Metropolitan Historic Zoning Commission

# Bowling House District Neighborhood conservation zoning

**BOWLING HOUSE DISTRICT NEIGHBORHOOD CONSERVATION ZONING OVERLAY**

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**METROPOLITAN HISTORIC ZONING COMMISSION**

Metropolitan Government of Nashville and Davidson County

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# I. INTRODUCTION

***WHAT IS REVIEWED:***

*IN A HISTORIC LANDMARK OVERLAY*

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

*IN A HISTORIC PRESERVATION OVERLAY*

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

## THE NEIGHBORHOOD CONSERVATION ZONING OVERLAY

Please also see *MHZC Hand Book*.

Neighborhoods in more than two thousand towns in the United States use historic zoning as a tool to protect their unique architectural characters. There are quantifiable reasons for historic zoning: it gives neighborhoods greater control over development; can stabilize property values; decreases the risk of investing in one's house; promotes heritage tourism; protects viable urban housing stock; and preserves natural resources by conserving building materials. 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 historic 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 (NCZ0)*
*(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 do not have permanent foundations.*
- *Portable buildings are those that are no larger than 100 square feet, 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*
- *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.*

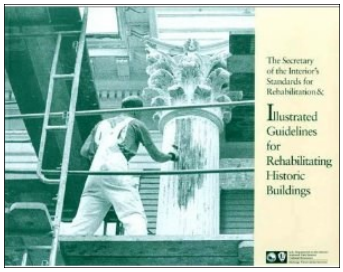
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means necessary.*

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.*



# I. INTRODUCTION

*Above: 4501 Nebraska Avenue in the early 1900s. Photo from* Images of America: Nashville's Sylvan Park *by Yvonne Eaves and Doug Eckert.*
*Below: 4501 Nebraska Avenue in 2014.*

## A SHORT HISTORY OF SLYVAN PARK

The Bowling House District is a part of the Sylvan Park neighborhood. It is significant for having some of the first homes constructed in the neighborhood, including the home gave the neighborhood its name, Sylvan Park, and its proximity to the old streetcar line which made the development of the neighborhood possible.

On May 24, 1887, the West Nashville Land improvement company held an auction to sell lots in what was then referred to as the "New Town" community. The original plan included present Richland Park and residential lots along the present Park Avenue, formerly known as First Avenue. This area later added the Charlotte Park addition, the Sylvan Park addition and other additions until it included all of what is now all referred to as "Sylvan Park".

Johnson Bransford started the Sylvan Park Company, whose main promoter was James A. Bowling. Bowling purchased 4501 Nebraska Avenue in 1904 to build his own home, which became known as "Sylvan Park."

