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STAFF RECOMMENDATION
Hillview Heights-Inverness NCZO
December 21, 2016

Application: Neighborhood Conservation Zoning Overlay for Hillview Heights-Inverness

Council District: 17

Applicant: Councilmember Sledge

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

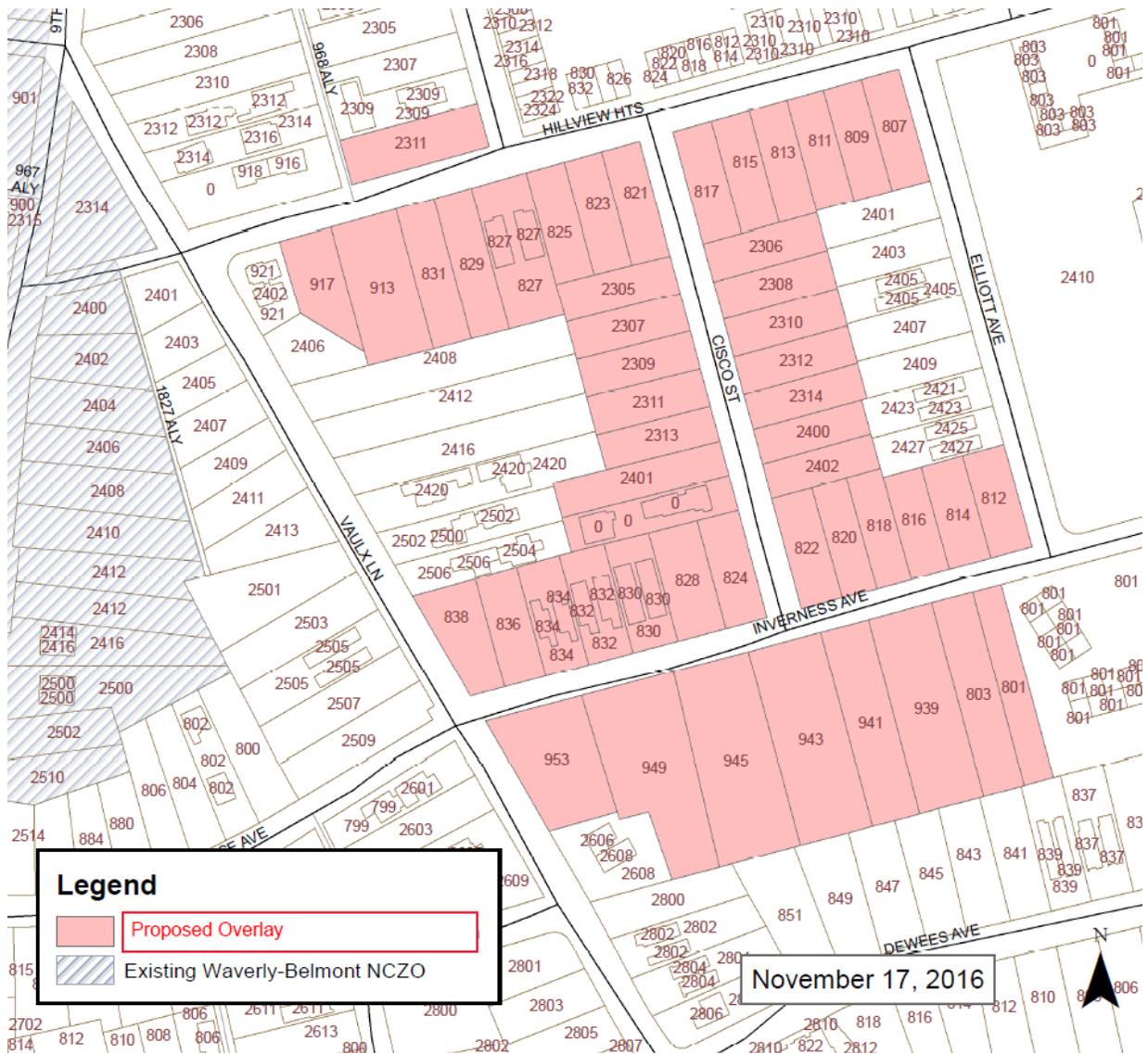
Description of Project: Councilmember Sledge requests a Neighborhood Conservation Zoning Overlay for the Hillview Heights-Inverness neighborhood.

