Metropolitan Historic Zoning Commission

Neighborhood Conservation

July 2020 First Draft

Consolidated – mid 20th century

METROPOLITAN HISTORIC ZONING COMMISSION

Metropolitan Government of Nashville and Davidson County

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

Approved??

Inside

PART I

Historic Zoning Overlay 2

What are the Design Guidelines 3

Purpose of the Design Guidelines 4

Secretary of Interior Standards 5

Design Guideline Principles 7

Demolition 10

Materials 14

New Construction-Infill 18

New Construction-Additions 22

New Construction-Outbuildings 28

Relocation 28

Definitions 29

PART II 35

Haynes Heights 37

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*

IIN A HISTORIC LANDMARK INTERIORS

- *Alterations within certain interior spaces identified at the time of designation*

IN A HISTORIC PRESERVATION 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*

A. THE NEIGHBORHOOD CONSERVATION ZONING OVERLAY

Please also see *MHZC Hand Book*.

Neighborhoods in more than two thousand towns and cities 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 stabilizes property values; it decreases the risk of investing in one's building; it promotes heritage tourism; it protects viable urban housing stock; and it preserves natural resources by conserving building materials. There are less quantifiable, but equally important, reasons for historic 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, historic zoning honors an area's historical significance. There are five types of historic zoning overlays: historic preservation, neighborhood conservation, historic bed and breakfast, historic landmarks, and historic landmark interiors.

In neighborhood conservation and historic bed and breakfast homestay zoning overlays, certain exterior work on buildings—new construction, additions, demolition, and relocation—is reviewed to ensure that the neighborhood's historic character is preserved. In addition to the projects reviewed in neighborhood conservation and historic bed and breakfast zoning overlays, historic preservation and historic landmark overlays also review exterior alterations to existing buildings -- like replacing windows, altering storefronts, or painting brick. Overlays with historic preservation or historic landmark zoning are not more historically significant than those with neighborhood conservation zoning; rather, the MHZC, in conjunction with neighborhood input and local council member direction, determined that these overlays are most compatible with the goals of the neighborhood and the MHZC.

I. INTRODUCTION

B. 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.D.)

The Neighborhood Conservation Zoning Overlays (NCZO), included in these design guidelines, have the same set of design guidelines (Part I) and chapters specific to each district (Part II). Where the general NCZO guidelines and the district specific chapters conflict, the district specific chapters shall prevail.

The italicized sections of the design guidelines contain interpretive information that is meant to make the guidelines easier to understand and memorialize precedent-setting decisions.

Illustrations are intended to provide example buildings and circumstances.

It is important to remember that every building and site is different, and what may be appropriate for one building or site may not be appropriate for another.

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*

I. INTRODUCTION

C. PURPOSE OF THE DESIGN GUIDELINES

Within Title 17 of the Metro Codes of Ordinances, "historic zoning" is used as the general term for Nashville's five types of zoning overlay districts applicable to historic properties: historic preservation, neighborhood conservation, historic bed and breakfast, historic landmark, and historic landmark interiors.

1. 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 III, Chapter 17.36 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance:

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

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

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

   d. To foster civic beauty;

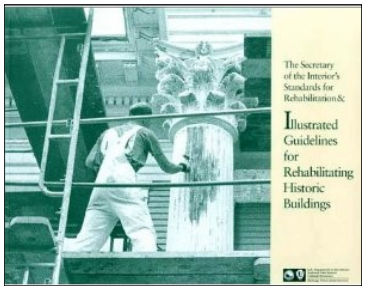
   e. To strengthen the local economy; and

   f. 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

D. SECRETARY OF INTERIOR STANDARDS

By Tennessee state law, all design guidelines for historic overlays must comply with the Historic Preservation Act of 1966, as amended. The section of the Act which deals specifically with rehabilitation of historic properties is the Secretary of the Interior's Standards for Treatment of Historic Properties. The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new construction or making alterations. When the design guidelines do not provide guidance for a specific request, the Standards shall be relied upon.



