Metropolitan Historic Zoning Commission

Eastdale Place NCZO Design Guidelines

EASTDALE PLACE DESIGN GUIDELINES

Inside

Historic Zoning Overlay 2

What are the Design Guidelines 3

Purpose of the Design Guidelines 4

A Short History 6

Map of Overlay 11

New Construction 12

Outbuildings 18

Additions 20

Demolition 25

Relocation 26

Definitions 27

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 Handbook*.

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 landmarks, historic preservation, neighborhood conservation. 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 overlays, 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 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 landmark, historic preservation, neighborhood conservation. The references to historic zoning in the ordinance and design guidelines are to be understood as neighborhood conservation zoning overlay, or simply conservation zoning for Eastdale Place.

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 Rehabilitation*:*

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.*

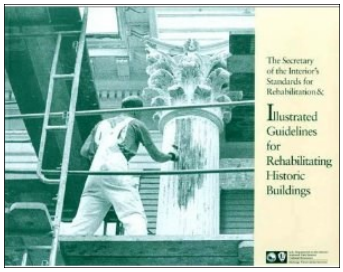
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means necessary.*

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

Eastdale Place is an early 20th century planned suburban development that is part of the Jackson Park National Register of Historic Places district and located one-half mile north of the Inglewood Place National Register district. Both neighborhoods are significant in the area of community planning and development as an excellent representation of the expanding Nashville suburbs and evolving national trends in suburban planning. The two neighborhoods had their beginning with the introduction of the streetcar line in 1891. Prior to the introduction of the streetcar and the inevitable suburbanization of the city of Nashville, the area was occupied by large farmsteads and agricultural land. The period of significance begins c. 1920 and continues through the fifty-year marker of 1966. Few non-historic intrusions exist within the Eastdale Place neighborhood.

Both neighborhoods are also significant for their architecture. The variety of architectural types and styles ranges include residential design throughout the 1920s to the 1960s. The majority of homes feature no academic style. This lack of stylistic embellishment is connected to the predominance of Minimal Traditional and Ranch houses among the districts' architectural forms. These residential forms tend to lack adornment, yet are significant as prominent house types occurring nationwide between the 1940s and 1960s.

Plat Map of Eastdale Place

I. INTRODUCTION

History

The Jackson Park Historic District, the larger National Register district in which Eastdale Place is situated is located on the west bank of the Cumberland River, just south of the late-1700s settlement of Haysborough (also Haysboro). The settlement extended from present-day Haysboro Road, north to Spring Hill Cemetery. Haysborough was incorporated in 1799, and survived approximately sixty years into the 1830s. A nearby rival of the Haysborough settlement, Nashville became a prosperous center of trade, ultimately resulting in the decline of its counterpart to the north.

1327 Riverwood Drive is one of the oldest homes in the neighborhood.

Bordering the early settlement of Haysborough to the south was the William Williams farm, a large farmstead consisting of hundreds of acres of land, with approximately one mile of frontage on the east side of Gallatin Pike. It is within a portion of the William Williams farm that the Jackson Park Historic District would develop throughout the early- to mid-20th century.

As the city of Nashville prospered economically, the introduction of the streetcar in 1891 inevitably led to the expansion of the city into these rural farmlands, a nationwide trend evident by the 1890s. Inglewood became its own municipality serviced by its own police and fire departments. In 1913, the Nashville-Gallatin Interurban Railway became one of only two interurban railways within the State. The twenty-seven-mile line connected Nashville north to Gallatin, utilizing the same tracks as the streetcar. The interurban reportedly traveled upwards of sixty-five miles per hour. It ceased operations in 1932.

1142 Riverwood Drive is a Ranch form with a front-loading one-bay garage.

The operation of the streetcars began to diminish during the 1940s as the automobile became more affordable to Americans, and the city replaced streetcars with buses. The city of Nashville, including its suburbs, experienced tremendous growth following World War II. Due to the substantial growth throughout the 1940s and 1950s in Davidson County, an annexation of communities throughout the county formed a single city-county government in 1963 after much debate.