Recommendation Summary: Finding that the neighborhood meets section 3 of the ordinance 17.36.120, staff advises the Commission to recommend approval of the proposed Hillview Heights-Inverness Neighborhood Conservation Overlay to the Metro Council and to adopt the design guidelines for the district.

Attachments

- A:** Partial Architectural Resource Survey
- 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 a neighborhood conservation zoning overlay for several years, and a large portion was designated in January of 2016 as part of the Waverly-Belmont Neighborhood Conservation Zoning Overlay. Although the Hillview Heights-Inverness neighborhood is a part of the greater Waverly-Belmont neighborhood with similar development pattern and character, it was not included in the 2016 Waverly-Belmont Neighborhood Conservation Zoning Overlay.

During the designation of the Waverly-Belmont NCZO designation, property owners in the Hillview-Heights area expressed interest in an overlay. A public informational meeting was hosted by Councilmember Sledge on November 22, 2016 at the Midtown Precinct to discuss a conservation overlay for the Hillview Heights area.

Analysis and Findings:

The land in the greater Waverly-Belmont neighborhood was a part of large estates prior to being subdivided, beginning in the 1890s. The Hillview Heights-Inverness portion of the neighborhood is made up of multiple subdivisions platted primarily between 1925 and 1936, although a few homes were in place prior to the plats being filed. (Hillview Heights was previously Woods Avenue, and Inverness Avenue was previously Thornton Avenue.)

The architecture of the proposed district predominately includes typical early- to mid-century buildings forms and styles, similar to what was designated in the Waverly-Belmont Neighborhood Conservation Zoning Overlay. The Hillview Heights-Inverness area includes two general eras of development, 1900-1945 and 1950-1965.

The majority of homes in the Hillview Heights-Inverness area were constructed in the 1930s and are typical of modestly scaled, middle class houses of the era. Their development is part of a larger, national trend of the era to build low-cost, quality housing for Americans. Specifically, the houses in the proposed overlay are good representatives of both the “Better Homes and the Small House Movement, 1919 to 1945” and “The Efficient Low-Cost Home, 1931-1948.”

Small House Revival Styles of the 1930s

Following World War I, improving the quality of American domestic life became a primary focus among architects, developers, builders, social reformers, manufacturers, and public officials to encourage home ownership, standardized home building practices, and neighborhood improvements. Among the predominant house types that came about from this movement was the American Small House. The Small House Architects' Service Bureau (Bureau) was established in 1919, and its ultimate goal was to provide architect-designed plans and technical specifications to builders of small houses, typically houses with no more than six rooms. The Bureau promoted efforts to design small homes in a variety of popular forms and styles; home builders could order drawings and plans from catalogs.

During the 1920s, the small house appeared in a variety of forms and period revival styles, the most popular being drawn from the English Tudor Revival and numerous American Colonial influences such as Dutch, English, French, and Spanish. “The movement resulted in a great diversity of architectural styles and types nationwide as regional forms and the work of regional architects attracted the interest of an increasingly educated audience of prospective home owners.” The Small House Movement did not result in a defined new house form, or type. Rather, from the movement emerged smaller, more compact houses to which revival stylistic elements were most commonly applied. In the Hillview Heights-Inverness area, the small houses are represented in the Tudor Revival, English Cottage Revival, Colonial Revival and Craftsman styles.



Figures 1 and 2: 809 Hillview Heights and 2308 Cisco are architectural examples of the “Small House Movement” in the Hillview Heights-Inverness neighborhood.

Minimal Traditionals

During and immediately following the Great Depression, the collapse of the home building industry and the rising rate of mortgage foreclosures resulted in a renewed push to further improve the design and efficiency of the American home while lowering its

cost. Among the efforts made during this period was the national program of the Federal Housing Authority (FHA) to regulate home building practices. The FHA published house designs in a variety of periodicals that “addressed issues of prefabrication methods and materials, housing standards, and principles of design.”

By the 1940s, the FHA introduced a “dramatically different, flexible system of house design based on the principles of expandability, standardization, and variability.” The simple, one-story house plan was minimal, yet allowed for a number of variations as rooms were added or extended to increase interior space, often forming an L-shaped plan. Modifications to the base exterior design could be incorporated such as projecting gables, porches, materials, windows, and roof types. The house type which evolved during this period was a reduced “small house,” efficient, cost effective, and flexible in design. This house style is most often referred to as “Minimal Traditional.”