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

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

3. *Each property will 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 elements from other historic properties, will not be undertaken.*

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

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

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

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

New additions, exterior alterations or related new construction will not destroy historic

I. INTRODUCTION

9. *materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

10. *New additions and adjacent or related new construction will 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.*

II. DESIGN GUIDELINE PRINCIPLES

A. Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand and to communicate how the commission has interpreted the guidelines; they are not part of the guidelines. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building and site is different, and what may be appropriate for one building or site may not be appropriate for another.

B. B. The design guidelines for neighborhood conservation zoning overlays-mid century consist of two parts. Part I includes basic design guidelines that apply to all neighborhood conservation zoning overlay districts, listed in Part II. Part II includes chapters specific to each overlay, as well as maps and short histories. Both parts should be considered when planning a project. When Part I of the design guidelines conflicts with a district-specific design guideline in Part II, the district-specific design guidelines shall prevail.

C. These guidelines shall apply to the exteriors of buildings, new construction in-whole or in-part, demolition in-whole or in-part, and moving a building.

D. The following actions that do not require the removal of a historic feature(s) may not require a Preservation Permit. (These actions may still require a Building Permit. Please check with Codes Department before proceeding with work.)

Site

- Fences and walls that are not attached to a structure. (See Building a Fence in Davidson County)
- Structures without a roof such as some playground equipment
- Uncovered patios that are flush with existing grade and do not extend into setbacks
- Yard art (structure without a roof or foundation)
- All plants, including trees, bushes, flowers, etc. (Structures to accommodate living elements may require review.)
- In-ground pools that do not include above-ground decking or structures
- Resurfacing existing driveways, walkways, or parking pads
- Uncovered accessibility ramps

II. DESIGN GUIDELINE PRINCIPLES

Example of a small storage building without a permanent foundation.

Buildings

- New free-standing buildings and structures that are less than 100 square feet, do not have a permanent foundation, and are located to the rear of the property.
- Garden or play structures that do not have a permanent foundation, do not have sides, and are less than 200 square feet.
- Screening in of porches, when the screening does not require the removal of porch posts and does not require additional framing.
- Uncovered rear and side decks that are close to grade (does not create usable space underneath) and do not extend into setbacks.
- Replacement of window sashes and doors that maintains historic casings and the opening's dimensions and locations.
- Hoods over entrances that do not require posts, do not extend wider than two feet beyond each side of the door trim, and do not extend more than three feet deep.
- Installation of fabric window and door awnings that do not extend wider than two feet beyond each side of the window or door trim, and do not extend more than three feet deep.
- Replacement roofing materials (not including roof framing)
- Paint color
- Replacement railings or posts on existing porches
- Roof color

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

F. New buildings do not need to imitate past architectural styles but should be similar to historic forms and massings found in the district. New buildings inspired by historic styles and forms, but identifiable as new construction, are appropriate.

G. 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.

H. 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

II. DESIGN GUIDELINE PRINCIPLES

immediately surrounding it; and (3) is accurately based on documentary, physical, or pictorial evidence.

III. DEMOLITION

A . PRINCIPLE

1. The primary purpose of neighborhood conservation zoning overlays is to prevent demolition of historic buildings and their character-defining features.

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

3. The historic character-defining features of a historic building should not be altered, removed, or destroyed.

4. Replacement windows and doors that do not change the dimensions and location of the openings is not considered partial-demolition and so is not reviewed. Replacement of historic casings for openings is not appropriate. Alteration of the location and dimensions of window and door opening is partial-demolition and so reviewed.

5. Replacement roofing material, that does not require the removal of framing material and roofing details such as trim, or roofing features such as chimneys, is not considered partial-demolition and so is not reviewed.

6. The removal of a building's primary cladding material is considered partial-demolition because removal can weaken the structural integrity of most buildings. Replacement of secondary cladding material such as siding in a gable field or on dormer is not reviewed.