Community Planning & Development

Laid out in 1923, Eastdale Place is the earliest planned development within the Jackson Park Historic District. Eastdale Place encompasses properties fronting

A SHORT HISTORY, continued

1104 Riverwood is a exemplary example of a craftsman style bungalow in the Eastdale Place district.

either side of Eastdale Avenue between Gallatin Pike and its intersection with Eastdale Place. The west ends of Riverwood Drive and Plymouth Avenue are also included within the 1923 layout of Eastdale Place. The design of Eastdale Place, adopted the traditional gridiron pattern of the neighborhoods bordering to the south. Unlike the traditional streetcar suburb, however, Eastdale Place lacks sidewalks and the residences include driveways accessed from the road, speaking towards its transition into the automobile suburb. Also unlike early streetcar suburbs, Eastdale Place introduced a slight departure from a neighborhood designed wholly with straight streets, by incorporating a slightly curving off-street - Plymouth Avenue. The Riverwood Drive subdivision is a clear departure from the rectilinear plan with curving streets and large, multi-acre lots. These large lots were further subdivided over time, yet continue to remain relatively large with respect to those in Eastdale Place.

The Tudor Revival style is found at 1106 Riverwood Drive.

As indicated by the 1923 plat, Eastdale Place was bordered to the south by the Greenland Subdivision. The Nashville-Gallatin Interurban Railroad following Gallatin Pike is identified on the plat of Eastdale Place.

Architectural Form & Style

Residential development within the Jackson Park Historic District began c.1920 within the 1923 Eastdale Place neighborhood. During the 1920s, only eight residences were constructed along Riverwood Drive. Development boomed the following decade with sixty-five resources constructed primarily along Eastdale Avenue and Riverwood Drive, the earliest planned streets within the district. Population growth in the Nashville suburbs and surrounding area was unparalleled during the post-war years. The distribution of construction dates in the district reflects tremendous development throughout the 1940s and 1950s, the peak of Inglewood's postwar growth. Nearly fully developed by the close of the 1950s, construction within the district came to an abrupt halt during the 1960s, with only seven additional resources built. Only nine primary resources constructed within the Jackson Park Historic District are less than fifty years.

The Colonial Revival style is most often applied to modes homes of minimal scale, such as this one 1109 Eastdale Avenue.

Residential styles within the Eastdale Place Historic District exemplify early- to mid -20th century suburban ideals and trends. Forty-percent have no academic style.

A SHORT HISTORY, continued

Many of the styles found here are commonly applied to the house forms discussed previously, which resulted from the American movements in residential suburban planning and design. The district includes 18% of both the English Cottage and Colonial Revival styles, 13% Tudor Revival and 5% Craftsman styles. The popularity and consistency of particular styles contributes to the cohesion of streetscapes within the district and creates a sense of place unique to suburban neighborhoods that developed during this period.

1121 Eastdale Avenue is an example of the Colonial Revival style applied to a Minimal Traditional residence.

House Forms and Movements in American Suburban Residential Design

Distinct house forms, or types, occurring in Eastdale Place include the bungalow, Minimal Traditional and Ranch forms. Each of the three most prevalent house types occurring in Eastdale Place is indicative of specific nationwide movements in residential design including the Practical Suburban House (1890-1920), Better Homes and the Small House Movement (1919 to 1945), the Efficient Low-Cost Home (1931-1948), and Postwar Suburban House and Yard (1945-1960).

1215 Plymouth Ave is an example of the Colonial Revival style applied to a Ranch form.

The Practical Suburban House (1890-1920)

The Eastdale Place Historic District includes many homes of a bungalow form. The straight streets and consistency in streetscapes embody characteristics of this idea of the "bungalow suburb". The majority of bungalows are located along Eastdale Avenue and Riverwood Drive, the earliest of the streets to develop within the district. The straight streets and consistency in streetscapes embody characteristics of this idea of the "bungalow suburb."

As the automobile became increasingly popular within the district during the early-20th century, so too did the number of detached garages on residential lots. The earliest garages were typically placed behind the house at the end of driveways that were "accommodated in the progressive design of new neighborhoods having road improvements such as paved surfaces, gutters and curbs, and sidewalks." The earlier driveways were typically strips of concrete leading from the street. Garages within Eastdale Place are most often small, single-car frame structures with front gable roofs. A large number of the garages have been enclosed and remodeled as equipment sheds.

