Metropolitan Historic Zoning Commission

WOODLAND-IN-WAVERLY

Historic Preservation Design Guidelines

WOODLAND-IN-WAVERLY HISTORIC PRESERVATION ZONING OVERLAY

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METROPOLITAN HISTORIC ZONING COMMISSION

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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 HISTORIC PRESERVATION 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; it can stabilize property values; it decreases the risk of investing in one's house; it promotes heritage tourism; it protects viable urban housing stock; it preserves natural resources by conserving building materials. And there are less quantifiable, but equally important, reasons for conservation zoning -- it protects our past for future generations, it nurtures a sense of community, and it provides a sense of place.

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

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

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

I. INTRODUCTION

WHAT ARE THE DESIGN GUIDELINES?

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

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

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

IN A NEIGHBORHOOD CONSERVATION OVERLAY (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 HISTORIC PRESERVATION OVERLAYS

- *Temporary banners/signage*
- *Temporary construction trailers*
- *Painting of wood*

I. INTRODUCTION

DO THE DESIGN GUIDELINES APPLY TO MY HOUSE

The phases of development in Woodland-in-Waverly, discussed on the history section, are useful because they tell us which houses are old enough to be considered "historic", and which houses are newer, and thus "non-historic". While all of the houses in the district have a historic zoning overlay, there is a difference between how the design guidelines are applied to historic buildings and to non-historic buildings:

> HISTORIC properties were built between about 1900 and 1939 -- the years during which the neighborhood developed as a streetcar suburb. It is because the neighborhood has a high concentration of intact buildings from this period that it qualifies for listing in the National Register and for historic zoning. **ALL OF THE GUIDELINES APPLY TO HISTORIC BUILDINGS.**
>
> NON-HISTORIC properties were built after 1939 -- after the district's period of historical significance. Non-historic buildings are not "second class citizens," they just reflect periods of Nashville's residential development better represented by other neighborhoods. Either there is not a high enough concentration of the newer houses in Woodland-in-Waverly, or they are not old enough to be considered historically important. **ONLY GUIDELINES FOR NEW CONSTRUCTION AND ADDITIONS, RELOCATION, AND APPURTENANCES APPLY TO NON-HISTORIC BUILDINGS.**

Why? A goal of the design guidelines is to make sure that the many parts of a historic building that contribute to its unique architectural character are not lost. Therefore it is important that, on historic buildings, demolition and work related to windows, doors, porch posts, cornices, siding, and other architectural details are reviewed. It is difficult to apply the same guidelines to a non-historic building. Of course, a house built in the 1970s will have windows, doors, siding, and other details, but neither changing those details, nor removal of the building entirely, will impact the historic integrity of the district. Accordingly, guidelines for alterations and demolition apply only to historic buildings.

A second goal of the design guidelines is to ensure that major changes to existing

I. INTRODUCTION

buildings, and the design of new buildings, do not detract from the neighborhood's historic streetscape. An addition to a house which is much taller than the surrounding buildings, or an eight foot high chain link fence in a front yard will have a significant impact on the streetscape, whether those changes happen to a historic house or to a non-historic house. Accordingly, guidelines for new construction, relocation, and appurtenances are applied not only to historic buildings, but also to non-historic buildings.

If you are not sure whether a guideline applies to your property, it is in your best interest to contact the MHZC and request a determination. This should eliminate delays or expenses later on.

I. INTRODUCTION

PURPOSE OF THE DESIGN GUIDELINES

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

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

1. To preserve and protect the historical and/or architectural value of buildings or other structures;

2. To regulate exterior design, arrangement, texture, and materials proposed to be used within the historic district to ensure compatibility;

3. To create an aesthetic appearance which complements the historic buildings or other structures;

4. To foster civic beauty;

5. To strengthen the local economy; and

6. To promote the use of historic districts for the education, pleasure, and welfare of the present and future citizens of Nashville and Davidson County.

I. INTRODUCTION

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

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.*

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

4. *Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.*

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

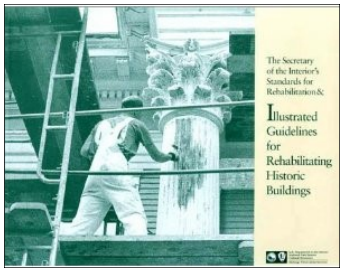
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means necessary.*

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future. The essential form and integrity of the historic property and its environment would be unimpaired.*

The full set of Secretary of Interior Standards may be found online at www.cr.nps.gov/hps/tps/standguide/



I. INTRODUCTION

A SHORT HISTORY OF WOODLAND-IN-WAVERLY

Woodland-in-Waverly was originally the site of a farm purchased by A. W. Putnam in the 1830s. Putnam named his house Waverly (which was located along what is now Benton Avenue) and his farm Waverly Place for the novel by Sir Walter Scott. A historian, Putnam wrote History of Middle Tennessee, still an important reference. The farm was sold in 1858, but the area continued to be called Waverly Place. The development of Woodland-in-Waverly as we know it today can be divided into three distinct phases: the electric streetcar suburb period (ca. 1900 to 1939); the post-streetcar urban period (1940 to ca. 1965); and the post-Interstate 65 period (after 1965).

Electric Streetcar Suburb Period (circa 1900 to 1939)

Beginning in 1866, mule driven streetcars allowed Nashville's elite to relocate outside of the inner city. However, it was the electric streetcar, first appearing in 1888, that opened the suburban frontier to the large middle class. One such streetcar line was constructed along Eighth Avenue South. Proximity and access to Nashville's downtown business center made this area of town particularly desirable. In response to this new market, the Waverly Land Company began selling lots in the vicinity of the district. Several streets -- Grantland, White, and Ridley Avenues -- were named for members of the land syndicate.

Benton and Ridley Avenues, the area's earliest streets, were gradually developed from the 1890s through 1930. Benton's namesake is believed to be U. S. Senator Thomas Hart Benton, who had lived in Middle Tennessee. Albert H. Roberts, governor of Tennessee from 1919 to 1921, resided at 724 Benton. White and Grantland Avenues were developed concurrently beginning in 1904, and together were known as the Yarborough of Woodland subdivision. White was developed to a great extent by the Gupton family. In 1904 William Gupton built two houses (2007 and 2009) which acted as a catalyst for further construction on the street. Development along Grantland was the result of individual efforts. Wilson Avenue (its name changed to Lindell Avenue in 1944) was a part of the Edgehill subdivision. Original homes along Wilson, most of which are now gone, were constructed concurrent with the Yarborough subdivision. In the 1920s, Roycroft Place was laid out as Caldwell's Roycroft subdivision. The street takes its name from the

I. INTRODUCTION

Roycrofters -- early leaders in the American Arts & Crafts Movement. Developers paid homage by building Craftsman-inspired bungalows. Gradually, the name Woodland-in-Waverly was adopted to refer to the entire area.

The present collection of houses primarily represents the development that occurred between ca. 1890 and 1939. Architectural styles and influences seen in buildings include the Queen Anne, Colonial Revival, Four-square, and a type commonly referred to in Nashville as Turn-of-the-Century, which features the floor plan and exterior form of the Queen Anne with detailing of the emerging Colonial Revival. Bungalows and Tudor-influenced houses infilled most of the remaining lots in the neighborhood in the late 1920s and 30s.

Post-Streetcar Suburb Period (1940 to circa. 1965)

By the time most construction in the neighborhood was complete, Nashville, and the country as a whole, had undergone a transformation. The rise in the use of automobiles and massive street improvements had made streetcars obsolete. By 1940, all streetcar service in Nashville was discontinued. A burgeoning number of families now owned cars, making areas farther from Nashville's core more desirable for residential development. Woodland-in-Waverly witnessed a gradual shift from fashionable suburb to middle class urban neighborhood. The houses built on Lindell after 1940 illustrate this change and are the only houses in the district developed between the removal of the streetcar line and the construction of Interstate 65 in the mid-1960s.

Post-Interstate 65 Period (circa. 1965 to present)

Interstate 65 had a profound impact on the neighborhood. In the mid-1960s It plowed through and separated a once-large residential area. During this era, out-migration to the suburbs continued. Numerous historic buildings -- particularly along White and Lindell -- were demolished due both to interstate construction and general decline and deterioration. Many of these parcels were infilled with ranch-style houses and duplexes in the late 1960s and early '70s.

In November 1980, a portion of the neighborhood was listed as a district in the National Register of Historic Places. It is significant as an intact representation of an early-twentieth century streetcar suburb in Nashville. It contains a high concentration of well-preserved homes which illustrate the architectural styles --

A SHORT HISTORY, continued

Queen Anne, Classical Revival, Four-square, Turn-of the-Century, and Bungalow -- popular among the middle and upper economic classes of Nashville between the years of 1900 and 1939.

THE NATIONAL REGISTER DISTRICT

The Woodland-in-Waverly Historic Zoning District and the Woodland-in-Waverly National Register District are two **separate** entities with different boundaries.

