

I believe this overlay has been a very inclusive and deliberate process. I've participated in it from the beginning and am positive that many opportunities for comment and input have been given to my neighbors. The vast majority of my neighbors are in favor of this overlay.

We have a richly diverse and historic neighborhood. We **must** save what we have left and the NCZO is the correct tool to help us (the neighbors) to do that. Our history, our community and our citizens depend on it! If we do not act now, I fear that we will continue to see our neighborhood lose its character and authenticity.

I support this proposed overlay and I hope that you will approve it.

Thank you,

-Nathan & Tracy Hubbard
(and family)

Nathan Hubbard
915 Waldkirch Ave

From: David Hooper <hooperdr@yahoo.com>
Date: November 6, 2015 at 9:19:06 PM CST
To: "Robin.Zeigler@nashville.org" <Robin.Zeigler@nashville.org>
Subject: I support the Waverly Belmont NCZO
Reply-To: David Hooper <hooperdr@yahoo.com>

To Whom It May Concern:

When I found out about the proposed NCZO, I volunteered to be block captain for my street, Acklen Ave, so I could personally talk to neighbors and see if this was something we as a group wanted.

The response has been overwhelmingly positive with over 90% of people on Acklen in favor of this.

Why?

Among the issues I heard most often:

- more cars, due to multiple units on a single lot directly affecting parking, especially for those houses who only have on-street parking as an option
- property damage from increased water runoff due to massive homes with big roofs
- privacy concerns from people next to tall homes built to the edge of property lines

Thank you for your support of the Waverly Belmont NCZO!

David Hooper
1108 Acklen Ave

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National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received

date entered 3/1985

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic Waverly Place Historic District

and/or common same

2. Location

Parts of Acklen, Beech, Benton, Bradford, Douglas, Eighth, Elliot,
street & number Glen, Lawrence, Nineth, and Tenth Avenues N/A not for publication

city, town Nashville N/A vicinity of congressional district

state Tennessee code 047 county Davidson code 037

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership

street & number N/A

city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Davidson County Courthouse

street & number Public Square

city, town Nashville state Tennessee

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date N/A N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Waverly Place Historic District is an urban subdivision, platted in 1888, containing 214 late nineteenth and early twentieth century middle class residences, several churches, and a few commercial buildings which line a distinctive pattern of curving streets in gently rolling terrain. The neighborhood is located two miles south of downtown Nashville out Eighth Avenue, South, a major transportation artery. It lies between Eighth and Tenth avenues on the east and west, between Wedgewood and Bradford avenues on the north and south. A majority of the contributing buildings have been altered very little and retain their architectural integrity. A number of frame houses have been covered with aluminum, vinyl, or asbestos siding, and some are in somewhat neglected condition. These, however, are scattered, are not beyond recovery, and do not greatly detract from the integrity of the district. One fourth of the district's buildings are non-contributing; a large majority of these are small, one-story, gable-roofed houses built as a result of federal urban renewal programs for this predominantly black neighborhood. While this is a high percentage of non-contributing buildings, they do not create a strong visual intrusion on the integrity of the district because of their small size and simple design. A sense of historic environment is still conveyed throughout the district.

The district contains a majority of and a wide variety of bungalows, ranging in degree of decoration and size from the very modest and plain to heavy, more decorated craftsman-style. Houses built near the turn of the century, locally termed "transitional Victorian," which are characterized by cross-gable and hip roofs, neo-classical trim and porch details, and often by wider rectangular windows, are second in number. Victorian houses with Queen Anne, Eastlake, and vernacular details follow as third in prevalence. Several four-squares, Tudor Revival cottages, and other suburban residential houses of the early twentieth century are interspersed. The houses range from one to two-and-a-half stories with a large majority of one-and-a-half-story bungalows. Frame, brick, and stone are the building materials used throughout, sometimes in combination. Gable, hip, and cross-gable roofs are common.

The houses of the district sit close to the streets on narrow, deep lots. Mature trees and unstructured shrubs decorate the landscape. The street pattern, made of wide curves meandering in a series of "S" shapes following the contours of the land, give the district a romantic feeling, quite distinctive from the symmetrical, formal grid patterns of all other older Nashville residential areas. The houses, unusual street pattern, scattered churches, and early twentieth century commercial buildings at the area's main entrance collectively serve to form a neighborhood whole.

Contributing buildings of the district are categorized as such because they are important integral parts of the district which maintain the scale, texture, and use of design elements and retain their architectural integrity. The non-contributing buildings are relatively new buildings which disrupt the character of the district or those buildings which have been altered to the extent that their architectural integrity is lost. Within the district boundaries there are 161 contributing buildings, 53 non-contributing buildings and 7 vacant lots.

8. Significance

Period	Areas of Significance—Check and justify below				
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/	
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)	

Specific dates 1880-1935 **Builder/Architect** James A. Jowett, landscape architect

Statement of Significance (in one paragraph)

Waverly Place is a small, locally designed and developed suburban subdivision laid out in an irregular arrangement of broad, gently curving streets which complement the rolling topography. The district is nominated under National Register criteria A and C. It is locally significant as Nashville's only reflection of the late nineteenth century national popularity of suburban developments with curving streets and gently rolling terrain. It also contains 222 relatively intact late nineteenth and early twentieth century buildings. These are mostly houses but the total also includes a church and several commercial buildings. These structures, together with the street pattern, present a coherent visual whole.

The subdivision was designed by James A. Jowett, a native of England, who served as district engineer in the city of Manchester, England, before coming to Nashville in 1883. He was employed as Nashville's city engineer from 1886 to 1898 and also designed the city reservoir (National Register 1976).

The Waverly Place neighborhood was a part of the spread of Nashville into the farm lands to the south and west of downtown with the advent of the street car. Other similar neighborhoods developed in this area during the same period. Two of these, Woodland in Waverly (National Register 1982), and Belmont-Hillsboro (National Register 1980) lie on either side of Waverly Place to the east and west.