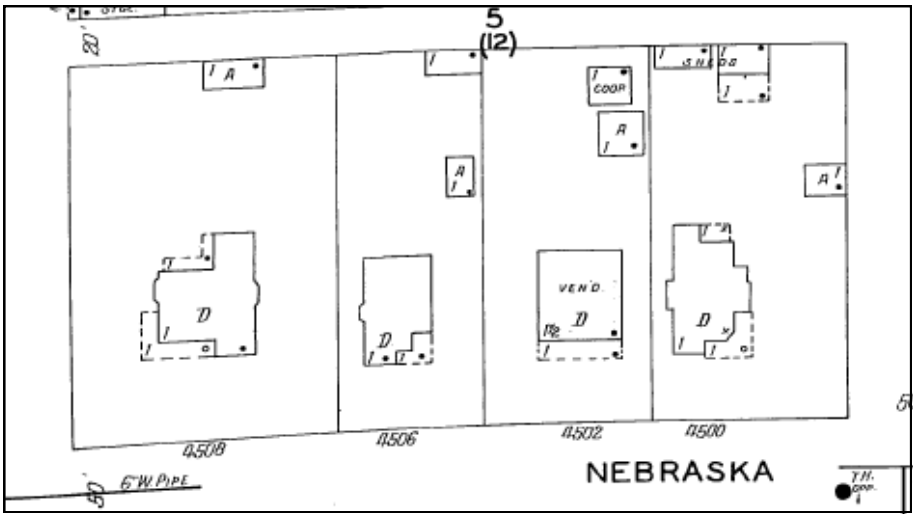
*4503 Colorado Avenue*

In 1906, the Sylvan Park neighborhood was annexed to Nashville, and the street names were changed to conform to existing Nashville street numbering systems; numbered avenues were renamed after states, and numbered streets continued where Nashville street numbers had stopped. The area was actually platted in 1909. At that time, to the west of the streetcar on 46th, (5th Street) Nebraska was called Eighth and Colorado was known as Ninth or Hugomont. The advent of electric streetcars made the development of Sylvan Park feasible, and this area of the neighborhood borders on the old streetcar line. The 46th Avenue line was called a "dinky" and transported Sylvan Park residents to the main streetcar line on Charlotte.

*4509 Nebraska Avenue*

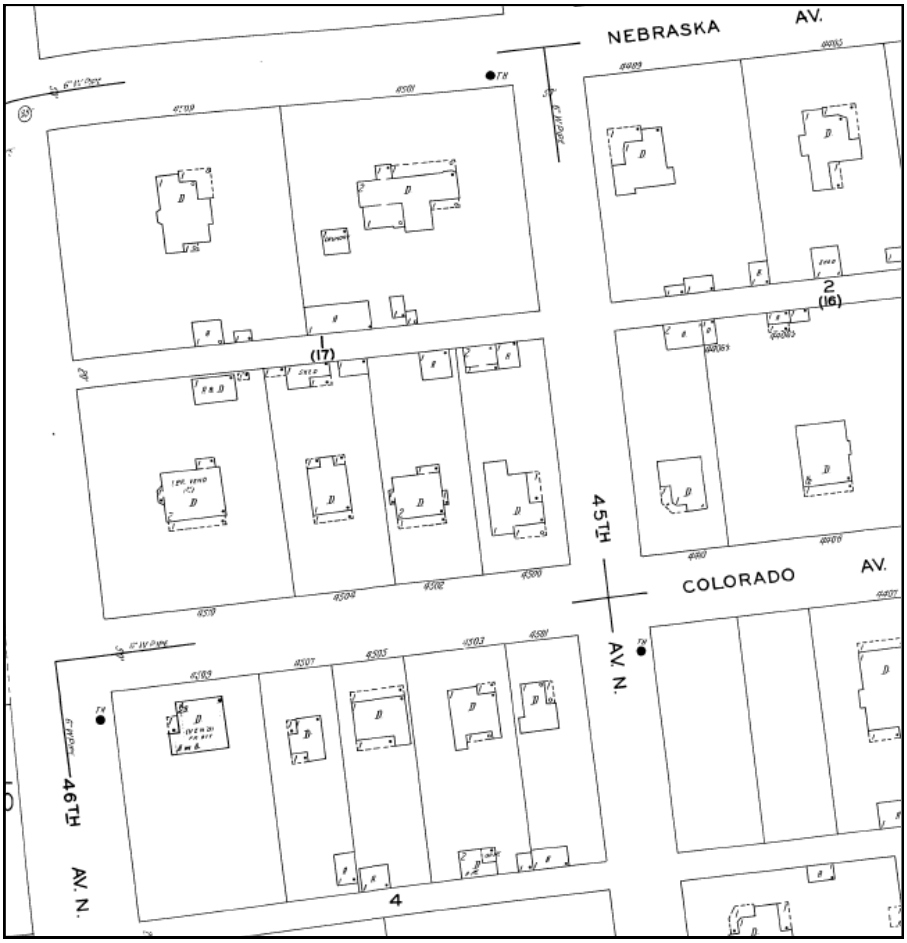
Homes of the Victorian, Queen Anne and Eastlake styles were most popular among the homes first built in this district. After 1910 and continuing through the period of the Great Depression, the bungalow became the predominant style. With the advent of World War II, construction all but stopped, due to shortages of materials.