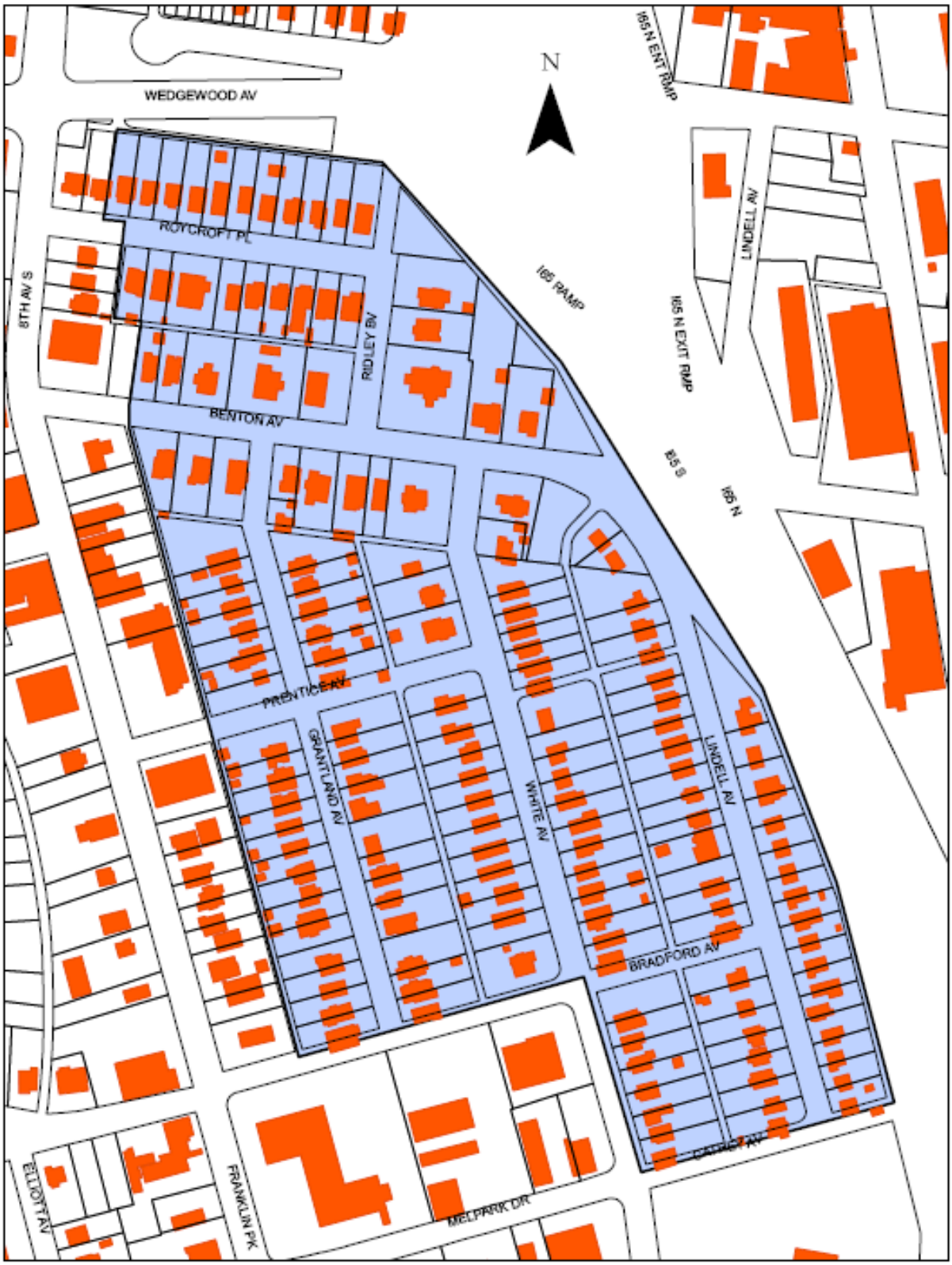
The National Register of Historic Places is a federal program administered by the Department of the Interior. **Listing in the National Register has no impact on what you can or cannot do to your property.** The only exception is when federal funds are used, in which case, the federal agency must take into account impacts of their proposed undertakings on historic resources. Most road widening projects, for example, use federal funds. Also housing rehabilitation loans from the Metropolitan Development and Housing Agency typically use federal Housing and Urban Development monies. Otherwise, listing in the National Register alone is purely honorary -- a way to recognize the district as an intact and important part of Nashville's, and thus America's, history.

THE HISTORIC ZONING DISTRICT

The Woodland-in-Waverly National Register District is enveloped by the larger Woodland-in-Waverly Historic Zoning District. Historic zoning districts are **locally** designated and administered by the Metropolitan Government of Nashville and Davidson County -- specifically, the Metropolitan Historic Zoning Commission (MHZC). Historic zoning is an overlay zoning, applying in addition to the base or land use zoning of an area.

The process of acquiring historic zoning was initiated by residents of the Ridley-Benton Neighborhood Association in 1982. After several years of work and extensive input by residents (82% of owner occupants within the district signed petitions supporting the designation), the Metropolitan Council adopted a zoning ordinance establishing the Woodland-in-Waverly Historic Zoning District on 27 November 1985. Like the National Register, historic zoning honors an area's historical significance, but with that recognition, exterior work on buildings is reviewed to ensure that the neighborhood's integrity is preserved.

BOUNDARIES OF OVERLAY



II. A. ALTERATIONS & REPAIRS

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.

Turn of the Century

Queen Anne Cottage

Craftsman

PRINCIPLES

1. These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public rights-of-way.

New free-standing buildings less than 100 square feet in area and that do not have a foundation and are located at the rear of a property, are not required to comply with the design guidelines.