Waverly Place was developed by the Waverly Land Company, incorporated in the spring of 1887 by several wealthy Nashvillians. Land for the project was purchased from Van Leer Kirkman. The group also organized the Overland Railway, a streetcar company designed to carry passengers from town to the new suburb and to a private park and zoo beyond. On December 1, 1887, the railway line began operation. By early 1888, a subdivision map had been filed with the Registrar of Deeds and residential development began soon thereafter.

All of the major arteries which radiate from the center of Nashville are developments of old roads and trails through the woods and meander out of town, but development to the sides of these arteries was based exclusively on grid patterns. The greatest significance of Waverly Place, therefore, lies in its design. Its broad and gently curving streets follow the gentle rise and fall of the terrain and reflect the national popularity of this type of suburban design, pioneered by Frederick Law Olmstead and Horace W. S. Cleveland. Despite the popularity of this "romantic suburb" idea in late nineteenth century America, Waverly Place was Nashville's only planned development which broke the grid pattern until the arrival of the suburban sprawl of the 1950s.

Waverly Place soon became home to middle and upper middle class families, who built houses ranging from comfortable to large and imposing. The range of architectural styles in the area indicates that development occurred steadily from the area's subdivision through the 1930s. Good examples of the variety of American suburban houses,

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Waverly Place Historic District
Continuation sheet

Item number

8

Page 2

late Victorian styles, foursquares, and bungalows line the streets of the district. Additionally a small commercial district grew-up on Eighth Avenue South as a part of this neighborhood. This area also served the Woodland in Waverly neighborhood (National Register 1982), located on the east side of Eighth Avenue, South. While the same types of buildings are found in other Nashville National Register neighborhoods, the combination of buildings and street layout of Waverly Place constitutes a unique entity in the Nashville context.

The integrity of Waverly Place has been damaged by the relatively recent development of Wedgewood Avenue on the area's north side into a major thoroughfare. This has created a barrier between Waverly Place and two blocks of the original subdivision to the north of Wedgewood. These blocks have suffered demolition and redevelopment to the point that they no longer contribute to the character of the district. The nominated area includes all of the original subdivision with the exception of these two blocks. The boundary also crosses Eighth Avenue, South to include the small commercial district at the intersection of Eighth and Douglas avenues. This commercial area served not only Waverly Place but also the Woodland in Waverly Historic District (National Register 1982).

9. Major Bibliographical References

The Daily American, (Nashville, TN), 1887-1888.

Morrison, City of Nashville, 1900.

10. Geographical Data

Acreage of nominated property approximately 83 acres

Quadrangle name Nashville West, TN

Quadrangle scale 1:24000

UMT References

A

1	6
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5	1	9	7	3	0
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3	9	9	8	6	4	5
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B

1	6
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5	1	9	9	6	5
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3	9	9	8	4	0	5
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C

1	6
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5	1	9	8	9	0
---	---	---	---	---	---

3	9	9	8	0	0	0
---	---	---	---	---	---	---

D

1	6
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5	1	9	5	2	0
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3	9	9	7	9	0	0
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E

1	6
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5	1	9	2	6	0
---	---	---	---	---	---

3	9	9	8	0	6	0
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F

1	6
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5	1	9	3	0	0
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3	9	9	8	6	6	0
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G

1	6
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5	1	9	5	2	0
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3	9	9	8	6	7	5
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H

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Verbal boundary description and justification The boundaries are outlined in red on the accompanying Davidson County property map. The boundaries are based on and follow the boundaries of the original 1888 subdivision plat, with three exceptions. The blocks between Eighth Avenue, South, and the alley west of Eighth are excluded because most of the original buildings

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

11. Form Prepared By

name/title John Compton, Shain Dennison, and David Paine

organization Metropolitan Historical Commission date November 28, 1984

street & number 701 Broadway, Customs House telephone 615/259-5027

city or town Nashville state Tennessee 37203

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy
State Historic Preservation Officer signature

title Executive Director, Tennessee Historical Commission date

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Inventory—Nomination Form**

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Continuation sheet Waverly Place Historic District item number 9

Page 2

Nashville Banner, Nashville, TN, 1887-1888.

Nashville City Directories, Tennessee State Library and Archives, Nashville, TN.

Olmstead, Vaux & Co., "Preliminary Report upon the Proposed Suburban Village at Riverside, near Chicago", 1868.

Register of Deeds, Davidson County Courthouse, Nashville, TN.

Tunnard, Christopher, "The Romantic Suburb in American", Magazine of Art, Vol.40, No.5 (May, 1947): 184-187.

WAVERLY-BELMONT NCZO DESIGN GUIDELINES

WAVERLY-BELMONT NEIGHBORHOOD CONSERVATION ZONING OVERLAY



METROPOLITAN HISTORIC ZONING COMMISSION

Metropolitan Government of
Nashville and Davidson County

Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
615-862-7970 fax: 615-862-7974
www.nashville.gov/mhc
histlap1@nashville.gov

DRAFT

INSIDE

<i>Historic Zoning Overlay</i>	2
<i>What are the Design Guidelines</i>	3
<i>Purpose of the Design Guidelines</i>	4
<i>A Short History</i>	6
<i>Map of Overlay</i>	13
<i>New Construction</i>	14
<i>Outbuildings</i>	20
<i>Additions</i>	24
<i>Demolition</i>	29
<i>Relocation</i>	30
<i>Definitions</i>	31



I. INTRODUCTION

THE NEIGHBORHOOD CONSERVATION ZONING OVERLAY

WHAT IS REVIEWED:

IN A HISTORIC LANDMARK OVERLAY

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

IN A HISTORIC PRESERVATION OVERLAY

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

Please also see *MHZC Hand Book*.

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

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

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

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



I. INTRODUCTION

WHAT ARE THE DESIGN GUIDELINES?