# I. INTRODUCTION




*1932 Sanborn Fire Insurance map showing the north side of Nebraska Avenue.*

*4502 Colorado Avenue*




*1932 Sanborn Fire Insurance map showing the south side of Nebraska Avenue and Colorado Avenue block.*

*4507 Nebraska Avenue*

*4510 Colorado Avenue*

# I. INTRODUCTION

# I. INTRODUCTION

*Map of District*

# II. NEW CONSTRUCTION AND ADDITIONS

Colonial Revival

*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.*

## A. PRINCIPLES

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

   For the purposes of conservation zoning, alleys are not considered to be public rights-of-way. Areas shown shaded in the diagram below, which are not visible from public streets, are NOT subject to MHZC review. Additionally, new, portable storage buildings less than 100 square feet in area are not subject to MHZC review.

Craftsman

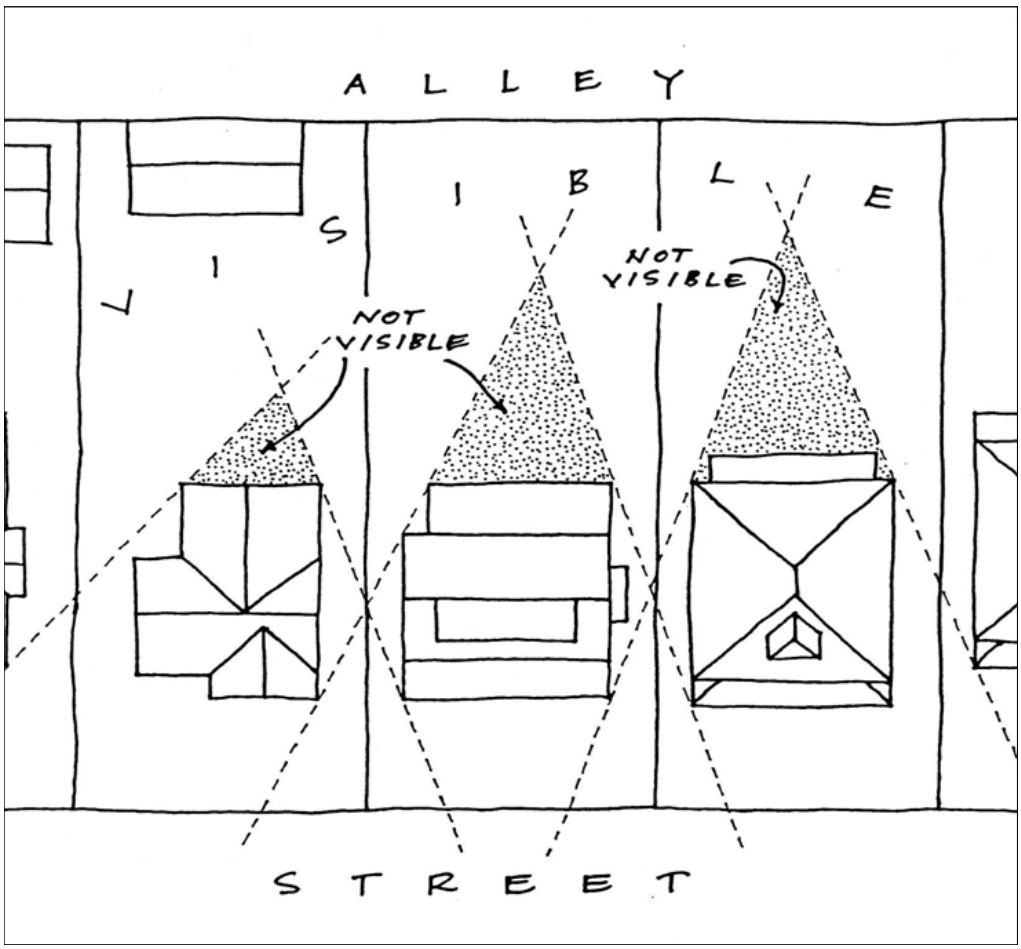


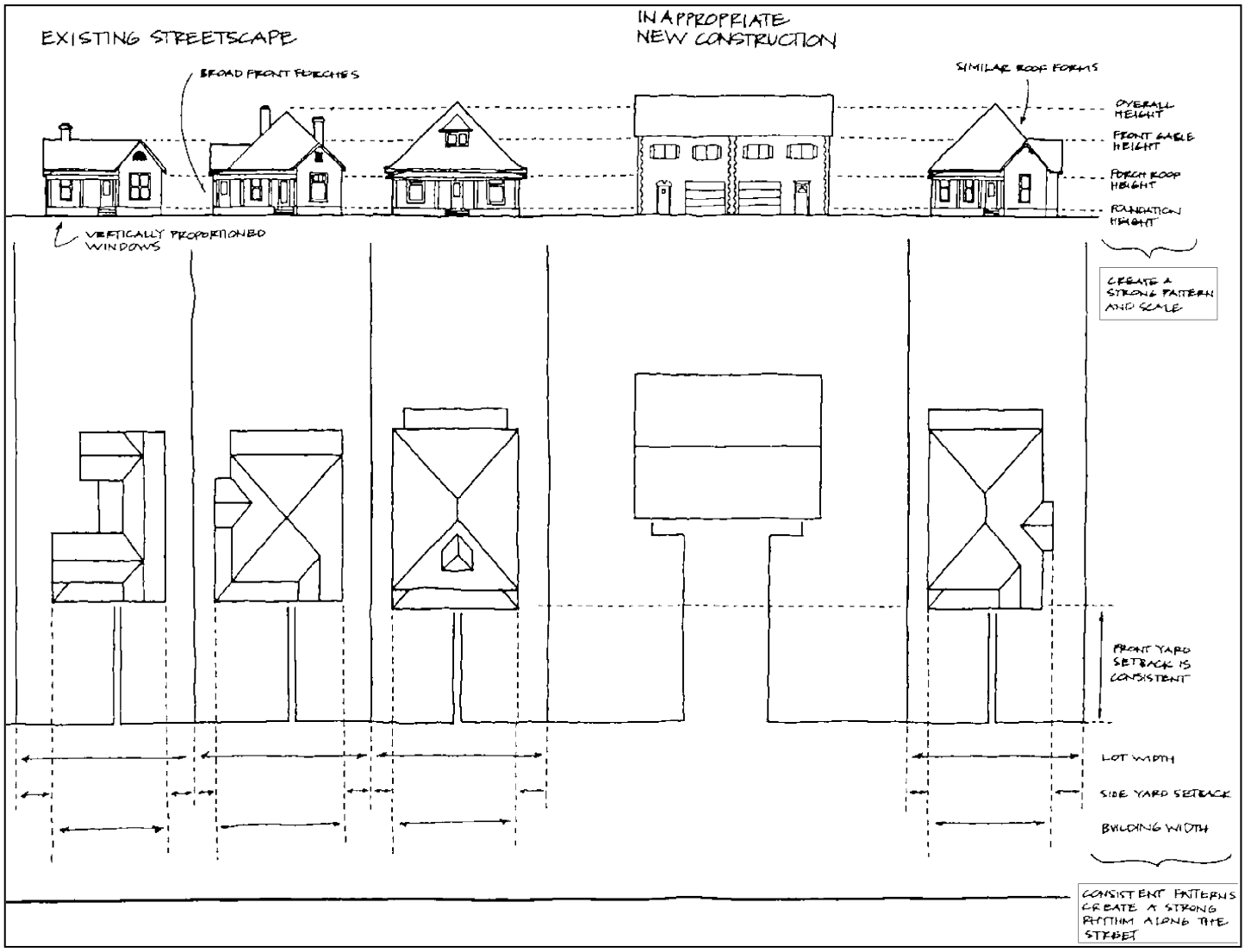

*Image to the right shows the area in which new construction would not require a Preservation Permit. All construction outside of the area will be reviewed.*

# II. NEW CONSTRUCTION AND ADDITIONS

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

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

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



# II. NEW CONSTRUCTION AND ADDITIONS

number 4.