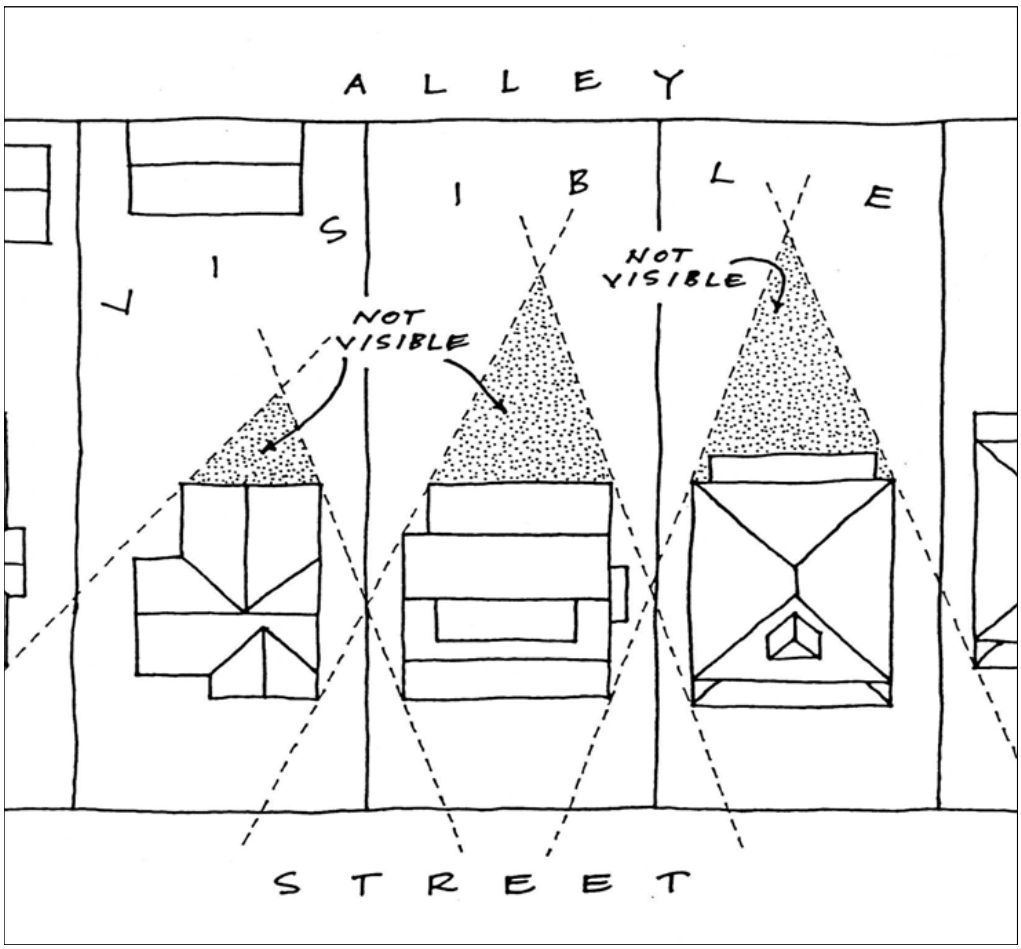


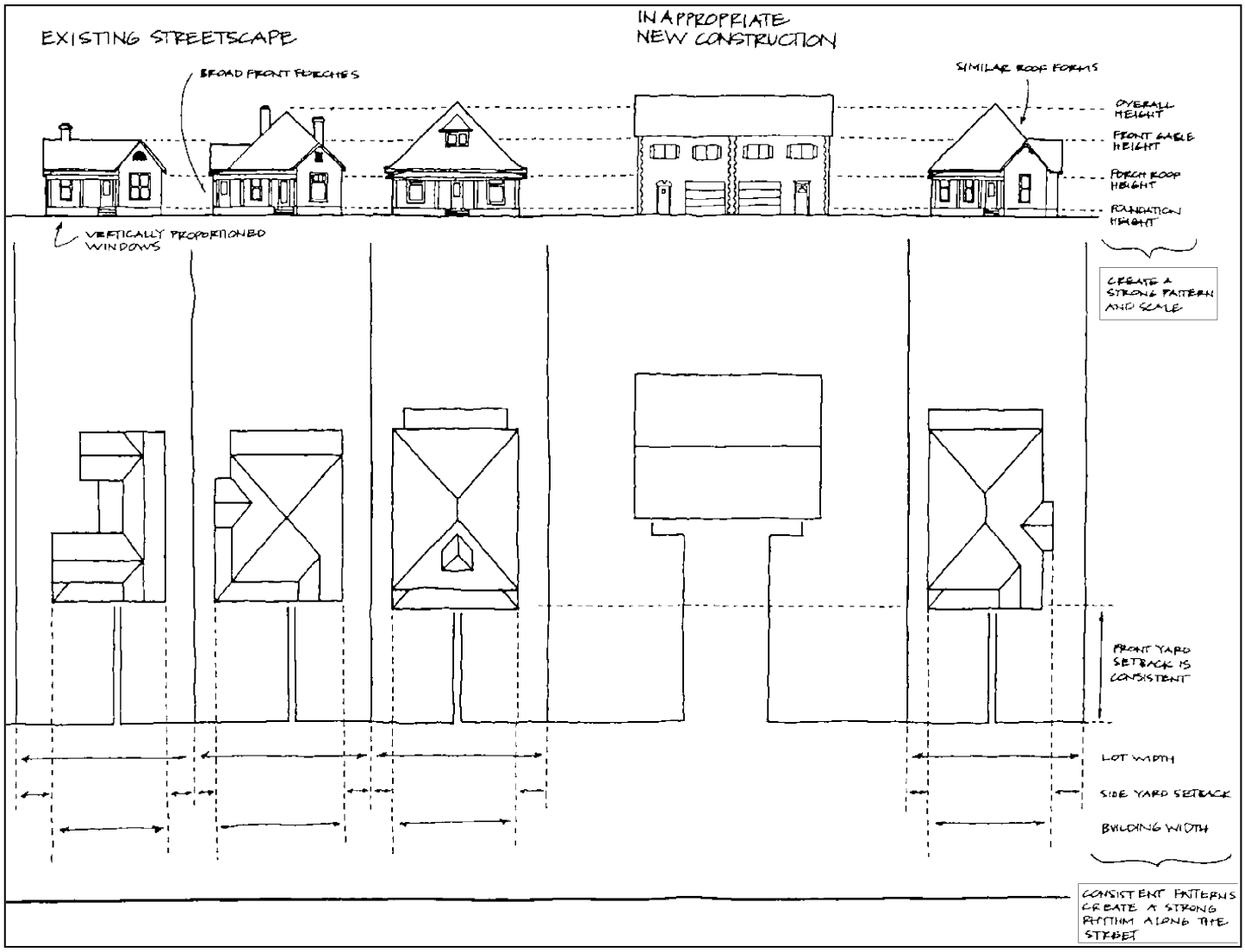
Image to the right shows the area in which new construction would not require a Preservation Permit. All construction outside of the area will be reviewed.

II. A. ALTERATIONS & REPAIRS

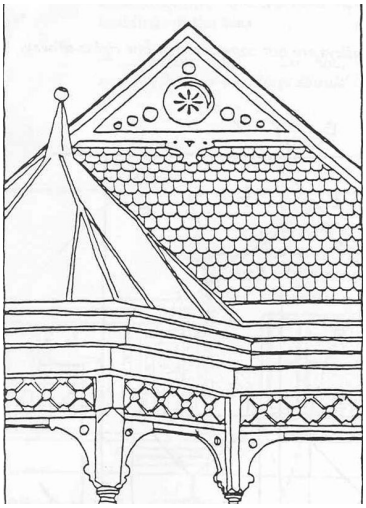
2. Proposals for exterior work to be done on public facades -- front- and street-related elevations -- shall be more carefully reviewed than that to be done on other facades.

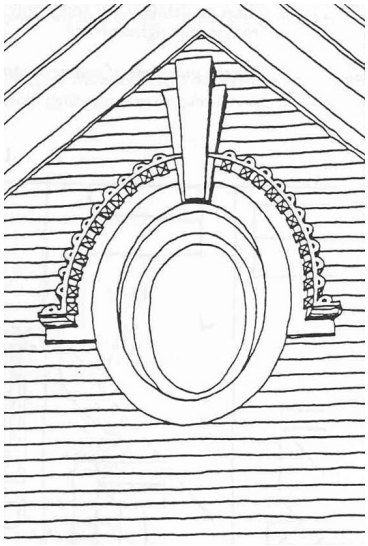
Specifically for corner lots, because they are visible from a public street, a secondary elevation is reviewed similarly to a primary elevation.

3. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any



II. A. ALTERATIONS & REPAIRS





historic material or distinctive architectural features should be avoided.

4. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

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.

5. Whenever possible, alterations shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

6. Changes which have taken place over the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

For example, as tastes changed in the first quarter of the twentieth century, Victorian Era styles were replaced by Colonial Revival and Bungalow styles. An addition or major remodel in a new style to an earlier house can sometimes be as architecturally important as an unaltered historic house.

7. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

8. Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings and structures.

9. The surface cleaning of structures shall be undertaken with the gentlest means

II. A. ALTERATIONS & REPAIRS

possible. Sandblasting and other cleaning methods that damage historic building materials shall not be undertaken.

10. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

11. It is important to note the presence of different architectural styles built during the district's period of significance (ca. 1900 to 1939). Although roofs, windows, doors, porches, and other elements, may be common to all, each house possesses particular details and features that distinguish it from others. The integrity of each building should be maintained in the repair or replacement of such details and features.

II. B. ALTERATIONS & REPAIRS

1. Roof Form and Roofing Materials

a. Original roof pitch and configuration should be maintained.

b. The original size and shape of dormers should be maintained. Dormers generally should not be introduced where none existed originally.

c. Original roof materials and color should be maintained. If replacement is necessary, original materials should be used. Asphalt/fiberglass shingles may be substituted for original roofing when it is not economically feasible to repair or replace with original materials or when the original roof is beyond repair. The color and texture of asphalt/fiberglass shingles should be appropriate to the architectural style and period of the house. Generally, wood shakes are not appropriate.

Asphalt/fiberglass shingles may be substituted for original roofing when it is not economically feasible to repair or replace with original materials.

Asphalt shingles became popular around 1890. Because it was cheaper, lighter and more fire retardant than previous materials it was widely used. Wood shakes, slate, clay tile, standing seam metal, and metal shingles are generally not appropriate if there is no evidence they are the original material. Standing seam metal may be appropriate for pre-1890 buildings. Slate may be appropriate for the following styles: Second Empire, Italianate, Queen Anne, Gothic and Tudor Revival. Clay tile may be appropriate for the following styles: Italianate, Richardsonian Romanesque and early Arts & Crafts.

Appropriate roofing colors are those that are characteristic of the material or earth tones.

Roof elements may include, but are not limited to, eaves, cornice, rafters, cresting, gutter systems, brackets, finials, pendants, vents, and chimneys.

New roof dormers are considered additions because they increase the habitable space of a building. Please see the additions section for further information.

II. B. ALTERATIONS & REPAIRS

2. Porches

a. Original elements and shape should be maintained. If original materials cannot be used, the new material should be a close approximation of the original.

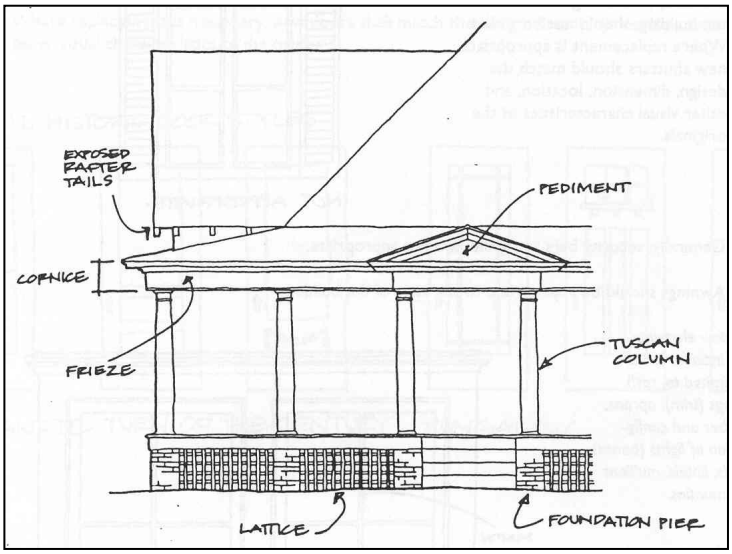
b. The enclosing of front porches is not appropriate.