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

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

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

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

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

WHAT IS NOT REVIEWED IN AN NCZO

- *Work that cannot be seen from the public right-of-way (not including alleys). To avoid a possible violation, the project should be evaluated by staff for assurance that a Preservation Permit is not necessary.*
- *Temporary Structures are ones that are erected for a period of 90 days or less and does not have permanent foundations.*
- *Portable buildings are those that are no larger than 10' x 10', do not have permanent foundations, designed and used primarily for the storage of household goods, personal items and other materials, are used on a limited basis and are not hooked up to utilities.*
- *Temporary banners/ signage*
- *Temporary construction trailers*
- *Painting of wood*



I. INTRODUCTION

PURPOSE OF THE DESIGN GUIDELINES

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

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

1. To preserve and protect the historical and/or architectural value of buildings or other structures;
2. To regulate exterior design, arrangement, texture, and materials proposed to be used within the historic district to ensure compatibility;
3. To create an aesthetic appearance which complements the historic buildings or other structures;
4. To foster civic beauty;
5. To strengthen the local economy; and
6. To promote the use of historic districts for the education, pleasure, and welfare of the present and future citizens of Nashville and Davidson County.



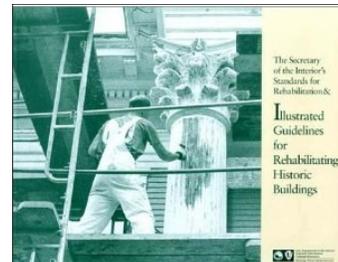
I. INTRODUCTION

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

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means necessary.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The full set of Secretary of Interior Standards may be found online at

www.cr.nps.gov/hps/tps/standguide/





I. INTRODUCTION

A SHORT HISTORY OF WAVERLY-BELMONT



1101 Paris is an example of a bungalow form which makes up more than 50% of the contributing buildings.

The land in this neighborhood was a part of larger nearby estates prior to being subdivided, beginning in the 1890s. The southern portion of the neighborhood can be tied to the Sunnyside Mansion, which was purchased by respected local dentist Dr. L.G. Noel at an auction in 1882 and renamed “Idlewild”. Other portions of the neighborhood may have been a part of Adelia Acklen’s expansive Belmont Mansion holdings to the northwest or the Waverly Estate to the northeast. Regardless, by the 1910s, the area was considered a part of the larger ‘Waverly Place’ neighborhood. The name Waverly-Belmont first appears when the Waverly Place neighbors joined with residents from Belmont Heights in creating the Waverly-Belmont Civic League in 1914.



923 Gilmore is one of just four examples of the Colonial Revival style, all of which are found on Gilmore.

Before the Civil War, the majority of middle and working class Nashvillians lived close to their workplace, as commuting was primarily a pedestrian undertaking. After the war, the arrival of streetcars significantly impacted the development of the city and opened the way for the creation of Nashville’s first streetcar suburbs. Horse and mule-drawn streetcars emerged in Nashville in the late 1860s and a streetcar line was constructed down 10th Avenue South (then called Pomeroy Avenue) around 1887. At its terminus, near current day Lealand Avenue and Tower Place, the 64-acre Glendale Park was created featuring mechanical rides, a zoo, a sulphur spring, a restaurant and a tennis court.



906 Gilmore is an example of a modest Victorian-era home that is the second most popular style in the district.

Trolley parks such as Glendale were established by streetcar companies to encourage ridership. The parks offered attractive recreational excursions which kept the trolley cars occupied on the weekends, while simultaneously showcasing the developable land that was available for purchase along the route. If weekend riders were persuaded to relocate along the trolley line, they would help to create a steady demand for ridership. In 1894, Dr. L.G. Noel himself was an incorporator of a trolley company, certainly an effort to help promote the sale of his own lots, convenient to the Glendale Line. Glendale Park operated until the 1930s and was enormously popular with large numbers of Nashville residents riding through the Waverly-Belmont neighborhood, making their way to the park. In 1893, the Glendale Line was electrified, creating an even faster commute from the neighborhood to other parts of the city. Given its close location to downtown, the



I. INTRODUCTION

convenience of the Glendale streetcar line and the popularity of Glendale Park, the land in the neighborhood was ideally positioned for residential development at the end of the 19th century.

The largest land subdivision in the neighborhood occurred in 1891 with the creation of 'Montrose Place', including the south side of Caruthers, Gilmore Avenue and Montrose Avenue (then called Bethel Street) between Granny White Pike (12th Avenue, S) and Duke Street (modern 9th Avenue, S). The blocks were laid out to include 15 foot wide alleys running east-west between the main streets. Noel subdivided two plats of land along Halcyon and Paris (then called Pope) Avenues in 1902 and 1908 respectively, which he named the 'Idlewild' subdivision. Further land divisions included W.A. Gilmore's subdivision of 'Montrose Plan' in 1905 (north side of the 1100 block of Caruthers), and W.D. Gale's 'Kirkwood addition' in 1908 (900 block of Halcyon). The north side of the 900 block of Caruthers was subdivided in 1913 and 1923 by the heirs of Jacob Schmidt and Mr. E.L. Holt respectively.

By 1908, this area was on the southern boundary of the expanding city and was rapidly transitioning from a rural outpost to an emerging urban neighborhood. Nashville corporate limits ran right through the neighborhood, extending down 9th Avenue, to Halcyon then jogging up 11th Avenue to Montrose and over to 12th Avenue. That same year three local landholders, including Dr. L.G. Noel, W.D. Gale and a Mrs. F.S. Ring, dedicated portions of their private lands for use as streets and alleys in the southeast side of the neighborhood. Most of the subdivided blocks were more than 50 percent developed by this time. Proximity to the streetcar line was highly desirable, and early density in the neighborhood was concentrated along the 10th Avenue corridor. Most lots were 50 feet wide and varied in depth between about 95 and 170 feet. Some blocks from this early era remain well intact with many early houses surviving. On the 1000 block of Halcyon, seven houses still standing today date from approximately 1910 – and eleven homes on the same block of Paris Avenue do as well. Most notable is the 1100 block of Caruthers Avenue: the oldest and largest homes in the neighborhood are located here and the entire block is contributing.