III. DEMOLITION

B. GUIDELINES

1. Partial-demolition of a structure

a. Character-defining features of historic buildings shall be retained. Partial-demolition of historic buildings is appropriate if the feature to be removed is not a character-defining feature. Examples of non character-defining features are features that have lost historic integrity or that were added in recent years.

b. Replacement of historic materials or features may be necessary in the case of extreme deterioration. In those cases, replacement materials and features should match the historic material and feature in terms of design, location, and dimensions. If the original is not known, it shall be similar to common historic examples on buildings of a similar style and form found in the neighborhood. Substitute materials may be appropriate if the material has the same dimensions, texture, design, and workability as the historic material. For instance, smooth-faced fiber-cement lap siding is a common substitute material for wood lap siding.

c. Historic masonry cladding shall be retained. It is appropriate to remove cladding installed over historic cladding. *It is recommended that historic siding be repaired rather than replaced. When historic siding is replaced, its recommended that the windows and door casings be retained and that the new siding meet the reveal and dimensions of the historic siding.*

d. Historic window and door dimensions and locations should be retained. Limited changes to window and door openings may be appropriate on the rear or side facades, beyond the midpoint of the house, so long as the new window and door pattern meets the design guidelines for "proportion and rhythm of openings."

e. Historic building wall dimensions, exterior cladding, and locations shall be retained. Generally, removal of the rear wall for an addition may be appropriate if the two rear corners are maintained.

f. Partial-demolition of non-contributing buildings is appropriate if demolition does not result in a form or condition that would not meet the design

III. DEMOLITION

guidelines for "new construction" or if partial-demolition brings the existing building closer to into compliance with the design guidelines for new construction.

2. Full-demolition of a structure

a. Historic buildings shall be retained unless the denial of the demolition will result in an economic hardship, as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

b. Full-demolition of non-contributing buildings is appropriate as they do not contribute to the historic character of the district.

III. DEMOLITION

IV. MATERIALS

MATERIALS, TEXTURE, DETAILS & MATERIAL COLOR

A. Specific materials are italicized so that the list can be revised as more materials become available and as the quality and workability of existing materials improves. Materials listed are to provide general guidance to applicants based on the Commission's past decisions. Applicants are always welcome to propose new materials not listed as "appropriate" or re-propose materials listed as "inappropriate."

B. The texture, details, and dimensions of new materials for replacement or new construction shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Replacement materials should mimic historic materials in texture, dimensions, and workability. Materials that create a false version of a historic material are not appropriate. For instance, a "wood-grain" fiber-cement lap siding creates a texture that did not exist historically, as wood cladding historically had a smooth finish.

1. Paint color and roof color are not reviewed. *It is recommended that if multiple colors are used for a roof that they be used to create a pattern, as seen historically, rather than creating a "speckled" or random design.*

2. Inappropriate materials include:

<u>*Foundations*</u>

- *Stone veneer without mortar*

<u>*Cladding*</u>

- *Synthetic sidings such as vinyl, aluminum, permastone and E.F.IS.*
- *T-1-11- type building panels*
- *Stud wall lumber*
- *Embossed wood grain*
- *Unpainted or unstained wood*
- *Shingle siding*

<u>*Chimneys*</u>

- *Fiber cement panels*
- *Lap siding*

IV. MATERIALS

Roofing

- *Metal*
- *Wood or similar shingles*
- *Slate or slate-like materials*
- *Clay tile*

Windows

- *Brass cames on leaded or stained glass windows.*

3. Appropriate materials include:

Foundations

- *Continuous concrete, concrete block, split-face concrete block, parge coated concrete block, brick*

Cladding

- *Brick should be the primary cladding material as all the historic buildings are primarily brick.*
- *Accent materials are found in the following locations: split between levels, in gable fields, on a projecting bay or surrounding an entry. Appropriate accent materials include stucco, lap and horizontal wood or smooth finished fiber-cement or stone.*
- *Masonry should have the color, dimensions, textures, and mortar tooling of like historic examples. Appropriate brick colors include red, yellow, orange and tan bricks, mix of brown to orange bricks, white bricks. Typically brick color is original color of brick and not paint.*

Chimneys

- *Masonry or stucco is appropriate for chimneys.*

Roofing

- *Asphalt and architectural shingles*

Trim & Architectural Features

- *All wood or materials to substitute for wood should be milled and painted.*
- *Composite materials are appropriate for trim and decking*

IV. MATERIALS

C. Windows with 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.

D. Four inch (nominal) casings are required around doors, windows, and vents on non-masonry walls. Trim should be thick enough to extend beyond the clapboard. Paired and ribbons of multiple single– or double-hung windows should have a four inch to six inch (4" to 6") mullion in between each window.