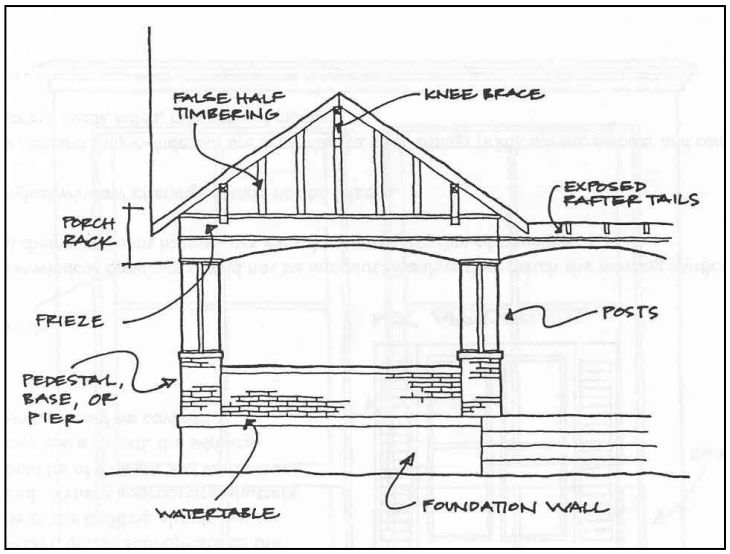
c. The enclosing of side porches may be appropriate if the visual openness and character of the original porch is maintained.

The design of reconstructed porches should be based on documentary, physical, or pictorial evidence. When such evidence does not exist, a simple design, using the overall proportions and materials of porches appropriate to the style of the house, is usually best.

The Metropolitan Codes Department may require a railing on a new or repaired porch. On house styles for which porch railings are not historically appropriate, exemptions can be requested from the Board of Zoning Appeals.

Porch elements may include, but are not limited to, columns, railings, balusters, brackets, cornice, ceilings, decking, and steps.



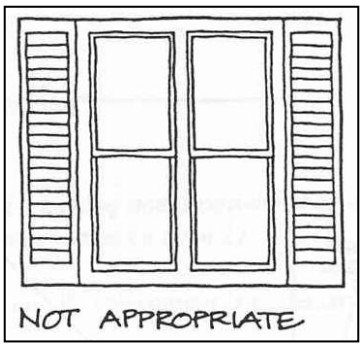


II. B. ALTERATIONS & REPAIRS

3. Windows

a. The original size and shape of windows should be maintained.

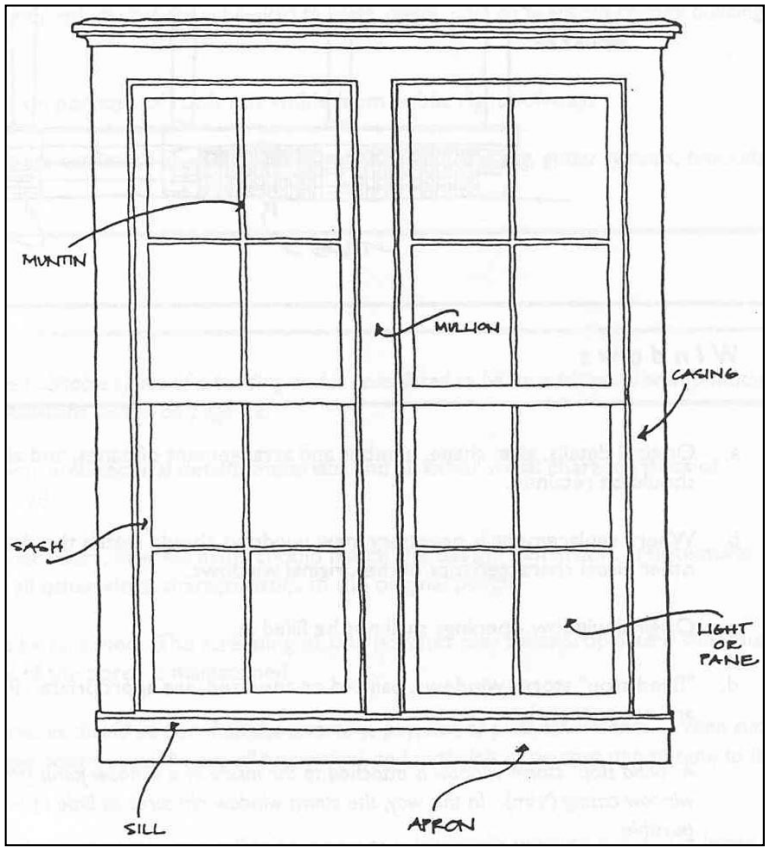
b. The original number and arrangement of panes should be maintained.



c. The characteristic window shape in the district is rectangular with a vertical proportion-- taller than it is wide. Horizontally proportioned windows are generally not appropriate.

d. Unpainted raw aluminum storm windows are not appropriate. "Blind stop" storm windows, painted or anodized, are appropriate.

A "blind stop" storm window is attached to the inside of a window jamb (frame) rather than to the face of a window casing (trim). In this way, a storm window obscures as little of original features of a window as possible.



e. Shutters, unless appropriate to the style of the building, should not be added. Where appropriate, shutters should be of a height and width that if they were closed, the window opening would be covered.

f. New window openings should not be introduced unless they match the existing window configuration and their placement harmonizes with the existing rhythm of openings.

g. Original window openings should not be filled in.

Window elements may include, but are not limited to, sash, casings (trim), aprons, number and configuration of lights (panes), hoods, lintels, mullions and muntins.

II. B. ALTERATIONS & REPAIRS

4. Doors

a. The original size and shape of door openings should be retained.

b. Original transoms, sidelites, and doors should be retained.

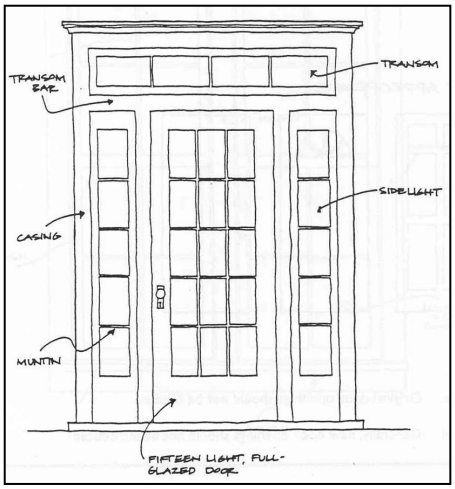
c. Replacement doors should be compatible with original doors in terms of style and material. Flush doors are generally not appropriate.

d. Original door openings should not be filled in.

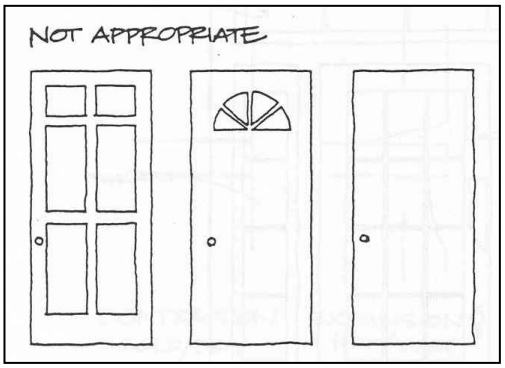
e. Generally, new door openings should not be introduced.