The Hillview Heights-Inverness neighborhood exhibits approximately five examples of the Minimal Traditional form.



Figures 3 and 4: 2312 Cisco Street and 812 Inverness are examples in the neighborhood of the Minimal Traditional form.

1935-1975 Ranch Homes

The majority of the proposed district is in a dense grid pattern with lot sizes similar to the average lot in the greater Waverly-Belmont district. However, a portion of the southern end exhibits good examples of a second period of development. Although originally platted in 1925, the R.A. Coleman subdivision (941-949 Inverness Avenue), has large lots and Ranch style homes from 1950-1965.

Following World War II, a lack of new housing, continued population growth, and six million returning veterans eager to start families resulted in the largest building boom in the nation's history. This building boom was made possible by large-scale production, prefabrication methods and materials, and streamlined assembly methods. Large-scale developers applied these methods to the development of massive suburban neighborhoods along the periphery of cities and small towns throughout the United States. While pre-war small houses continued to be mass produced, the emergence of the Ranch House (popular between c.1935-1975) in high numbers was evident by the 1950s. The ranch houses reflected modern consumer preferences, growing incomes, and an increasing American middle class.

The typical Ranch House has a low, horizontal silhouette and a rambling floor plan. Moderate or wide overhanging eaves are common, as are private outdoor living areas to the rear of the house. The latter element being a “direct contrast to the large front and side porches of most late 19- and early-20th century styles.” The popularity of the Ranch House was due in part to the nation’s increasing dependence on the automobile in the decades following World War II. Compact houses on small lots were replaced with the sprawling design of Ranch Houses on larger lots with integral garages. Further, the house type reflected the nation’s changing functional needs of families offering private spaces and the separation of living areas from active family spaces.

In Waverly-Belmont, there was a brief surge of postwar construction the 1950s and into the 1960s. At the same time, the neighborhood was phasing out of the street cars in favor of more auto-centric development. The focus of the neighborhood shifted from the old Tenth Avenue street car line to the emerging corridor along old Granny White Pike/Twelfth Avenue South. Inverness Avenue, in the Hillview Heights-Inverness neighborhood, represents this later, more auto-dependent development with large lots and wide homes in the Ranch style. While these homes lack the architectural detailing found in the neighborhood’s earlier houses, they do fit into the historic rhythm and are a part of the story of the evolution of the neighborhood.



Figure 5: This map shows how the southern side of Inverness differs from the smaller lot development seen on the northern side of Inverness.



Figure 6 and 7: 943 Inverness Avenue and 945 Inverness Avenue are two of the three Ranch style homes in the district.

Summary of Hillview Heights-Inverness Historic Character

The Hillview Heights-Inverness district is historically and architecturally significant as a part of Nashville's early to mid-century residential growth and development. It is characterized by a clear integrity of location, design, setting, materials, feeling, workmanship, and association. There are few modern intrusions. There is only one historic building that has undergone significant changes that would undermine its historic integrity. Approximately 68% of the area is contributing.

Character-defining features of the area are consistent and evident throughout the neighborhood. The neighborhood retains the vast majority of its original spatial organization as laid out in the various subdivision designs and evolving from small lot development to large lots. The architectural forms and styles within the Hillview Heights-Inverness district clearly reflect both the local and national trends of residential design, house construction and development in its period of significance (c.1900-1965).

The Hillview Heights-Inverness district survives as an excellent representation of the evolving movements in suburban development, from development associated with streetcar to the automobile. The proposed district meets section 17.36.120.3 as it embodies the distinctive characteristics of a type, period or method of construction.

Design Guidelines

The proposed design guidelines are very similar to the Waverly-Belmont Neighborhood Conservation Zoning overlay design guidelines and other local neighborhood design guidelines but more specific to the historic context of Hillview Heights-Inverness. A draft of the design guidelines has been available to the public at www.Nashville.gov. On December 13, 2016 there was a property owner request to allow for the addition of front dormers. Since that action meets the Secretary of Interior Standards, which state law requires the design guidelines be based, that change was made and is reflected in the attached draft of the design guidelines. The period of significance has also been revised based on research conducted after the draft was created.