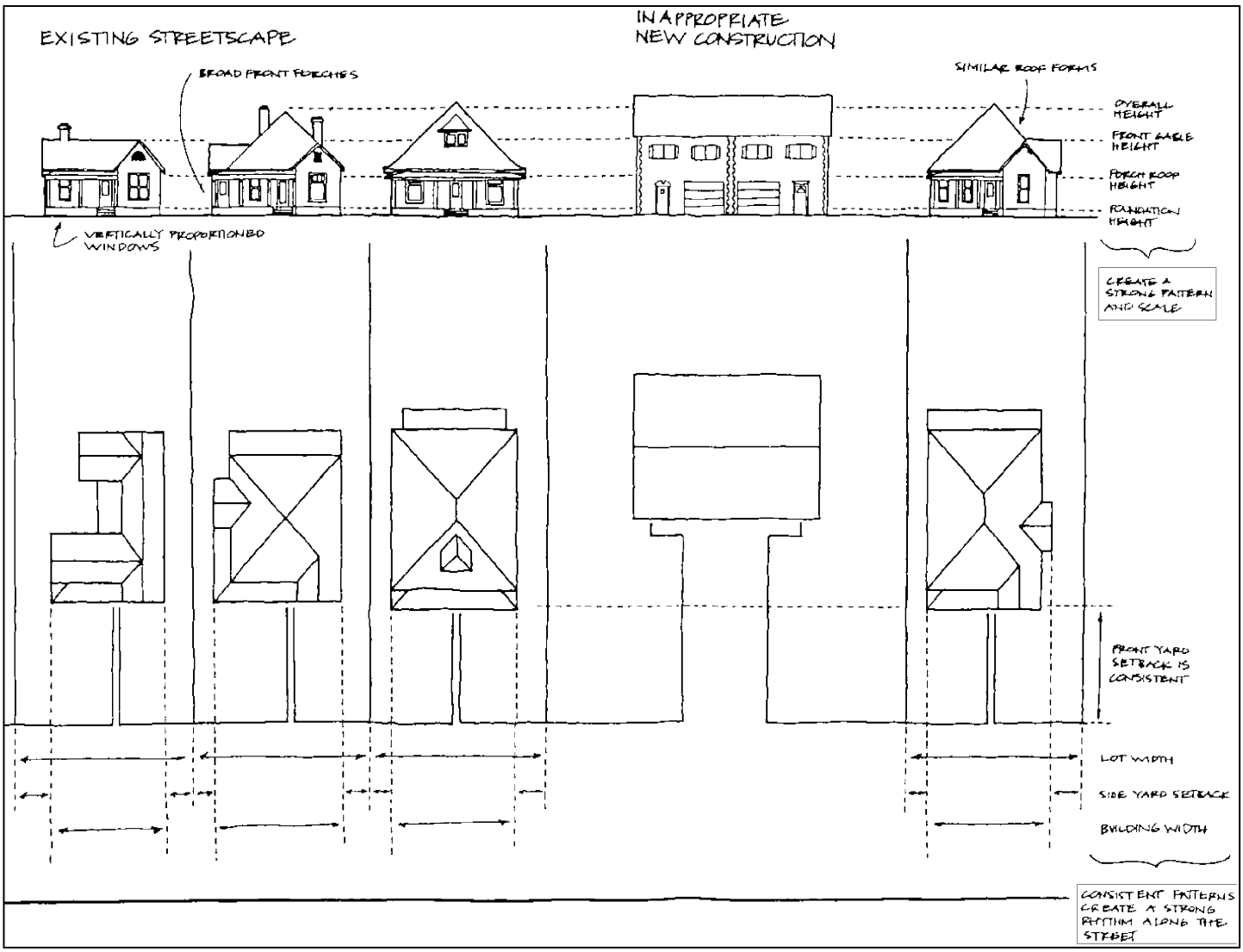
E. Brick moulding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry walls.