1240 Riverwood Drive is an example of a Ranch form without an academic style.

A SHORT HISTORY, continued

1303 Riverwood Drive represents the English Cottage style.

The Efficient Low-Cost Home, 1931-1948

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. The house type which evolved during this period was efficient, cost effective, and flexible in design, which is most often referred to as Minimal Traditional. The Eastdale Place Historic District includes a large number of Minimal Traditional residences. Clusters of Minimal Traditional residences within the district reflect cohesion in streetscape and setback that contributes to the consistency of the earlier residences.

1402 Riverwood Drive is one of a handful of homes that does not have brick siding. It is an English Cottage style.

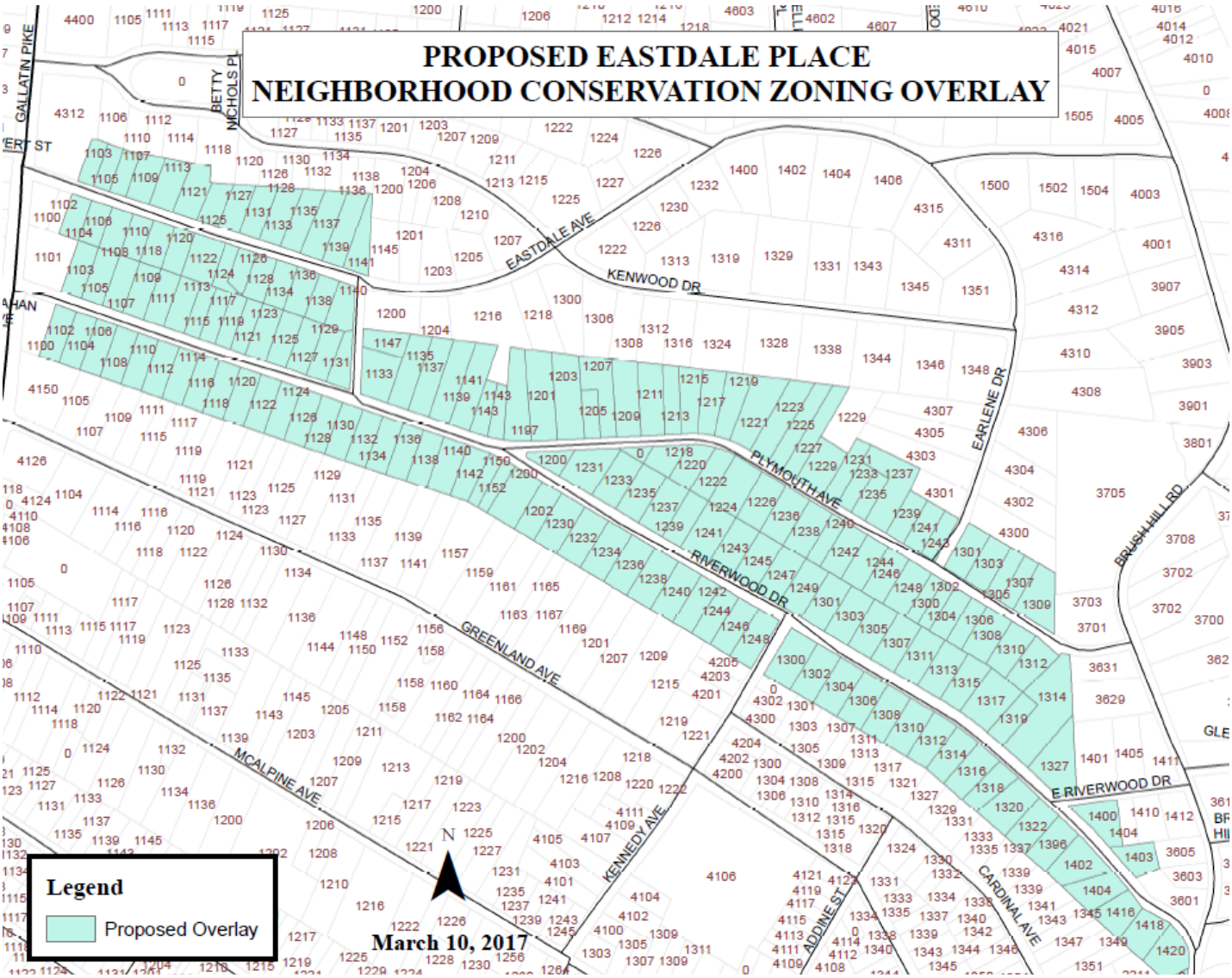
Postwar Suburban House and Yard, 1945-1960

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 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, which 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.