Recommendation:

Finding that the neighborhood meets section 3 of the ordinance 17.36.120, staff advises the Commission to recommend approval of the proposed Hillview Heights-Inverness Neighborhood Conservation Overlay to the Metro Council and to adopt the design guidelines for the district.

PARTIAL ARCHITECTURAL RESOURCE SURVEY AS OF 12/12/16

This is a summary of a more comprehensive survey. The survey is on-going and incomplete. Information will change as additional information is available and be added as the survey process continues.

House #	Street	Contributory Status	Date of construction	Form	Style
2305	CISCO ST	C	c.1935	Bungalow	
2306	CISCO ST	C	c.1930	Bungalow	Craftsman
2307	CISCO ST	C	c.1935	Minimal Traditional	
2308	CISCO ST	C	c.1935	Bungalow	Tudor Revival
2309	CISCO ST	C	c.1935	Bungalow	Craftsman
2310	CISCO ST	C	c.1935	Minimal Traditional	
2311	CISCO ST	C	c.1943	Bungalow	English Cottage Revival
2312	CISCO ST	C	c.1930	Minimal traditional	
2313	CISCO ST	C	c.1935	Bungalow	English Cottage Revival
2314	CISCO ST	C	c.1940	Bungalow	English Cottage Revival
2400	CISCO ST	C	c.1936	Bungalow	English cottage Revival
2401	CISCO ST	C	c.1938	Bungalow	English Cottage Revival
2402	CISCO ST	C	c.1937	Bungalow	Tudor Revival
807	HILLVIEW HTS	C	c.1916	Bungalow	English Cottage Revival
809	HILLVIEW HTS	C	c.1935	Bungalow	English cottage revival
811	HILLVIEW HTS	C	c.1937	Bungalow	English Cottage Revival
813	HILLVIEW HTS	C	c.1916	Bungalow	English Cottage Revival
815	HILLVIEW HTS	C	c.1916	Bungalow	
817	HILLVIEW HTS	C	c.1916	Bungalow	
821	HILLVIEW HTS	C	c.1930		
823	HILLVIEW HTS	C	c.1931	Bungalow	Craftsman
825	HILLVIEW HTS	C	c.1931	Bungalow	English Cottage Revival
827	HILLVIEW HTS	NC	c.2015		
829	HILLVIEW HTS	NC	c.1987		
831	HILLVIEW HTS	C	c.1931	Bungalow	English cottage revival
913	HILLVIEW HTS	C	c.1930	Minimal traditional	none

917	HILLVIEW HTS	C	c.1930	Bungalow	English Cottage Revival
801	INVERNESS AVE	NC	c.1970		
803	INVERNESS AVE	C	c.1935	Bungalow	Craftsman
812	INVERNESS AVE	C	c.1939	Minimal Traditional	Colonial Revival
814	INVERNESS AVE	C	c.1935	Bungalow	English Cottage Revival
816	INVERNESS AVE	NC	c.1935		
818	INVERNESS AVE	NC	c.1987		
820	INVERNESS AVE	C	c.1935	Bungalow	English Cottage Revival
822	INVERNESS AVE	NC			
824	INVERNESS AVE	C	c.1935	Bungalow	
828	INVERNESS AVE	C	c.1935	Bungalow	Tudor Revival
830	INVERNESS AVE	C	c.1935	Bungalow	
832	INVERNESS AVE	NC	c.2015		
834	INVERNESS AVE	NC	c.2015		
836	INVERNESS AVE	C	c.1935	Bungalow	
838	INVERNESS AVE	C	c.1935	Bungalow	Tudor Revival
939	INVERNESS AVE	C	c.1935	Bungalow	Colonial Revival
941	INVERNESS AVE	C	c.1935	Bungalow	Craftsman
943	INVERNESS AVE	C	c.1952	Ranch	
945	INVERNESS AVE	C	c.1960	Ranch	
949	INVERNESS AVE	C	c.1960	Ranch	
953	INVERNESS AVE	C	c.1955		
2311	KNOWLES AVE	C	c.1925	Bungalow	

HILLVIEW HEIGHTS-INVERNESS NCZO DESIGN GUIDELINES

HILLVIEW HEIGHTS-INVERNESS NEIGHBORHOOD CONSERVATION ZONING OVERLAY



METROPOLITAN HISTORIC ZONING COMMISSION

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DRAFT-REVISED 12/14/16

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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.