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

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.

   In the Bowling House District, historic buildings were constructed between about 1900 and 1950. New buildings should be compatible with surrounding houses from this period.

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

# II. NEW CONSTRUCTION

## B. GUIDELINES

### 1. NEW BUILDING

#### a. Height

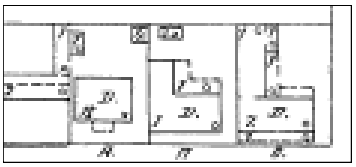
The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Historic homes in the district range between 1 and 2 stories (approximately 15'-35').

#### b. Scale

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

Most historic residential buildings have front porches. Porch styles range from projecting to recessed and from corner porches to partial– and full-width front porches. *To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases*

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



*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.*

#### c. Setback and Rhythm of Spacing

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

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

*Appropriate setbacks will be determined based on:*

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

*Appropriate height limitations will be based on:*

# II. NEW CONSTRUCTION

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

### d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate. MHZC does not review the painting of structures. Brick and lap siding are the most appropriate materials for the primary cladding of a principal building.

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

*The reveal of lap siding should have a maximum of a 5" reveal with cornerboards or a maximum of a 8" reveal with mitered corners. The wider reveal should only be used for one-level; therefore a 2-story building should have a different type of material or a narrower reveal on the other level.*

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

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

*Stud wall lumber and embossed wood grain are prohibited.*

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

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

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

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; 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; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

### e. Roofs

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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

# II. NEW CONSTRUCTION

*Roof forms found in the district include: cross gable and hipped, pyramidal, side gable*
*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*
*Generally, two-story residential buildings have hipped roofs.*
*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

### f. Orientation

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

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches may also be appropriate as a secondary entrance, but the primary entrance should address the front.

*Did you know? Historic wood windows can be as efficient and last longer than new windows if kept in good repair and properly maintained.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

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

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

### g. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*
*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

# II. NEW CONSTRUCTION

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

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

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. 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. Utilities**

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

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

**i. 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*

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

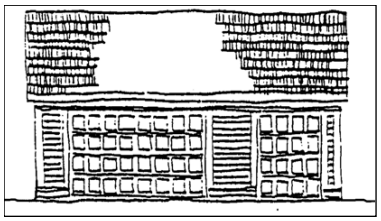
Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural

# II. NEW CONSTRUCTION AND OUTBUILDINGS

details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

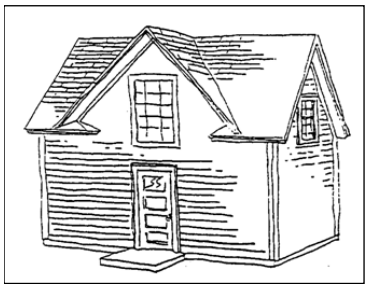


Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

- The front face of any dormer should sit back at least 2' from the wall of the floor below. *(The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

Windows and Doors



Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

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.

Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's <u>original</u> siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

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

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents

# II. NEW CONSTRUCTION AND OUTBUILDINGS

within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

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

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.
   Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
   Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

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

*Setbacks & Site Requirements.*

*Outbuilding may be as close as 3' to the rear property line if there are no garage doors facing the rear property line or they may be as close as 5' if there are garage doors facing the rear property line. (Appropriate setbacks approved by Commission on 6/21/17 and notes in Rules of Order and Procedure.)*

*· 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'.*

*· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*

*Driveway Access.*

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

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

# II. NEW CONSTRUCTION AND OUTBUILDINGS

### j. Appurtenances

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

### k. Public Spaces

New construction of buildings, structures or additions, 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. ADDITIONS