During the late 1940s, the middle- and upper-class Ranch Houses offered innovations such as sliding glass doors, picture windows, carports, screens of decorative blocks, and exposed timbers and beams, reflective of the traditional Southwestern design from which the house type originated. Low-cost Ranch

BOUNDARIES OF OVERLAY

Houses were smaller in scale with exterior modifications to create a horizontal appearance. Common elements of the low-cost Ranch House include an extension of the roof eave, horizontal bands of sliding windows beneath the eave, large picture windows, wide exterior chimneys, and exterior patios. These Ranch Houses are oftentimes referred to as transitional in size and design. The scale of the Ranch House increased during the 1950s and continued as a dominant suburban house through the 1960s.



II. DESIGN GUIDELINE PRINCIPLES

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand or to clarify the Commission's interpretation of the specific design guideline, 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 and lot 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, that do not have a foundation, and are located at the rear of a property, are not required to comply with the design guidelines.

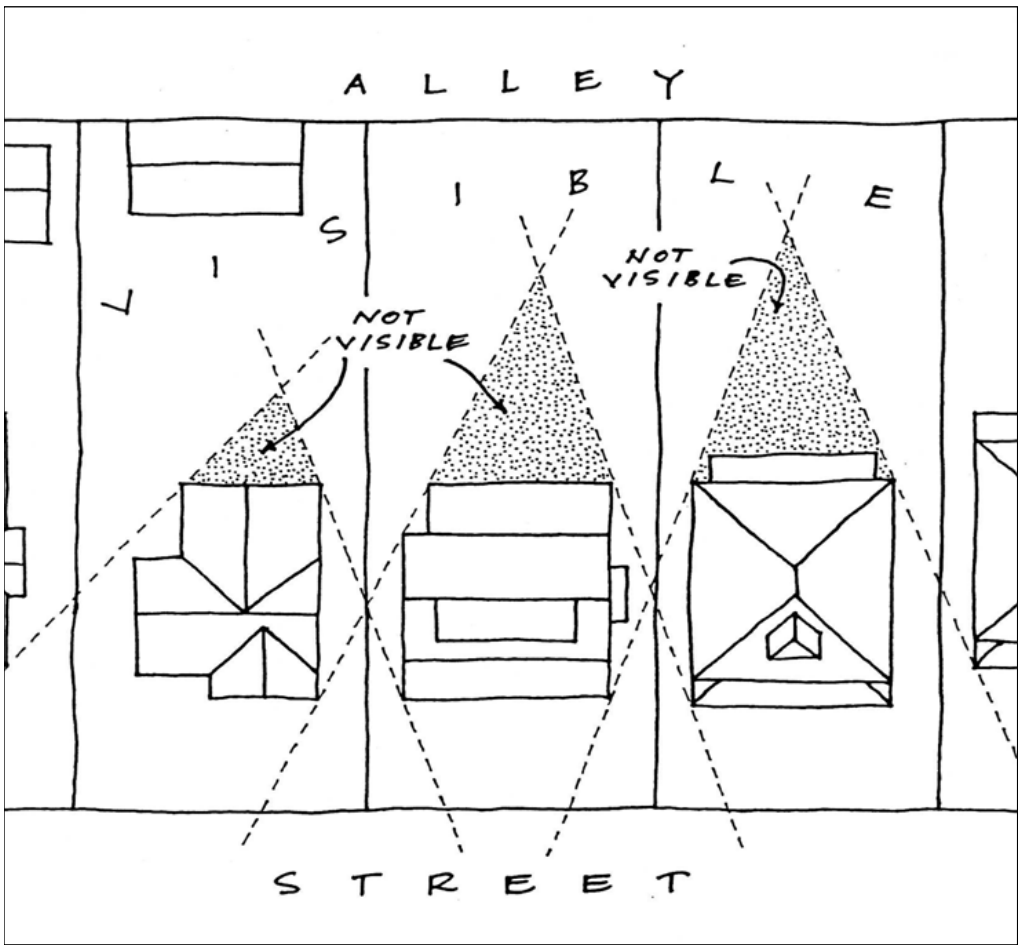


Image to the right shows the area in which new construction would not require a Preservation Permit. All construction outside of the area will be reviewed.