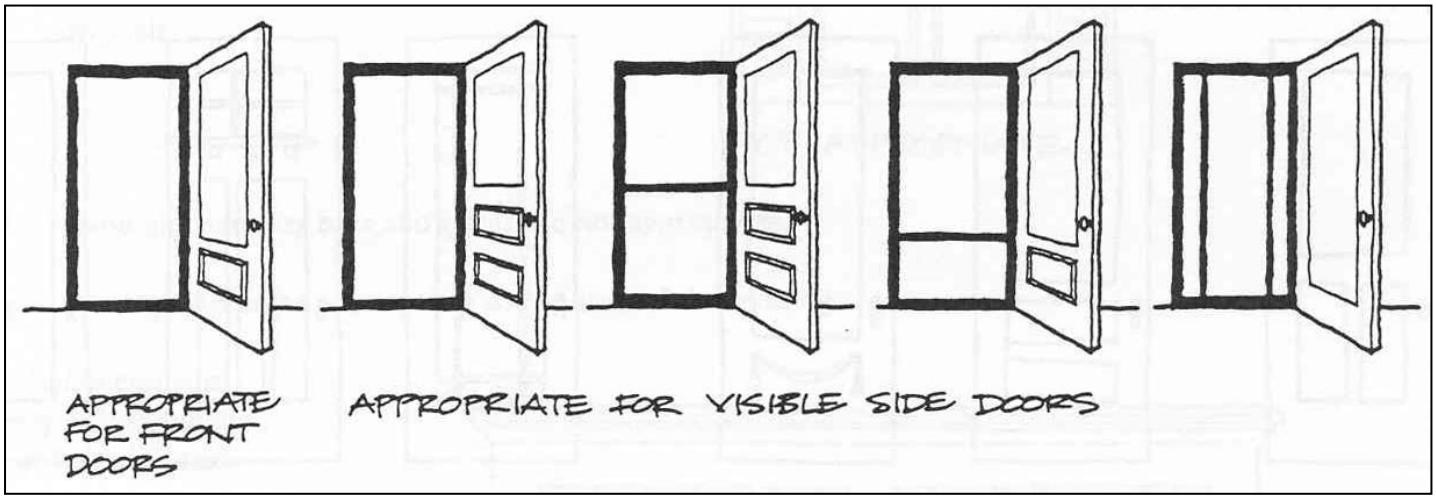
f. Unpainted aluminum storm and screen doors are not appropriate. Blind stop, full-view storm doors, painted or anodized, are appropriate. Plain wood screen doors are generally appropriate.

g. On front doors, full-view, painted or anodized security doors are appropriate. On visible side doors, full-view or glazing proportionate, painted or anodized security doors are appropriate.



Door elements may include, but are not limited to, panels, casings (trim), transoms, side lites, and number and configuration of lites (window panes).





II. B. ALTERATIONS & REPAIRS

5. Architectural details

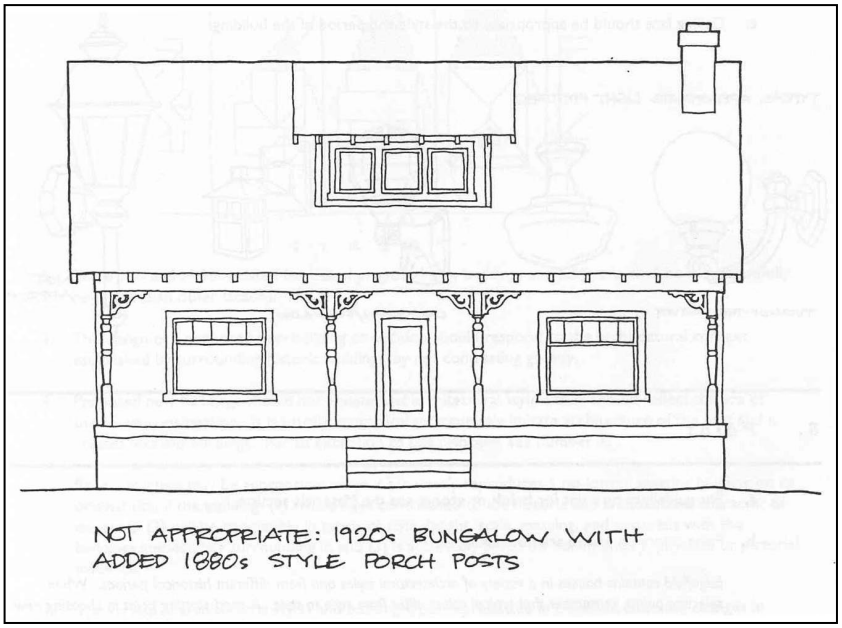
a. Original architectural details should not be removed.

b. The replacement of missing or irreparable original details should be based on accurate duplication, or should be close approximations of originals, based on historic, physical, or pictorial documentation.

c. Architectural details of a period or style not original to the building should not be introduced.

d. Changes that have taken place over the course of time are evidence of the history and development of a building and its environment and have sometimes acquired significance in their own right. If so, those changes should be recognized and respected.

For example, as tastes changed in the first quarter of the twentieth century, Victorian Era styles were replaced by Colonial Revival and Bungalow styles. In some instances, an addition or remodel in a new style to an earlier house can add to its historical significance rather than detract from it.



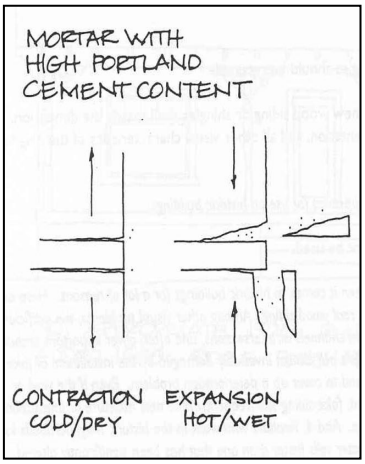
II. B. ALTERATIONS & REPAIRS

6. Materials

a. Original building materials should be retained. If replacement is necessary, it should be accomplished with original materials or close approximations.

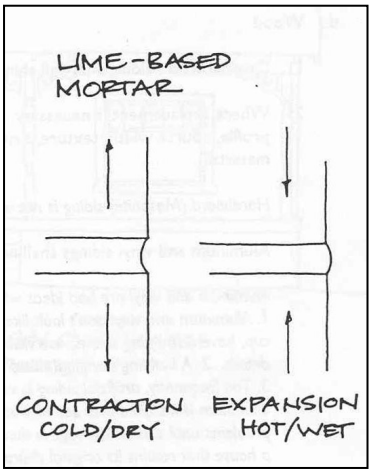
Original building materials may include wood, brick, stone, terra cotta, stucco, cast stone or concrete.

b. Masonry



1) Masonry repointing should be done with care to match the original mortar color. Original joint width, depth, and tooling profile should be maintained.

When repointing brick, new mortar with a high concentration of portland cement should be avoided. Temperature and moisture cause brick and mortar to expand and contract. During expansion, the two materials press against each other, and over time, the softer of the two deteriorates. Typical "redi-mix" type mortar, which contains a high concentration of portland cement, is harder than historic brick. In such circumstances, its use can damage brick. Mortar for repointing should have a low concentration of portland cement.



2) Cleaning of masonry should be done with the gentlest means possible. Sandblasting causes severe damage to brick, stone, and mortar, and shall not be used.

3) Generally, the use of paint, stain, water repellent, or any other type of coating on brick is not appropriate. Waterproof coatings shall not be used.

If brick is mismatched due to insensitive repairs, paint or stain on mismatched areas may be appropriate. If brick is so deteriorated that it cannot withstand the weather, a water repellent or paint may be appropriate. If painting is necessary, the paint color should approximate the natural material color of the original brick. Previously painted brick may be repainted using a color which approximates the natural material color of the original brick.

4) The use of paint, stain, water repellent, or any other type of coating on stone

II. B. ALTERATIONS & REPAIRS

is generally not appropriate. Waterproof coatings shall not be used.

If stone is so deteriorated that it can no longer withstand the weather, a water repellent or consolidant may be appropriate. Previously painted stone may be repainted using a color which approximates the natural color of the stone.

c. Wood

1) Wood siding should be maintained. Original siding should not be covered or replaced with a material or texture not original to the building.

2) Replacement wood siding should be consistent with the original in size, profile, course width, texture, and orientation.

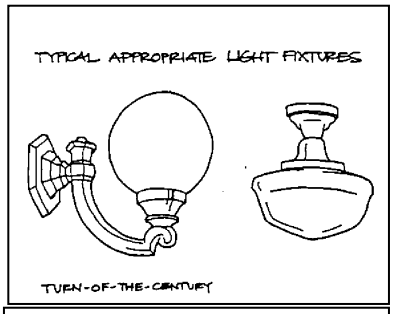
3) Original wall shingles should be retained.

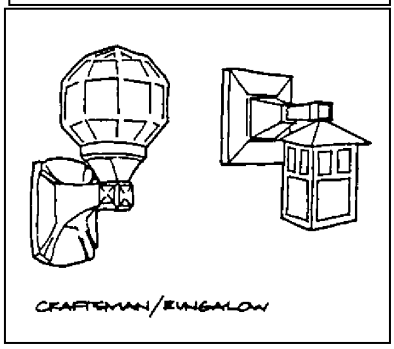
4) Aluminum, vinyl, T-1-11 panels, and other artificial sidings are not appropriate.

II. B. ALTERATIONS & REPAIRS

7. Paint Color

Paint colors on wood are not regulated. For guidelines on paint for brick or stone, see Materials section. The MHZC maintains information on appropriate historic paint colors and paint analysis which is available to the public.