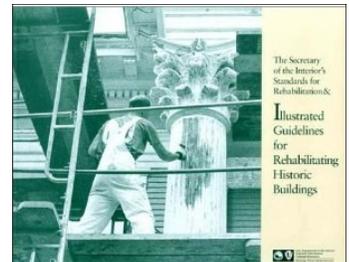
I. INTRODUCTION

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



913 Hillview Heights is an example of a minimal traditional house.

The Hillview Heights-Inverness NCZO, which includes Cisco Street and portions of Hillview Heights and Inverness Avenue are a part of the Waverly-Belmont neighborhood.

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 name first appears when the Waverly Place neighbors joined with residents from Belmont Heights in creating the Waverly -Belmont Civic League in 1914.



2313 Cisco Street is an example of the Tudor Revival style.

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.



941 Inverness Avenue is an example of the bungalow form.

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



I. INTRODUCTION

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 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



2314 is an example of the Tudor Revival style on a bungalow form.



943 Inverness is an example of a ranch home.



A SHORT HISTORY, continued

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 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.



A SHORT HISTORY, continued

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 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



A SHORT HISTORY, continued

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, 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.



A SHORT HISTORY, continued

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 Hillview 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.

The Hillview Heights-Inverness portion of the neighborhood is made up of multiple subdivisions platted primarily between 1925 and 1936, although a few homes were in place prior to the plats being filed. (Hillview Heights was previously Woods Avenue, and Inverness Avenue was previously Thornton Avenue.)

The predominant architecture of the district includes typical early- to mid-century buildings forms and styles, similar to what was designated in the Waverly-Belmont Neighborhood Conservation Zoning Overlay. The Hillview Heights-Inverness area includes two general eras of development, 1900-1945 and 1950-1965.