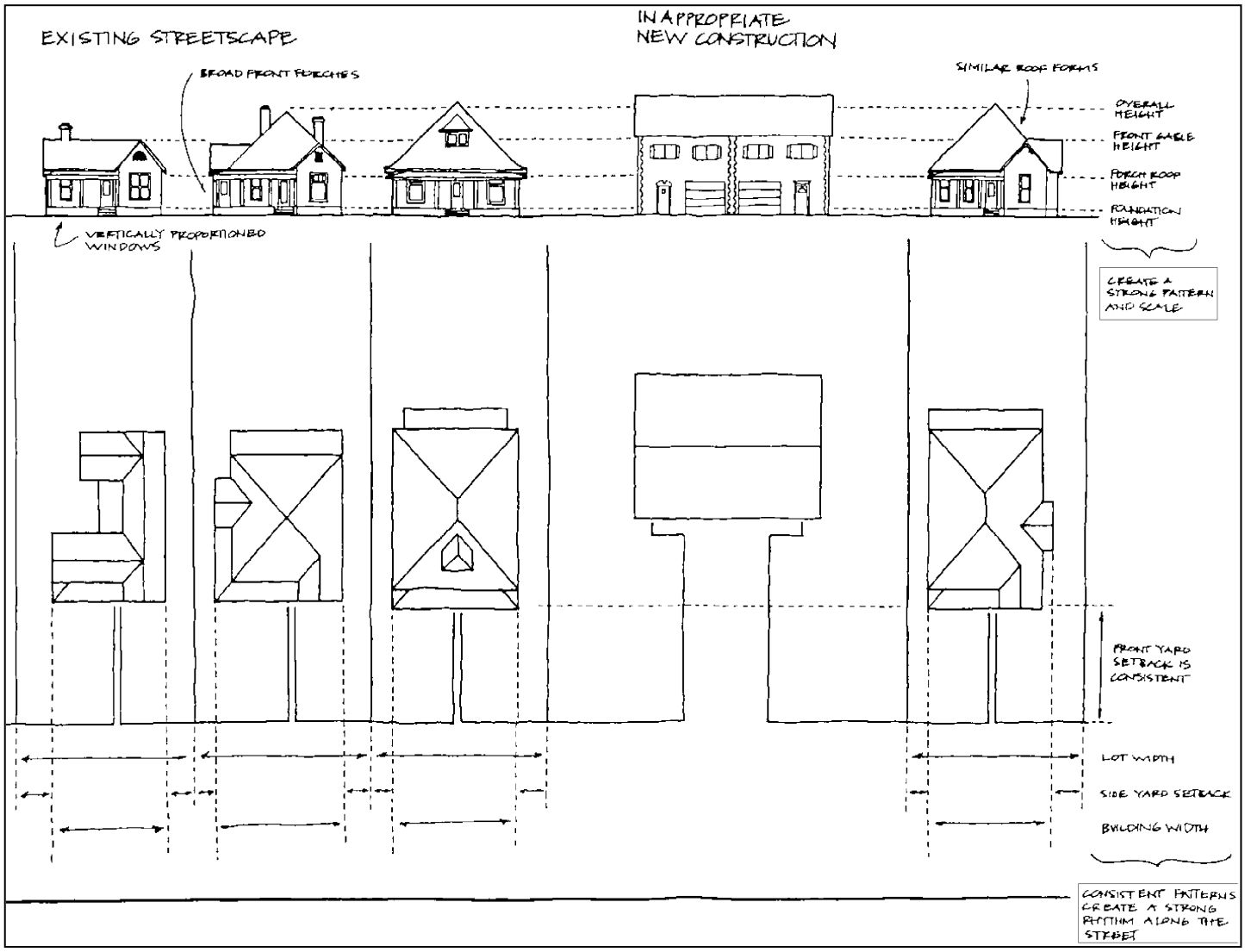
II. DESIGN GUIDELINE PRINCIPLES

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 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.