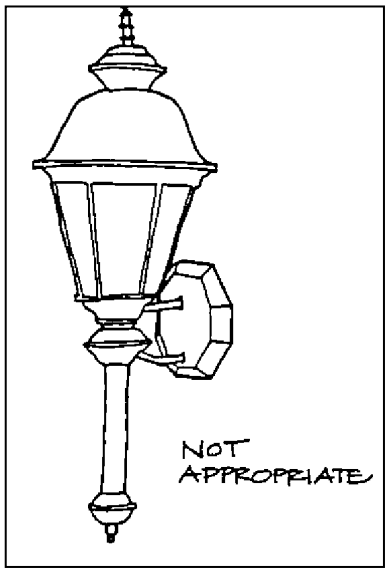


8. Lighting

a. Original light fixtures should be retained. New or replacement light fixtures should be appropriate to the style of the building.

b. Freestanding lampposts in yards are not appropriate.

c. Ceiling fans are generally not appropriate.



III. A. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

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.

Turn of the Century

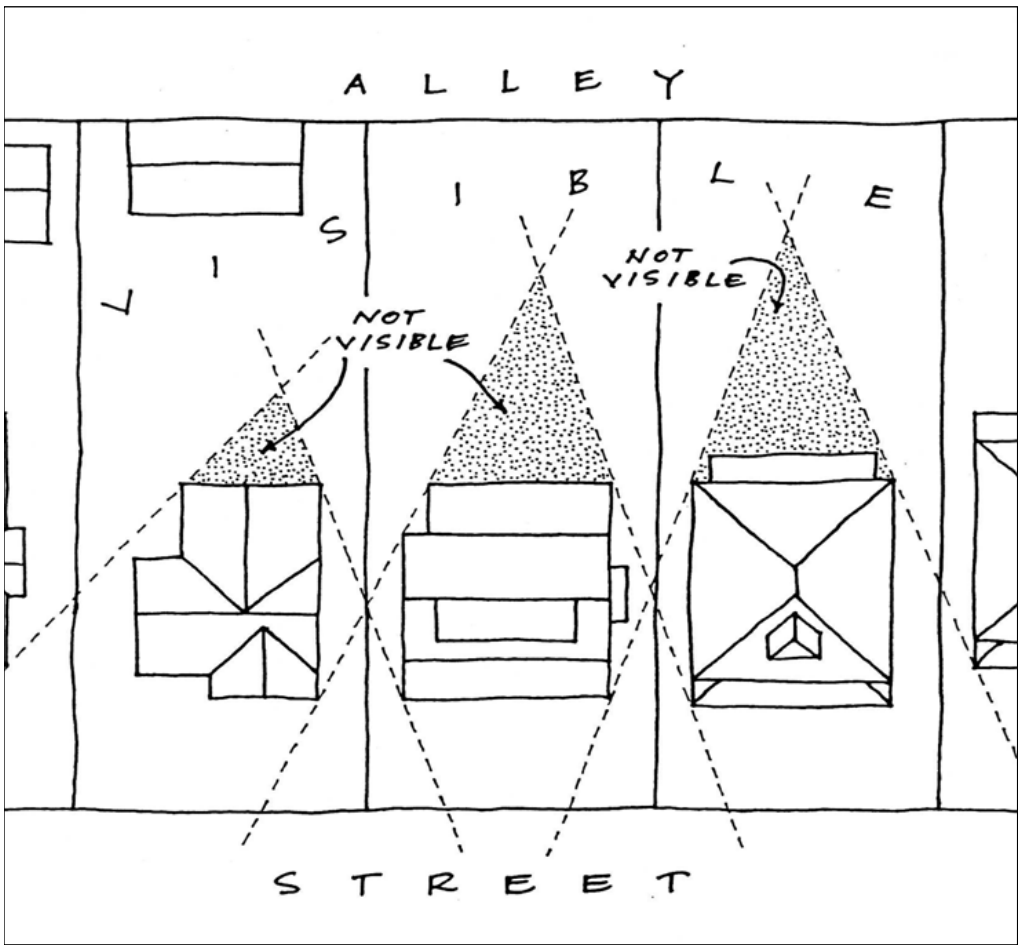
Queen Anne Cottage

Craftsman

PRINCIPLES

1. These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public rights-of-way.

New free-standing buildings less than 100 square feet in area and that do not have a foundation and are located at the rear of a property, are not required to comply with the



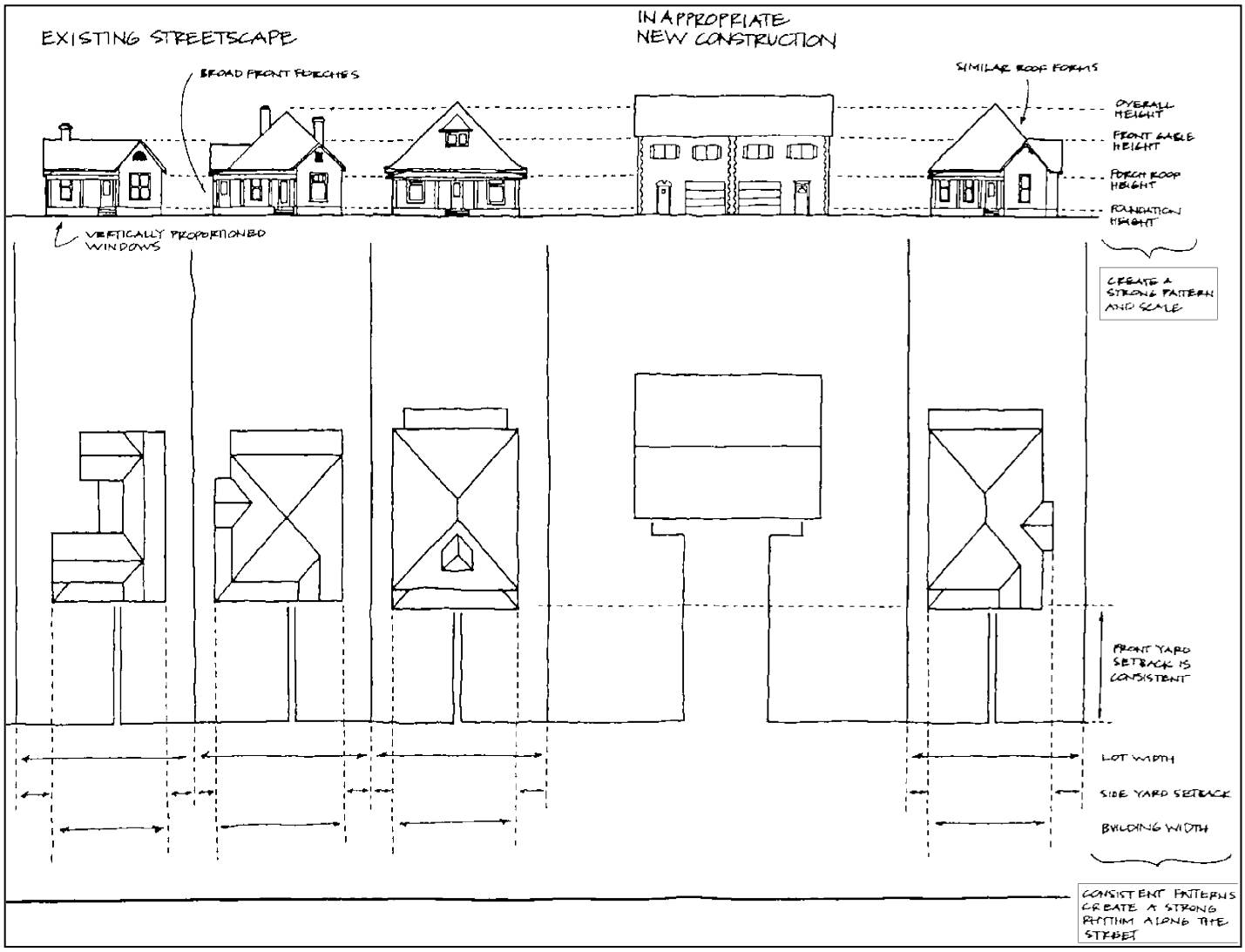
III. A. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

design guidelines.

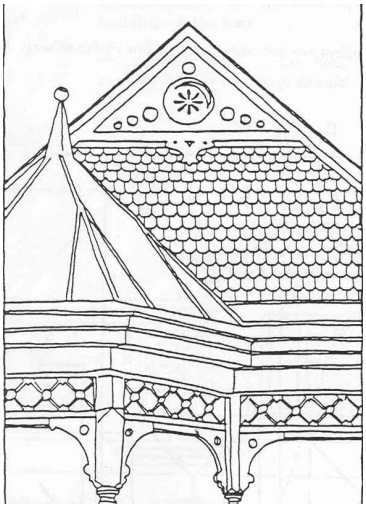
2. The public facades -- front- and street-related elevations -- of proposals for new buildings shall be more carefully reviewed than other facades.