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

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

*Placement*

*Additions should be located at the rear of an existing structure.*
*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
*Generally, rear additions should inset one foot, for each story, from the side wall.*
*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*In order to assure than an addition has achieved proper scale, the addition should:*

- *No matter their use, 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.*

# II. NEW CONSTRUCTION AND OUTBUILDINGS

- *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.*

- *When an addition ties into an existing roof it should be a minimum of 6" off the existing ridge.*

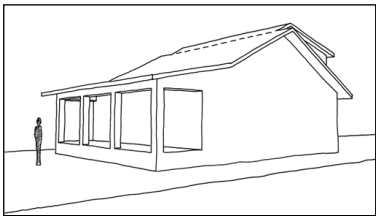
- *Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

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

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

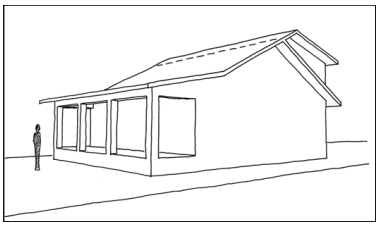
*When an addition needs to be taller:*
*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from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

*When an addition needs to be wider:*
*Rear additions that are wider than an existing historic building may be appropriate when the lot is more than 60' wide. 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.*
*In addition, a rear addition that is wider should not wrap the rear corner.*



**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.

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



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

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

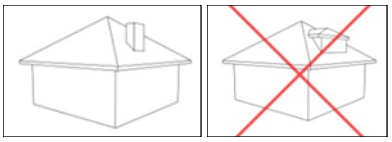
*Foundation*
*Foundation walls should set in from the existing foundation at the back edge of the existing*

# II. NEW CONSTRUCTION AND ADDITIONS

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

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

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



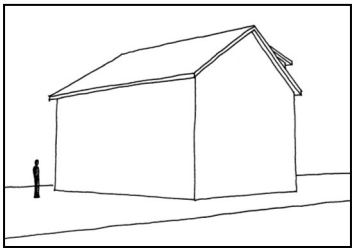
*The dormer shown added on the right image is inappropriate because it required the removal of the chimney.*

*Roof*

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

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

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



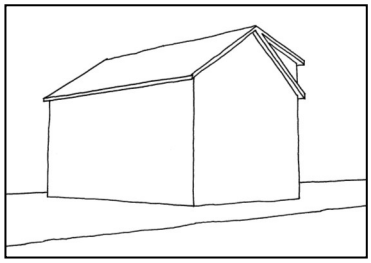
***Appropriate*** *rear dormers are set in from the side wall of the existing house at least two feet, creating a division between new and old.*

Dormers

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

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

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



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

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.*
- *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 dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *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 building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building;*

*Dormers should not be added to secondary roof planes.*

# II. NEW CONSTRUCTION AND ADDITIONS

*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.*

Side Additions

b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*

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

c. 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.

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

d. 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.

e. 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.*

f. Additions should follow the guidelines for new construction.

# II. NEW CONSTRUCTION AND ADDITIONS

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# II. NEW CONSTRUCTION AND ADDITIONS

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# III. DEMOLITION

## A. PRINCIPLE

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

## B. GUIDELINES

**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.

**Demolition is appropriate**

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

# IV. RELOCATION

## A. PRINCIPLES

1. Moving a historic building from its original site should be avoided.

2. Moving a non-historic building, or a building which has irretrievably lost its architectural and historical integrity, may be appropriate.

## B. GUIDELINES

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

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

   a. the building does not contribute to the district's historical and architectural significance, or has irretrievably lost its architectural and historical integrity; or

   b. the building is historic, but the loss of its architectural and historical integrity in its original location is certain.

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

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

   b. if historic, the loss of its architectural and historical integrity in its original location is certain.

*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.*

# V. DEFINITIONS

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

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

***Certificate of Appropriateness:*** *See Preservation Permit.*

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

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

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

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

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

***Facade:*** *An exterior face of a building.*

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

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

# DEFINITIONS, continued

***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
Fax: 615-862-7974

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

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

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