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 area began in the early 1900s and continues today. Eastdale Place's period of significance for historic development runs from 1920 to 1966. The period of significance can change as more is learned about a neighborhood, or individual buildings, and as the neighborhood changes.

III. NEW CONSTRUCTION

A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. All historic buildings in the neighborhood are one and one and one-half stories tall.

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.

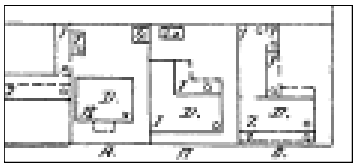
C. Setback and Rhythm of Spacing

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*



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.

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.

2. The majority of historic buildings are sided in brick. There is a small number of homes with stone or lap siding. Stucco and lap siding are common secondary materials such as in gable-fields.

III. NEW CONSTRUCTION

The most common cladding in the district is brick such as 1112 Riverwood Drive.

a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.

b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard lap siding, smooth-finished fiberglass doors.

- The most appropriate cladding is brick but where lap siding is used, it should be smooth and not stamped or embossed and have a reveal of between 5" and 10", depending on the immediate historic context.
- Four inch (4") nominal corner boards are required at the face of each exposed corner unless the lap siding is mitered.
- 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 not appropriate. Masonry or stucco is appropriate for chimneys.
- Texture and tooling of mortar on new construction should be similar to historic examples.
- Faux leaded glass is inappropriate.

There are a few examples of stucco siding such as 1105 Riverwood Drive.

3. Asphalt shingle is an appropriate roof material for most buildings. Metal and tile are not appropriate; however, terra cottage ridge tiles are found throughout the district.

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.

A few homes use stone as primary or a secondary cladding material such as 1243 Riverwood Drive

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. The most common roof forms in the neighborhood is a side gable form. Cross gable and hipped roof forms are also found in the districts. Pitches range from the low slope of the ranch style homes to steeper pitch of the earlier homes.

III. NEW CONSTRUCTION

2. Small roof dormers are typical throughout the district. The most common form is gabled and a few have a hipped or shed roof. Wall dormers are only appropriate on the rear, as historic examples in the neighborhood are rare.

1118 Eastdale Avenue is an example of projecting porch.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings. Typically front doors face the street, and in some cases, face to the side but with a front-oriented porch or stoop.

2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include gabled, hipped and shed roof partial– or full-width porches, stoops, enclosed or "vestibule" type entrances, and decorative door surrounds. Infill duplexes should have one primary entrance facing the street. 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. Generally, lots should not have more than 1 curb cut. Shared driveways should be a single lane. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. Generally, new driveways should be no more than 12' wide from the street to the rear of the home. Front yard parking areas or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

1313 Riverwood Drive is an example of a vestibule type entrance.

G. Proportion and Rhythm of Openings

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

2. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

3. Double-hung and casement windows should generally exhibit a height to width ratio of at least 2:1. Picture windows and fixed windows (and in some cases double-hung windows) may be square or have a horizontal orientation if the principle building follows a post-1955 form, such as a ranch house.

1120 Eastdale Avenue is an example of a side entry.

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

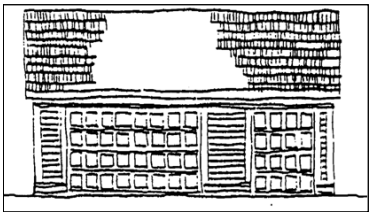
III. NEW CONSTRUCTION

interior bar, exterior bar, as well as a spacer between glass panes.

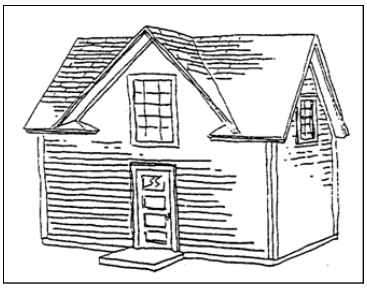
5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry 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. As of 2017 the district is primarily zoned single-family so DADUs are only possible where the Codes Department has stated that the lot meets the qualifications for two-units.)