In 1913, the residents of Gilmore Avenue banded together and installed concrete sidewalks the full length of that street, an improvement that was seen as highly



912 Gilmore is a Victorian-era building.



919 Caruthers is an example of a Tudor Revival style building which is rare for the district.



The majority of the homes are one and one and one-half stories with the exception of just five two-story homes including this one at 920 Montrose.



A SHORT HISTORY, continued

desirable by local residents. Spurred by the success on Gilmore, the Waverly-Belmont Civic League was formed and advocated for neighborhood-wide street paving, sidewalk construction, alley cleanups and tree planting. Furthering this civic effort, the City gave notice that residents along Caruthers Avenue and 10th Avenue South must construct sidewalks and curbs in front of their property within 30 days or the City would exercise its right to do so. The effect was to quickly modernize the nascent neighborhood. *The Nashville Tennessean* stated in 1915 that the neighborhood “has been changed from a ragged suburb to a modern residence section and property values have steadily increased, in spite of the war or financial depression.”

During the 1920s and 30s, new home construction continued throughout the entire neighborhood at a fairly regular pace. Although most houses built in this era were single family homes, the neighborhood has always included a mix of some multi-family properties. A few early examples include 1003 Halcyon where the Anderson family lived in 1910 with a boarder, 925 Gilmore (c1913) where the Philpot family lived and rented one side of their home to Mr. and Mrs. Heron and 906 Caruthers, built around 1930 which housed three tenants that same year. Common architectural styles include Queen Anne, Tudor Revival and Craftsman, with a few examples of four squares. All of these house styles were popular throughout Nashville in the first half of the 20th century as the first ring suburbs were being constructed along street car lines. The Waverly-Belmont neighborhood was middle class with most houses being fairly modest bungalows and cottages with front porches. Residents included many salesmen, an engineer, a stenographer, clerks, a conductor, a barber, a contractor and a watch repairman. Many of these residents worked downtown in places like the First National Bank Building, The Stahlman Building or addresses on Broadway or Church Streets: these workers would have taken the No. 9 Glendale Line Streetcar from the neighborhood into work and back. Dr. Noel himself is known to have travelled from Idlewild Station on the Glendale Line to his dentistry office on Church Street.

Historically, this neighborhood was largely residential, but a few lots along 10th Avenue have always served other purposes. From the early 1890s, Waverly Place Methodist Church sat at the southeast corner of Caruthers and 10th Avenues. The building has seen many changes including the addition of a new sanctuary and



A SHORT HISTORY, continued

education building, but the church remains on the site today. On the northwest corner of the same intersection, land owner Arnold Schmidt had a complex of twelve greenhouses and a four and a half acre farm by 1908. Schmidt himself owned the two houses on the southwest corner of this intersection at 1001 and 1003 Caruthers Avenue. In 1935, the Waverly Belmont Junior High School was constructed on Schmidt's old farmland, indicating that the neighborhood was sufficiently developed and populated to require its own school. By the 1950s a Lodge Hall sat on the northwest corner of 10th and Halcyon – a church now occupies that location.

The 1940s brought change to the Waverly-Belmont neighborhood. Tennessee Electric Power Company phased out Nashville's street cars in 1940-41. The focus of the neighborhood shifted from the old 10th Avenue street car line to the emerging commercial corridor along old Granny White Pike/12th Avenue. This thoroughfare was to become a thriving business corridor serving the neighborhood by the 1950s. Businesses included Becker's Bakery (1924), an office building on the northeast corner of 12th and Caruthers, a drycleaners, filling stations, two auto repair shops, various stores and several restaurants. While it was developing a commercial character, the corridor still retained a residential component in the 1950s: between Montrose and Caruthers, all the houses on the east side of 12th Avenue faced the side street rather than 12th Avenue and an entire block facing onto the west side of 12th Avenue was comprised of single family homes.

After World War II, with the streetcar gone and the increasing popularity of the personal automobile, Nashville experienced a rapid expansion of second ring suburbs. As was happening nationwide, the rise of the suburbs led to a lack of investment in previously booming urban neighborhoods and commercial areas in Nashville. In Waverly-Belmont, there was a brief surge of postwar construction in the early 1950s – about seven one-story rectangular side-gabled houses are concentrated on Caruthers and Gilmore Avenues. While these homes lack the architectural detailing found in the neighborhood's earlier houses, they do fit into the historic street rhythm in terms of size, massing, setback, materials, lot coverage and siting – and they are a part of the story of the evolution of the neighborhood.

Like many urban neighborhoods, this area slid into decline beginning in the 1950s,



A SHORT HISTORY, continued

due in part to the rise of the suburbs and the resulting decline in property values which occurred in the urban neighborhoods left behind. By the 1970s Sevier Park – the remaining open space surrounding the old Sunnyside mansion – was known for drug deals and prostitution. Unemployment, crime and drug use characterized the neighborhood and traffic raced down 12th Avenue, fracturing the community. Further, the Waverly-Belmont School, one of the pillars of civic life in the community, closed. In response to this neighborhood decline, a private-public partnership called Neighborhood Housing Services came to the area to encourage reinvestment. The Sunnyside Community Citizens, Inc formed a Neighborhood Watch in response to the growing crime and worked to curb illegal activity and support affordable housing options in the neighborhood.