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

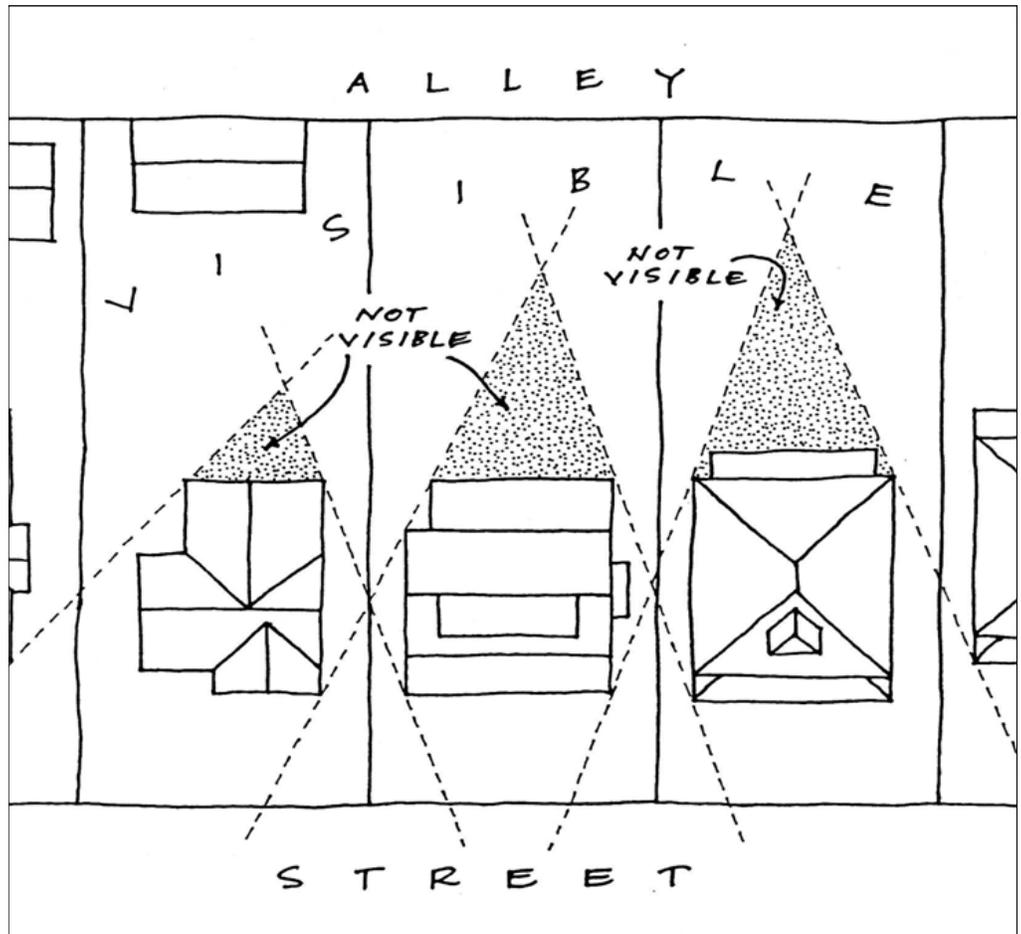


Image to the right shows the area in which new construction would not require a Preservation Permit. All construction outside of the area will be reviewed.