1. General Design.
   a. A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related.
   b. Additions should follow the guidelines for new construction.



2. Height and Scale
   a. The outbuilding should be compatible by not contrastingly greatly with surrounding historic outbuildings in scale.
   b. On lots less than 10,000 square feet, the footprint of an outbuilding should not exceed seven 750 square feet or fifty percent of the first floor area of the principal structure, whichever is less.
   c. On lots 10,000 square feet or greater, the footprint of an outbuilding should not exceed 1000 square feet.
   d. The outbuilding should 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. The roof ridge height of the outbuilding must be less than the principal building and shall not exceed 25' feet in height.
   e. 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.

3. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Eastdale Place.

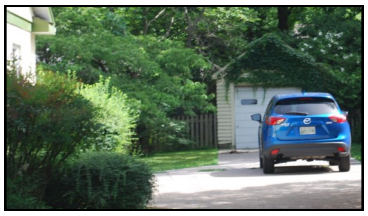
Detached Accessory Dwelling Units *are generally not supported by Eastdale Place's zoning; however, there may be instances where it is. Buildings with this use must meet the requirements of Ordinance No. 17.12.020, as well as these design guidelines.*

III. NEW CONSTRUCTION AND OUTBUILDINGS

4. Roof
   a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Eastdale Place, historic accessory buildings were between 8' and 14' tall.
   b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure.
   c. Publicly visible dormers should sit back at least 2' from the wall of the floor below.
   d. The outbuilding may have dormers that relate to the style and proportion of the outbuilding by covering no more than fifty percent of the roof plane.

Two-bay garage at 1106Riverwood Drive.

5. Windows and Doors
   a. Publicly visible windows should be appropriate to the style of the house.
   b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
   c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
   d. Generally garage doors on garages attached to the side of the house should be oriented towards the rear of the home. Where the context or historic house form allows for a front-facing garage it should be no more than 1 bay and 1 story.



One-bay garage at 1127 Eastdale Avenue.

6. Siding and Trim
   a. Weatherboard is a typical siding materials. Brick, stone, stucco and parge-coated concrete block are also appropriate.
   b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
   c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
   d. Stud wall lumber and embossed wood grain are prohibited.
   e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

7. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings. Typically vehicular storage should not be attached to the principle dwelling except in these situations:
   a. The new principle dwelling is following a post-1955 form such as a ranch house. In these cases the front-loading garage shall not exceed 1-bay.
   b. A drop in grade allows the garage to be fully at the basement level with access from a recessed side wall or the rear wall.

1197 Plymouth Ave is an example of a Ranch form with a front-loading garage.

III. NEW CONSTRUCTION AND OUTBUILDINGS

8. Setbacks & Site Requirements.
   a. b. For corner lots, the DADU or outbuilding's street-side setback should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

9. Driveway Access.
   a. 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. Curved front-yard driveways with two curb cuts and front-yard parking pads are not appropriate.
   b. Generally curb cuts should not exceed twelve feet in width.

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.

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.

II. ADDITIONS

A. Location

1. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

   a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
   b. Generally rear additions should inset one foot, for each story, from the side wall.

2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.

   a. The addition should 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.

III. NEW CONSTRUCTION AND OUTBUILDINGS

b. 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.
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 than an addition has achieved proper scale, the rear addition should generally be shorter and narrower than the existing historic 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 <u>or</u> extend wider than the existing building; however, generally the addition should not be higher <u>and</u> 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 addition's 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', the building is shifted to one side of the lot, or the lot is greater than 60' in width. 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.

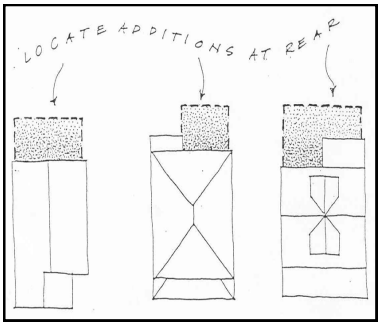
2. No matter its use, an addition should generally not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale.

3. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.

4. Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. A ridge raise is generally not appropriate for low sloped roofs, such as those found on ranch forms. The purpose of a ridge raise is to allow for conditioned space in the attic

IV. NEW CONSTRUCTION: ADDITIONS

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.