In more recent years, the district has seen a revival spurred by investment in the larger neighborhood. By the 1990s, the high-style historic homes in the Belmont neighborhood to the west were being restored and that neighborhood was stabilizing. As residential investment returned, the Metropolitan Housing and Development Agency proclaimed the commercial area of 12th Avenue South a neighborhood strategic district. At this time, the community qualified for a federally funded grant that targeted low-income neighborhoods (more than 50 percent of residents in the surrounding area had an income 80 percent below the median). The city created a 12-South Master Plan in 1996, and urged by resident activists and real estate investors (notably Joel Solomon and Mark Deutschmann of 1221 Partners), funded streetscape improvements along 12th Avenue, including sidewalks and traffic calming measures. The formerly rundown commercial corridor began to reenergize with the continued investment of long-time commercial businesses and the emergence of many new ones. Further, the Sunnyside mansion was restored for Metro Historic Commission offices in 2004. As property prices inflated to the west of 12th Avenue, families began looking to invest in the still reasonably priced houses between 9th and 12th Avenues. The combination of these factors contributed to the increasing desirability of the neighborhood.

Today, the 12-South commercial corridor is bustling with hip boutiques and trendy restaurants. Patio seating lines a street that used to be known for crime. The reversal of fortunes is perhaps best illustrated by the gourmet ice cream shop occupying the address where the triple murder occurred in the 1980s. High-density



A SHORT HISTORY, continued

mixed-use developments are being constructed along 12th Avenue to accommodate the demand for both residential and commercial space. Just behind this commercial strip though is a thriving historic neighborhood. The homes are largely owner-occupied and well cared for, young families live next door to retirees and newcomers mingle with long-time residents, many of whom have been in the neighborhood for forty years or more. Plans are underway to reopen the Waverly-Belmont School as a neighborhood elementary school in time for the 2015-2016 academic year.

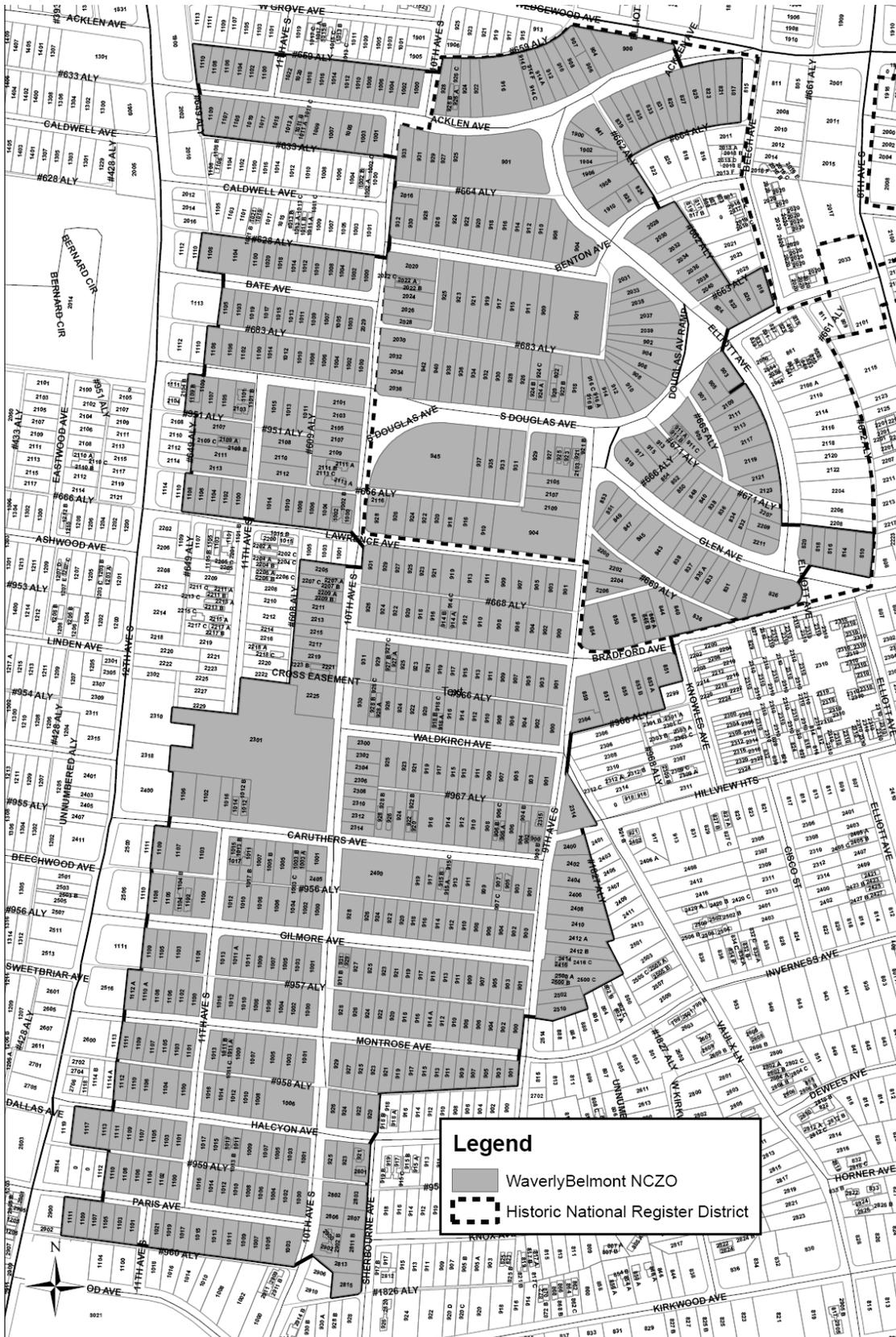
Starting around 2005, new residential construction began again in the neighborhood. While some existing vacant lots offered building sites, many of the new houses constructed in the past decade have required the demolition of a historic home. Concerned by the loss of historic resources, residents began advocating for a Neighborhood Conservation Zoning Overlay in 2013. They hope to protect the strong sense of place conveyed by the historic architecture of their established traditional neighborhood, while still allowing the district to evolve with new construction that is appropriate to its context.



A SHORT HISTORY, continued



BOUNDARIES OF OVERLAY





II. DESIGN GUIDELINE PRINCIPLES

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.