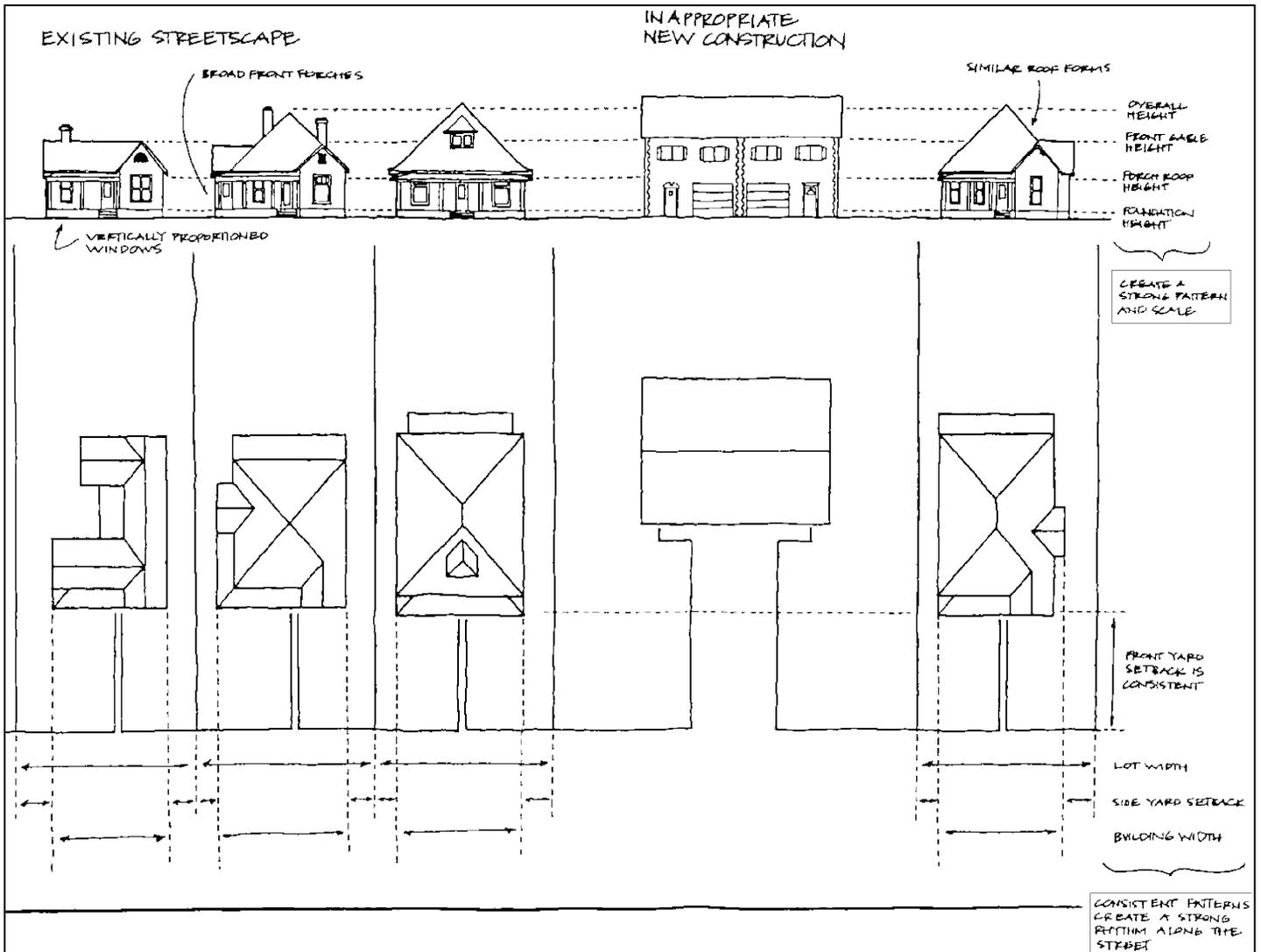
II. DESIGN GUIDELINE PRINCIPLES

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 image below for an example of inappropriate infill construction.

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 Hillview Heights-Inverness neighborhood began in the early 1900s and continues today. Its period of significance for historic development runs from the 1900-1965. The period of significance can change as more is learned about a neighborhood and as the neighborhood changes. The most common forms in the district are bungalows and minimal traditional styles with applied styles of Tudor Revival, English Cottage Revival, Colonial Revival, Craftsman or no style. Later development includes Ranch homes.



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. Residential new construction 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.

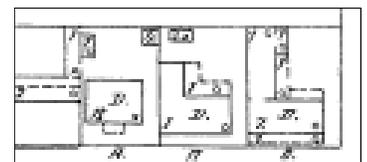
Appropriate height limitations will be based on:

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

3. 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.

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.



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

- 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, and cement fiberboard lap siding, brick and stone for primary cladding. Accent materials include lap siding and half-timbering.
 - 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.

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 gables and cross gables. 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.



III. NEW CONSTRUCTION

2. Small roof dormers are typical throughout the district. Common roof dormers are gabled or pyramidal (without side walls). 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. Corner porches are also common in the neighborhood.
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 driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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.



A side gable form like this one at 2306 Cisco Street is the a common roof form in the district.



Example of pyramidal dormer (without side walls).



939 Inverness has gabled dormers..



III. NEW CONSTRUCTION



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

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.

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.)

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 generally not appropriate for the Hillview Heights-Inverness district.



III. NEW CONSTRUCTION AND OUTBUILDINGS

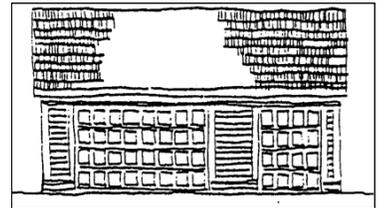
3. Roof

- Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In the Hillview Heights-Inverness district, historic accessory buildings were between 8' and 14' tall.
- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
- 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.)*



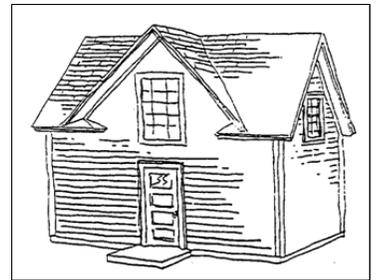
4. Windows and Doors

- Publicly visible windows should be appropriate to the style of the house.
- Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- 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.
- Decorative raised panels on publicly visible garage doors are generally not appropriate.



5. Siding and Trim

- Weatherboard, and board-and-batten are typical siding materials.
- Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
- Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- Stud wall lumber and embossed wood grain are prohibited.
- Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.



6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.

- Generally new garages should be placed close to the alley, at the rear of the lot,

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

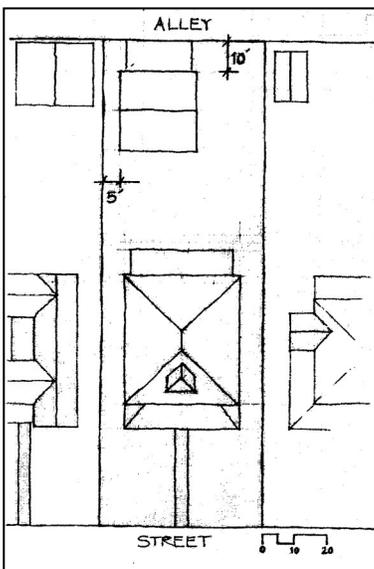
- or in the original location of an historic accessory structure.
- b. Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
- c. Generally, attached garages are not appropriate.