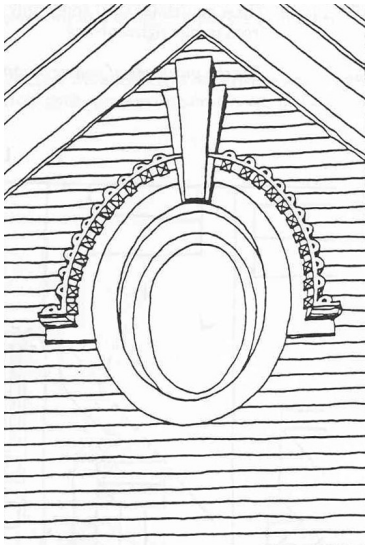
Specifically for corner lots, because they are visible from a public street, a secondary elevation is reviewed similarly to a primary elevation.

3. New buildings should not imitate past architectural styles; they should reflect the era of their own construction. It is usually impractical to accurately imitate



III. A. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS





architecture of the past and it creates fake old buildings. For an exception to this principle, see number 4.

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.

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.

5. Continuous construction in Woodland-in-Waverly, between about 1900 and 1939, resulted in a variety of building types and styles which illustrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being visually compatible with surrounding 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.

III. A. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

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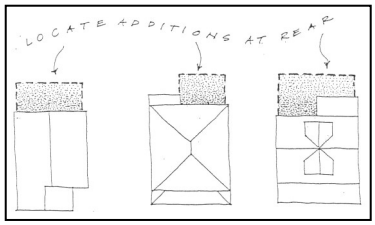
III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

1. 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.



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.

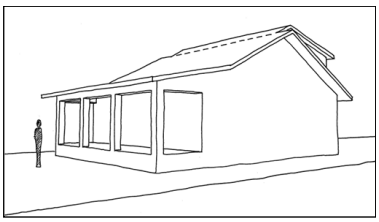
Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions should tie-in at least 6" below the existing ridge.

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

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *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.*

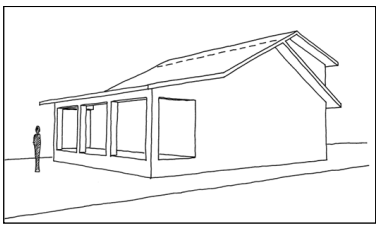


Appropriate Ridge Raise: rear dormers are set in from the side wall of the existing house at least 2', creating a division between new and old.

- *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 <u>or</u> extend wider than the existing building; however, generally the addition should not be higher <u>and</u> extend wider.



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

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.

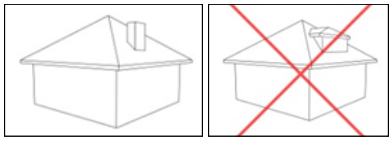
When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.



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

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.

Dormers should not be added to secondary roof planes.

Sunrooms

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

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). 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.

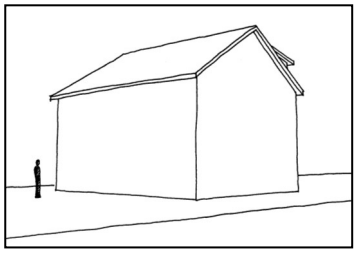
Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

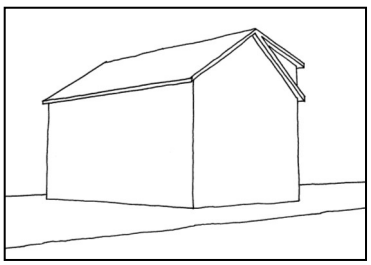
The height of the addition's roof and eaves must be less than or equal to the existing structure.

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.*



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

Rear 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.

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

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

Side Additions

When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) 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.

b. 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.

c. 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.

d. 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.

e. Additions should follow the guidelines for new construction.

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

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III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

2. NEW CONSTRUCTION

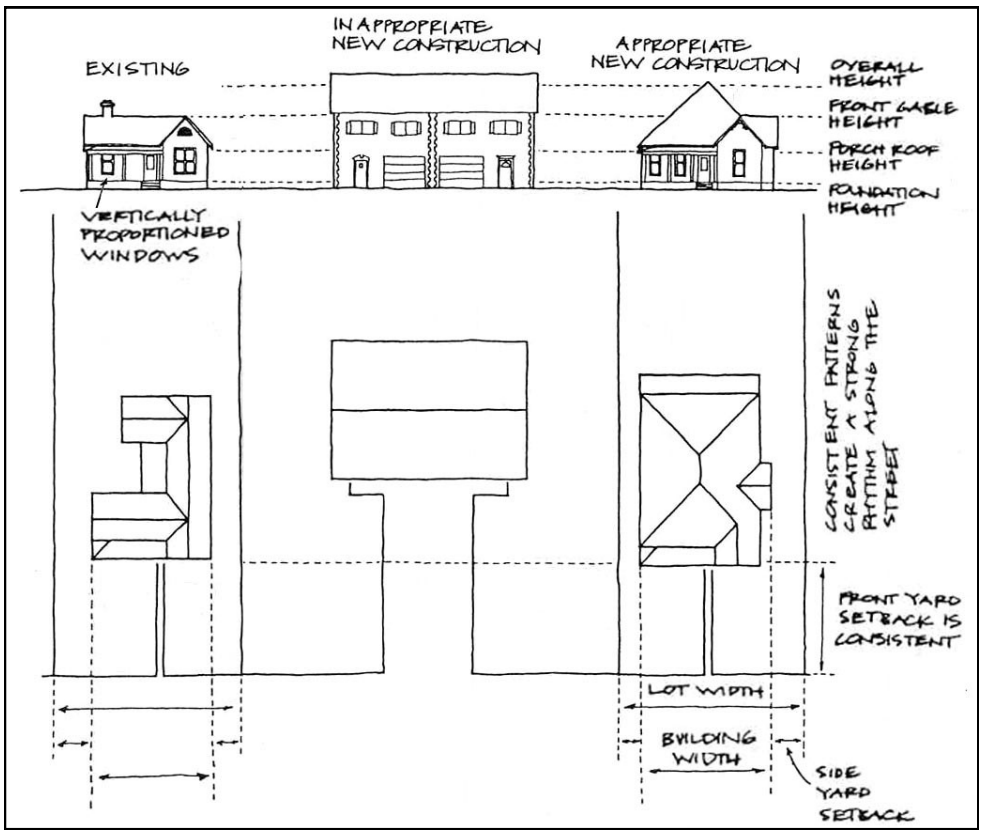
a. Height

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.

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.

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

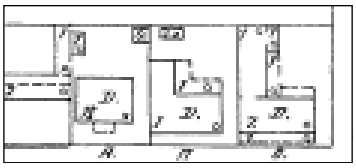


III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).



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.

Appropriate setback reductions will be determined based on:

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

Appropriate height limitations will be based on:

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

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

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.

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 and have a maximum of a 5" reveal.

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

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

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.

The following types of metal roofing are appropriate for new construction: 5-V, low-profile snap-lock standing seam, traditional mechanical standing seam. The following types are not appropriate: corrugated metal (with the exception of outbuildings,) snap-lock standing seams with big seams, ribbed.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

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

Porches
New buildings should incorporate at least one front street-related porch that is accessible from the front street.
Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.
Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

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.

Duplexes
Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

g. Proportion and Rhythm of Openings

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.

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.

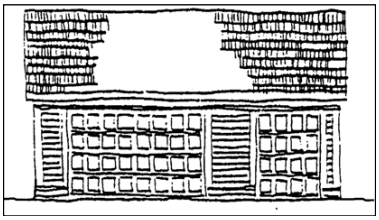
For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

h. Outbuildings

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

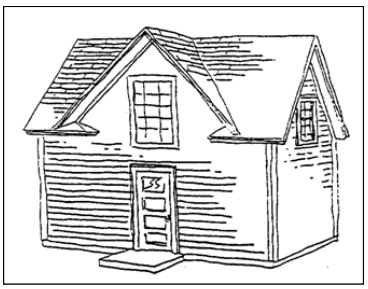
(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace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

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.



Outbuildings: Height & Scale

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



Outbuildings: Character, Materials and Details

- *Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty*

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

percent of the roof plane and should sit back from the exterior wall by 2'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)

Outbuildings: Windows and Doors

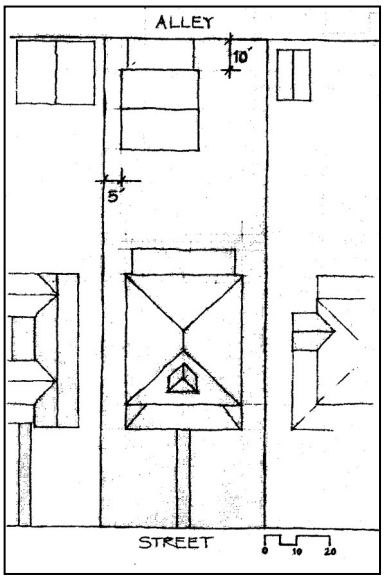
- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates 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. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

***Detached Accessory Dwelling Units** are allowed in overlays that are zoned R80-R6, RM2-RM20-A, RM40-RM100A, OR20-OR40A and ORI and ORI-A. Buildings with this use must meet the requirements of Ordinance No. BL2011-900, as well as these design guidelines.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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.