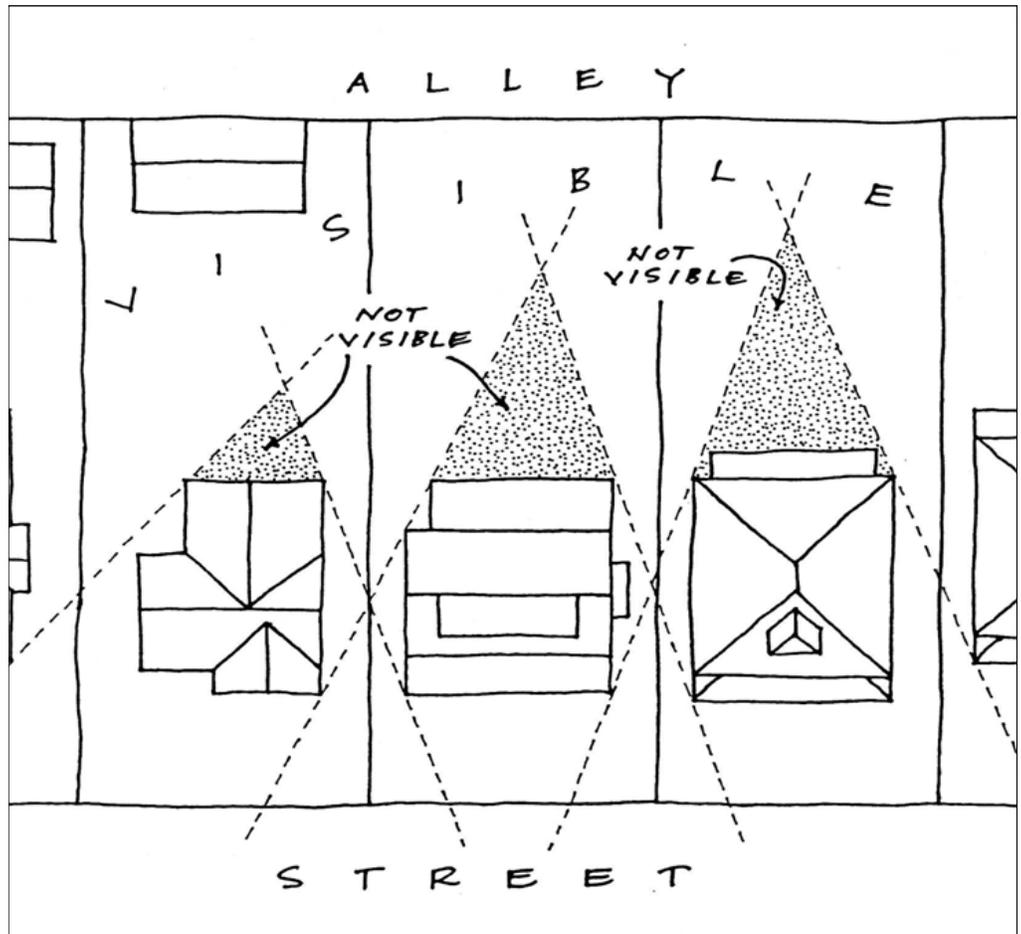
Example of a small storage building without a permanent foundation.

1. These guidelines shall apply only to the exteriors of buildings and to new construction that would have at least a portion visible from a public right-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 and are located at the rear of a property, are not required to comply with the design guidelines.