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'.

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 17.12.020.A.
- 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.



III. NEW CONSTRUCTION AND OUTBUILDINGS

- 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.
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.

IV. 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 sit 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. NEW CONSTRUCTION: 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.

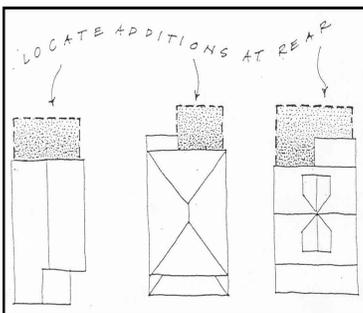
a. When an addition needs to be taller:

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.



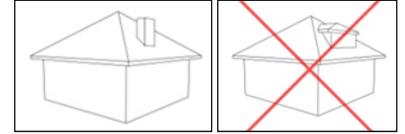
4. When an addition ties into the existing roof, it should be at least 6” below the existing ridge.
5. Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose



IV. ADDITIONS

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.



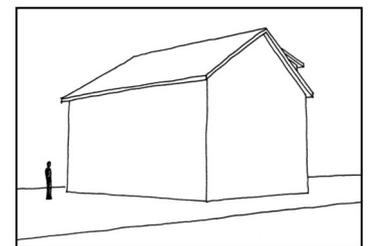
The dormer shown added on the right image is inappropriate because it required the removal of the chimney.



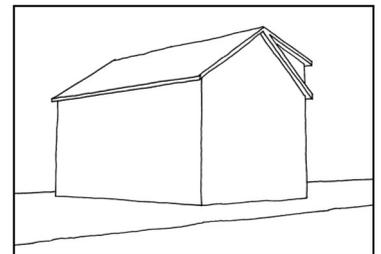
Dormers should not be added to secondary roof planes.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. Dormer additions are appropriate additions 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. Front and 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.
 - The roof pitch of the dormer should generally match the roof pitch of the



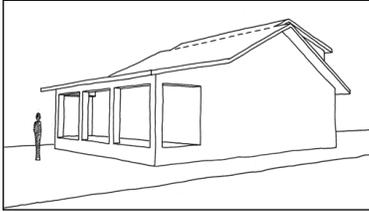
***Appropriate** rear dormers are set in from the side wall of the existing house at least two feet, creating a division between new and old.*



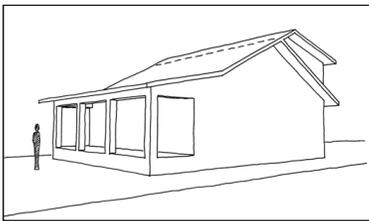
***Inappropriate** rear dormers have no inset; they visually and physically alter the roof structure of the existing house.*



IV. NEW CONSTRUCTION: ADDITIONS



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.

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.

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.

- 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.



IV. ADDITIONS



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.

In some cases, moving a residential building to a new foundation also requires approval of the Planning Commission, according to 13-3-502 of the Tennessee Code Annotated. Please contact the Planning Department for additional information.



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.

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.

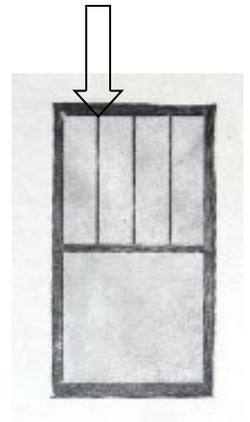
Embossed Grain: The embossed pattern pressed into a manufactured material, simulating wood grain or texture.

Facade: An exterior face of a building.

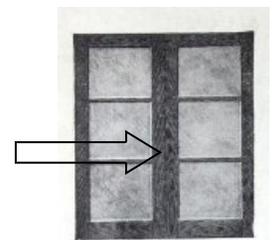
Historic: A structure or site, usually constructed more than fifty years ago, which possesses historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.

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

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



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



Center bar between the two windows is a mullion.



VII. DEFINITIONS

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 ordinance.*

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

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

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

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

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

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

Shall: *What must happen.*

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

METROPOLITAN HISTORIC ZONING COMMISSION

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

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

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

**WE ARE ON THE
WEB AT
[WWW.NASHVILLE.
GOV/MHC](http://WWW.NASHVILLE.GOV/MHC)**



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