Setbacks & Site Requirements.

Generally new outbuildings should be placed in rear yards, close to the rear property line, or in the original location of an historic accessory structure. 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.)

Lots without rear alleys may have outbuildings 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:

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

· *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.*

- *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 detached accessory dwelling or 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.

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

- *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- *The DADU may not exceed the maximums outlined previously for outbuildings.*
- *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

Density.

- *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or if the lot has been subdivided since August 15, 1984.*
- *Ownership.*
  a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
  b. The DADU cannot be divided from the property ownership of the principal dwelling.
- *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

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

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

1. PERMANENT BUILT LANDSCAPE FEATURES

a. For historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should be compatible with the style of the house to which they relate in terms of design, materials, and location. For non-historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should not contrasting greatly with such features on surrounding historic buildings.

b. Existing retaining walls in front and side yards should be retained.

c. Satellite dishes are not appropriate.

d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

2. SIGNS

a. The height, size, location, method of attachment, material color, texture and design of signs shall be compatible, by not contrasting greatly, with structures surrounding the parcel at which the sign will be located.

b. The maximum area of any sign shall be two (2) square feet.

c. No sign that flashes, blinks, revolves, or is put into motion by the atmosphere shall be permitted. No visible bulbs, neon tubing, luminous paints, or plastics will be permitted as a part of any sign.

d. Buildings and signs may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties.

e. Signs attached to a structure shall not cover any architectural detail.

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

3. PUBLIC SPACES

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

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

4. FENCES

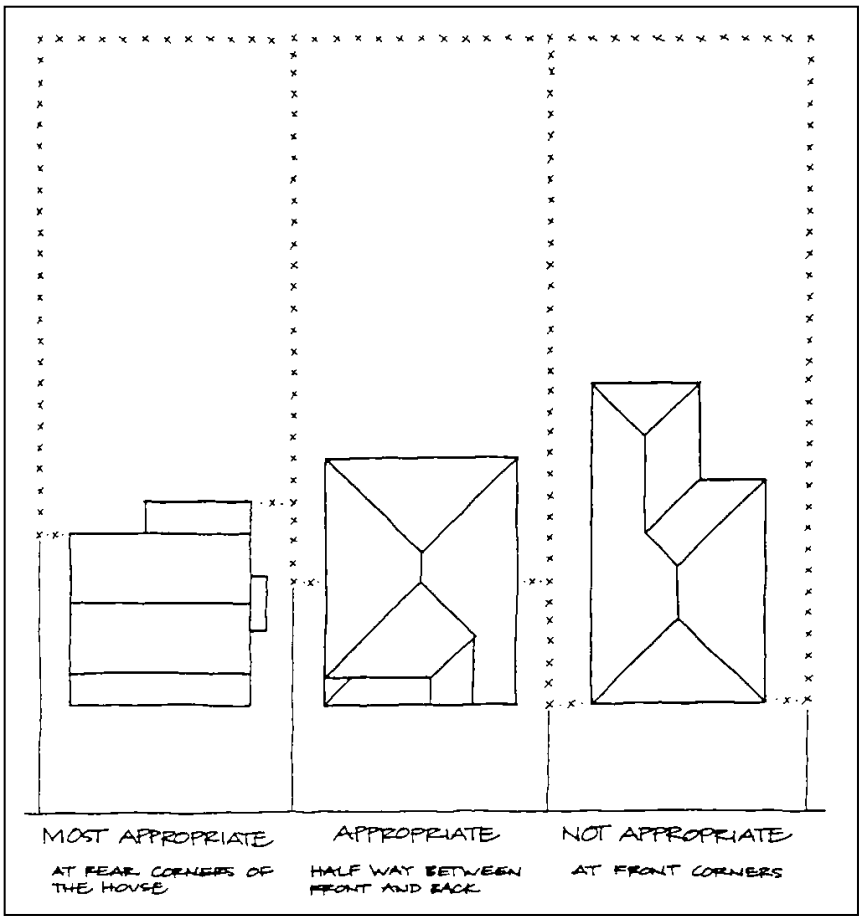
a. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.

b. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.

c. Privacy fences are appropriate only around rear yards (see illustrations). Privacy fences can be up to 6' in height.

d. Chain link or woven fences are generally inappropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is visible from the street, it should be camouflaged with plantings, or painted black or dark green.

e. Rear privacy fences should stop before mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.



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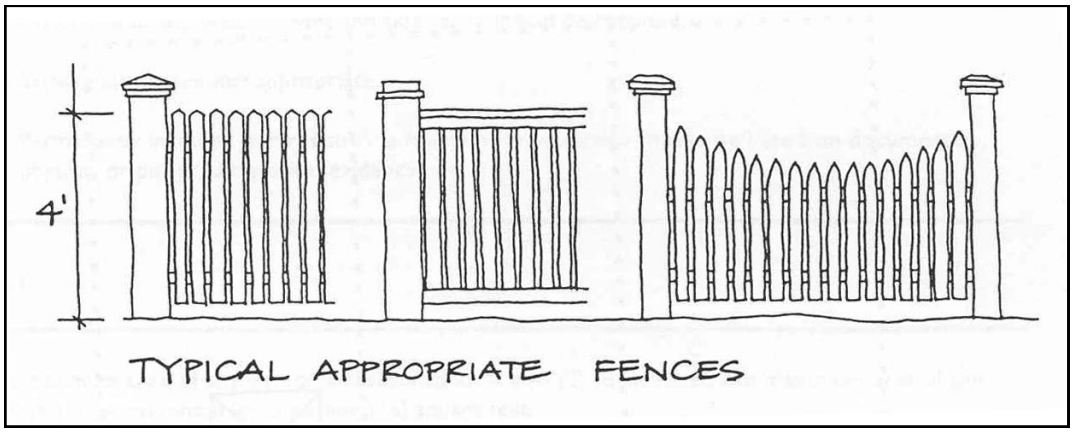

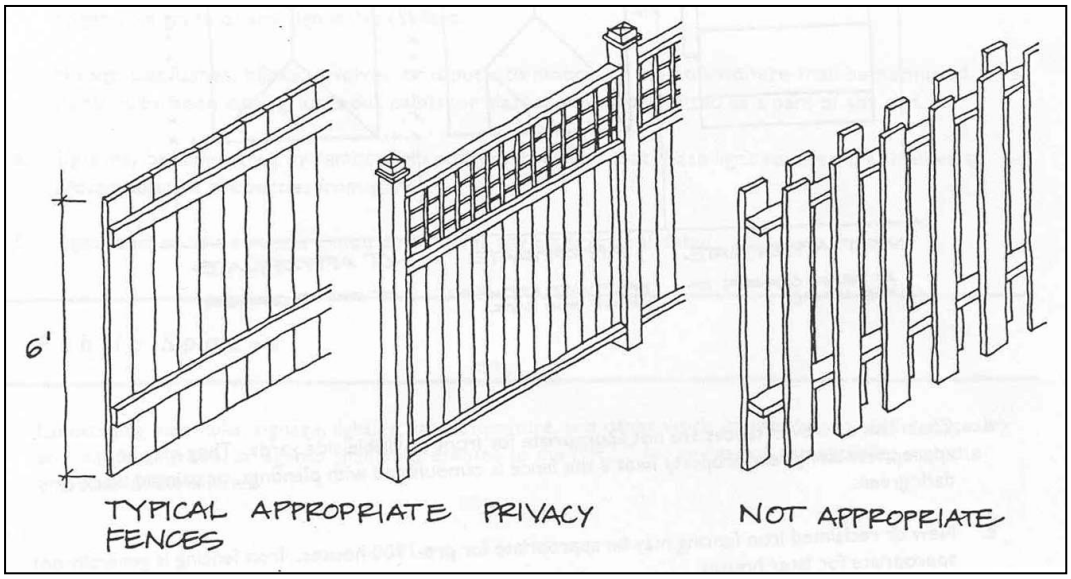

V. DEMOLITION

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

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.

VI. RELOCATION

A. PRINCIPLES

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

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

B. GUIDELINES

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

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

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

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

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

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

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

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

VII. DEFINITIONS

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

Alteration: *A replacement or change in buildings material; the addition or elimination of any architectural element of a building; a repair that reconstruct any part of an existing building; construction of, or change to, an appurtenance.*

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

Appurtenances: *Fences, walls, paving, streetlights, curbs, gravel signs, satellite dishes, fountains, waterfalls, and other accessory or adjunct permanent built features related to a building or streetscape.*

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.*

DEFINITIONS, continued

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. In the case of Woodland-in-Waverly, properties built during the neighborhood's period of significance: ca. 1900-1939.*

New Construction: *Any structure constructed on a lot after the designation of the historic zoning district in November 1985.*

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. In the case of Woodland-in-Waverly, properties built after the neighborhood's period of significance: circa 1900 to 1939.*

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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