2. The public facades—front- and street-related sides—of proposals for new





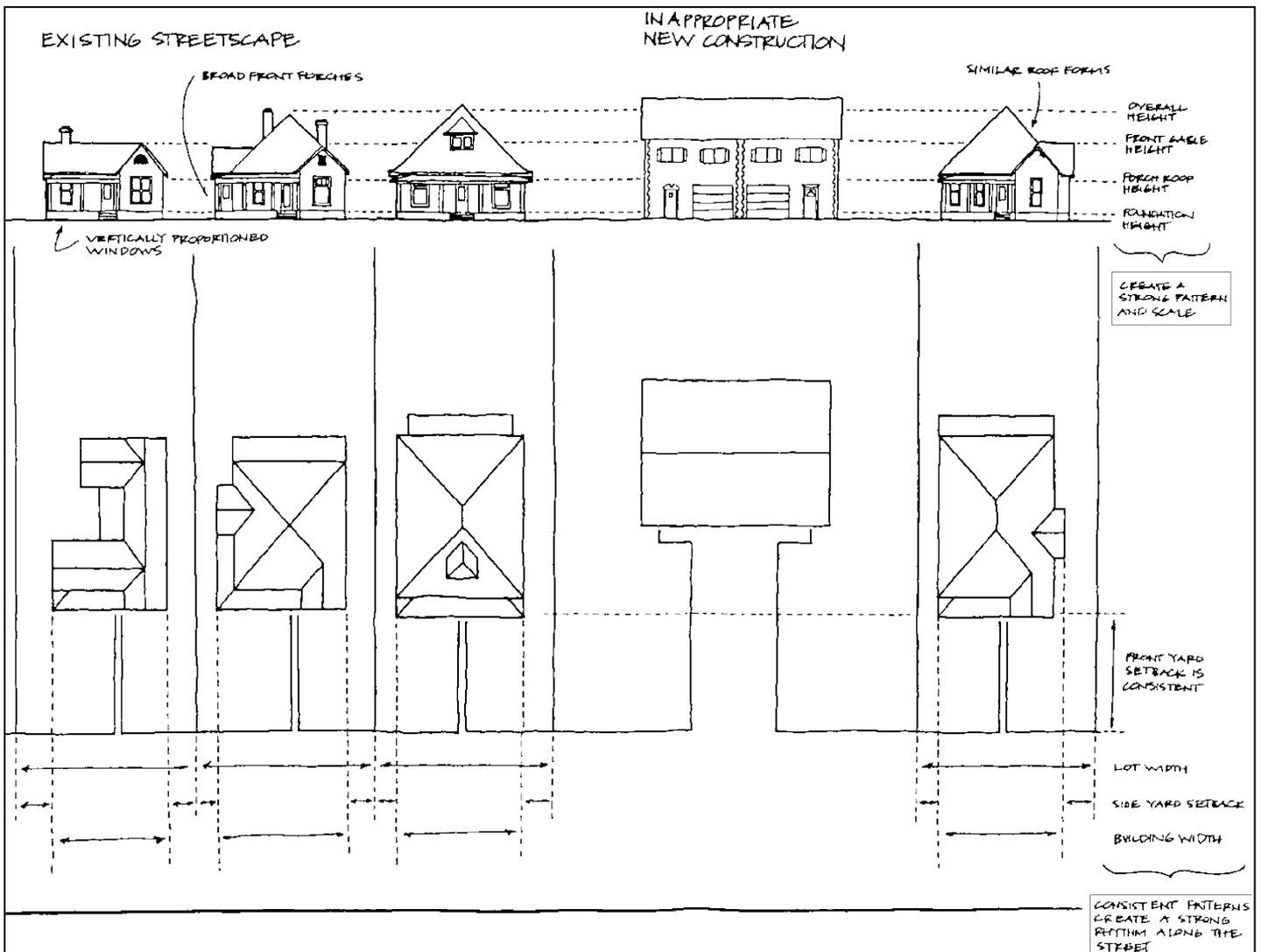
II. DESIGN GUIDELINE PRINCIPLES

buildings shall be more carefully reviewed than other facades.

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

- 3. New buildings do not need to imitate past architectural styles but should mimic historic forms found in the district. For an exception to this principle, see number 4. See form examples on page ??.

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. DESIGN GUIDELINE PRINCIPLES

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 the 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.
7. Development of the Waverly-Belmont neighborhood began in the late ??? and continues today. Its period of significance for historic development runs from ????. The period of significance can change as more is learned about a neighborhood and as the neighborhood changes.



III. NEW CONSTRUCTION

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

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

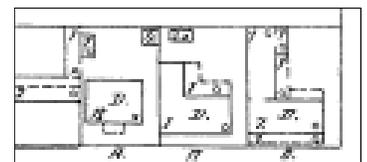
Appropriate height limitations will be based on:

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

3. In most cases, an infill duplex for property that is zoned for duplexes, should be one building as seen historically in order to maintain the rhythm of the street.

Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;



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



III. NEW CONSTRUCTION

- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.

D. Materials, Texture, Details, and Material Color

1. 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
 - Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
 - Four inch (4") nominal corner boards are required at the face of each exposed corner.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.



III. NEW CONSTRUCTION

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/ texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house. Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Front yard parking or



A side gable form like this one at 1107 Halycon is the most common form in the district.



Example of gabled dormer at 1000 Paris Avenue.



906 Caruthers is an example of a historic duplex with one entrance and a full width porch.



925 Gilmore is an example of a historic duplex with one entrance and an inset porch.



III. NEW CONSTRUCTION

driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

5. 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 the primary building(s) that faces 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.

G. Proportion and Rhythm of Openings

1. 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.
2. 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.
3. 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.
4. 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.
5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4” to 6” mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.



Generally, windows are twice as tall as they are wide.

H. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

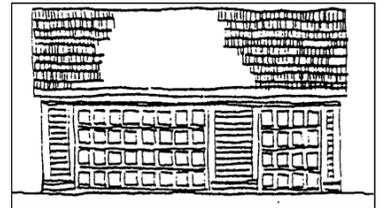


III. NEW CONSTRUCTION AND OUTBUILDINGS

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.

Outbuildings: Height & Scale

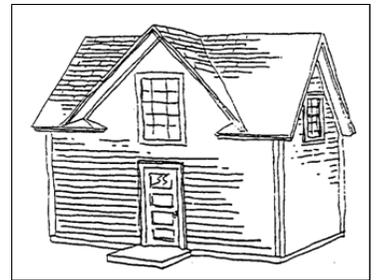
- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*
- c. *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*



2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Waverly-Belmont.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
- b. 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.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
- d. *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*



4. Windows and Doors

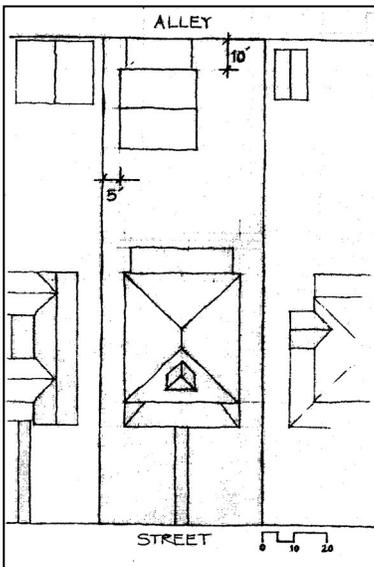
- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Detached Accessory Dwelling Units are allowed in overlays that are zoned R80-R6, RM2-RM20-A, RM40-RM100-A, OR20-OR40-A and ORI and ORI-A. Buildings with this use must meet the requirements of Ordinance No. 17.12.020, as well as these design guidelines.

III. NEW CONSTRUCTION AND OUTBUILDINGS

- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.
5. Siding and Trim
- a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
 - b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
 - c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
 - d. Stud wall lumber and embossed wood grain are prohibited.
 - e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.
6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
- a. 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.
 - b. 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.
 - c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.



- d. To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
- e. A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
- f. There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- g. At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.



III. NEW CONSTRUCTION AND OUTBUILDINGS

Driveway Access.

- h. On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- J. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

7. Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- a. The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- b. The DADU may not exceed the maximums outlined previously for outbuildings.*
- c. No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*
- d. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.*

Ownership.