Generally additions should be located behind the historic house.

5. Foundation walls should sit 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.

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

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

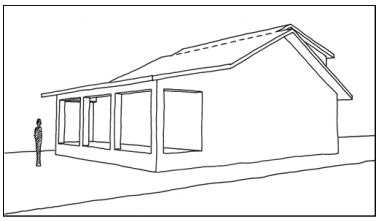
C. Roof Additions: Dormers, Skylights & Solar Panels

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

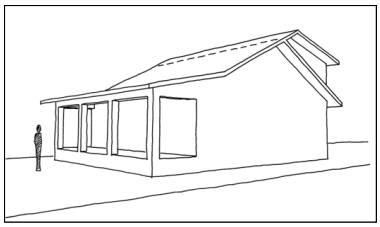
   a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.

   b. Side dormers should be compatible with the scale and design of the building. Generally, appropriate scale and design 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 a historic 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



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.*

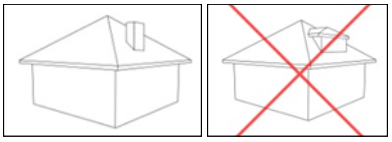


Inappropriate Ridge Raise: *rear dormers have no inset; they visually and physically alter the roof structure of the existing house.*

IV. ADDITIONS

or be appropriate for the style.

- The roof pitch of the dormer should generally match the roof pitch of the building.
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
- Dormers should generally be fully glazed and aprons below the window should be minimal.
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.



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

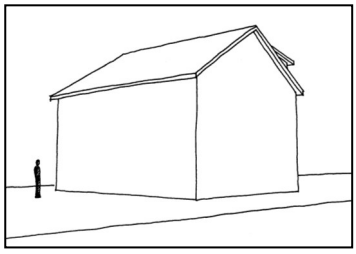
2. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building.

Dormers should not be added to secondary roof planes.

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. Location

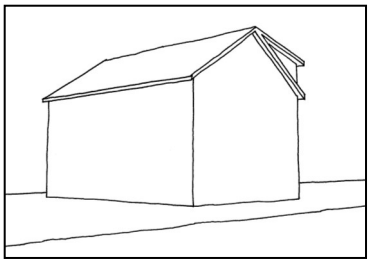
1. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate if the enclosure is designed in such a way that original form and openings on the porch or garage remain visible and undisturbed.



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.*

E. Design

1. 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.



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

F. Removability

1. 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

IV. NEW CONSTRUCTION: ADDITIONS

rear wall material.

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, and carports.*

Adjacent:: *Close proximity, surrounding*

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

Certificate of Appropriateness: *See Preservation Permit.*

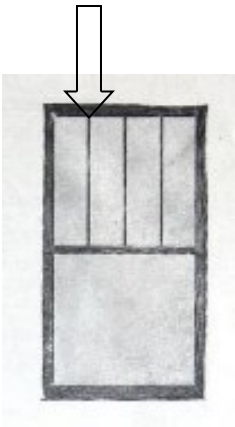
Contributory Status: *Buildings constructed during the period of significance for the district and that have physical integrity are considered as "contributing" to the historic character of the district. They may or may not be significant in their own right. Buildings that do not contribute to the historic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

Example of embossed grain.

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.*



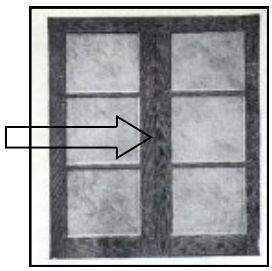
Muntins are also known as "grills" or "dividers."

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.*



Center bar between the two windows is a mullion.

VII. DEFINITIONS

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

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

Non-Historic: *A structure or site, usually constructed within the last fifty years, which does not possess historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.*

Orientation: *The directional expression of the front facade of a building, i.e., facing the street, facing north.*

Period of Significance: *The time frame in which a neighborhood developed or was platted into building lots and substantially built out with structures, based on the criteria for listing in the National Register of Historic Places.*

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

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

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

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

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

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

Shall: *What must happen.*

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

Metropolitan Historic Zoning Commission

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

Phone: 615-862-7970
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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