- e. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- f. The DADU cannot be divided from the property ownership of the principal dwelling.*
- g. The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- h. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

- i. The living space of a DADU shall not exceed seven hundred square feet.*

I. Utilities

1. 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.
2. 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

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

IV. NEW CONSTRUCTION: ADDITIONS

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

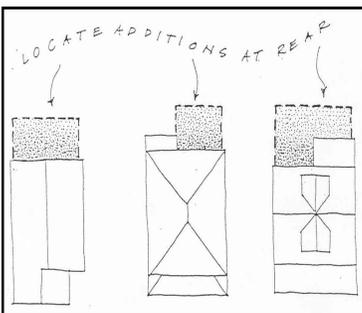
k: Multi-unit Detached Developments/ Cottage Developments

1. *Multi-unit detached developments or “cottage” developments are only appropriate where the Planning Commission has determined that the community plan allows for the density requested and the design guidelines for “new construction” can be met.*
2. *The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.*
3. *Interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that face the street.*
4. *Interior dwellings should be “tucked-in” behind the buildings facing the street.*
5. *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.*
6. *Attached garages are only appropriate for rear units along the alley.*

II. ADDITIONS

A. Location

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. 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.
 - a. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
 - b. Side additions should be narrower than half of the historic building width





IV. ADDITIONS

and exhibit a height of at least 2' shorter than the historic building.

- c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as an extreme grade change or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.

a. When an addition needs to be taller:

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

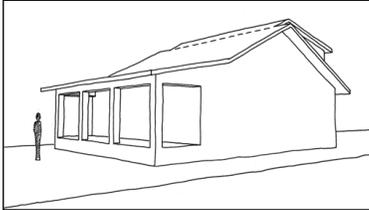
b. When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep. A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

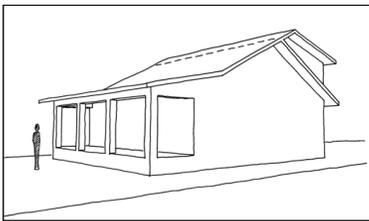
2. No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.
3. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.
4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.
5. Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose



IV. NEW CONSTRUCTION: ADDITIONS



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



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

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.

6. Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset. Foundation height should match or be lower than the existing structure.
7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

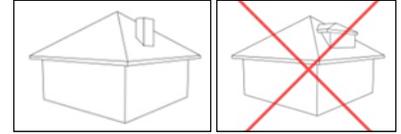
C. Roof Additions: Dormers, Skylights & Solar Panels

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.
 - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
 - b. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
 - New dormers should be similar in design and scale to an existing dormer on the building.
 - If there are no existing dormers, new dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
 - The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.
 - Dormers should not be added to secondary roof planes.
 - Eave depth on a dormer should not exceed the eave depth on the main roof.
 - The roof form of the dormer should match the roof form of the building or be appropriate for the style.



IV. ADDITIONS

- 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 side dormers should match the primary or secondary material of the main building.



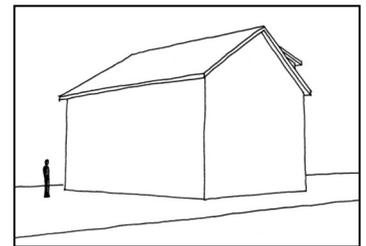
The dormer shown added on the right image is inappropriate because it required the removal of the chimney.

2. 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).
3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

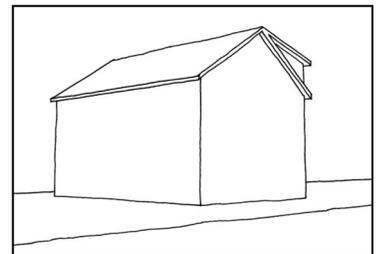


Dormers should not be added to secondary roof planes.

- D. The creation of an addition through enclosure of a front porch is not appropriate. 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 original form and openings on the porch remain visible and undisturbed.
- E. 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.
- F. 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.
- G. Additions should follow the guidelines for new construction.



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



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



IV. NEW CONSTRUCTION: ADDITIONS



V. DEMOLITION

A. PRINCIPLE

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

B. GUIDELINES

1. Demolition is not appropriate

- 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.



VI. 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.



VII. DEFINITIONS

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

Adjacent:: Close proximity, surrounding

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, termite, 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.

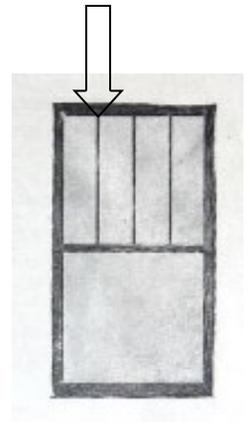
Elevation: A scaled drawing that illustrates the view of a face of a building.

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

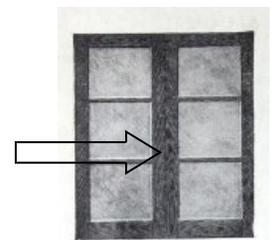
Facade: An exterior face of a building.

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.

Muntin: A secondary framing member to hold panes within a window or glazed door.



Muntins are also known as “grills” or “dividers.”



Center bar between the two windows is a mullion.

VII. DEFINITIONS

Mullion: *A vertical member separating (and often supporting) window, doors or panels set in series.*

New Construction: *Any building, addition, structure or appurtenance constructed on a lot after the designation of the historic preservation, neighborhood conservation, or historic 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.*

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

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

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

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

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

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

Shall: *What must happen.*

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

METROPOLITAN HISTORIC ZONING COMMISSION

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

Phone: 615-862-7970
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The Metropolitan Historic Zoning Commission reviews applications to create new historic overlay districts and reviews and approves preservation permits in historic and conservation districts for new construction, alterations, additions, repair and demolition. For design guidelines, permit applications, and meeting information, visit us at www.nashville.gov/mhc.

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WEB AT
[WWW.NASHVILLE.
GOV/MHC](http://WWW.NASHVILLE.GOV/MHC)**



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