IV. MATERIALS

V. NEW CONSTRUCTION-INFILL

A. MASSING & SCALE

1. The height of the foundation wall, porch roof(s), walls, and ridges, and the width of a new building should be compatible with surrounding historic buildings of the same building type and on same the block face. Where there are block faces with little historic context, the adjoining blocks may be used.



The infill (4th building from the left) is inappropriate for multiple reasons. It does not meet the established rhythm of the street which is created by side setbacks and the widths of the buildings. It is taller and wider than the established context. The overall form is not consistent with the historic buildings in that it is a two-story form with a side-gable roof in an area where the context is one and one-half stories with gabled ell and pyramidal roof forms. Front-loading garages are also not found in this context. The windows have a horizontal proportion rather than the vertical proportion found on the historic buildings. The front yard setback is not consistent with the setbacks established by the historic buildings.

V. NEW CONSTRUCTION-INFILL

B. FORM

1. The most appropriate building and roof forms for new construction are ones that are similar to historic buildings on the block face and buildings that are typical for the overall district. Considerations are the general form and orientation of the main massing of the building and roof pitches and shape.

2. New buildings should have a primary entrance oriented with the door or an element of the entry facing the street.

3. Roof and upper level decks are not appropriate.

C. SITING, SETBACK , ORIENTATION & RHYTHM OF SPACING

1. For most lots, historically, there was a primary buildings facing the street on a large lot. A few lots have small secondary structures that are significantly subordinate in size to the primary building and located in the rear yard. New development should follow this pattern.

2. The setback from front- and side-yard property lines established by adjacent historic buildings should be maintained.

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

   a. Front setbacks generally should be the average between the historic front setbacks established on either side of the proposed infill. If the lot has non-contributing or vacant lots on either side, the front setbacks of nearby historic buildings may be considered.

   b. Side setbacks should maintain the dominant rhythm along a street established by building widths and spaces between buildings. Infill buildings should maintain that rhythm even when lots are subdivided.

   c. Rear setbacks are determined based on a combination of bulk standards and an appropriately-scaled building for the district.

V. NEW CONSTRUCTION-INFILL

d. When a building is unable to meet bulk standard setback requirements, 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
- Proximity of adjoining structures
- Property lines
- Easements
- The extent of and the number of protrusions beyond the footprint such as bays/oriels, balconies and roof overhangs

Bulk standards established by the zoning ordinance didn't exist when our historic districts developed so the Commission looks more to the historic context to determine appropriate setbacks.

4. Vehicular storage, such as garages and carports, may be attached to the principal building or may be detached.

6. Driveways should not exceed twelve feet in width.

7. New infill buildings should be oriented to (facing) the shortest street-facing side of a lot.

8. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.

9. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with the historic character of the district.

D. PROPORTION & 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.

V. NEW CONSTRUCTION-INFILL

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.

VI. NEW CONSTRUCTION-ADDITIONS

A. GENERAL PRINCIPLES

1. Additions to historic buildings should be compatible with the historic buildings to which they are attached.

2. Additions to non-contributing buildings should be considered in terms of new construction-infill, taking into account existing conditions and historic context. Existing conditions do not need to be altered to meet the design guidelines; however, if they are to be altered, the result must meet the design guidelines.

3. 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, material, and character of the property, neighborhood, or environment.

B. MASS, SCALE & CONNECTION

1. 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 shadowline of the existing building.

2. In order to ensure that an addition has achieved proper scale, the addition should be shorter and narrower than the existing building. One story additions should set in at least 1' from the rear corner and two-story additions should set in at least 2' from the rear corner and remain at that width or less for the entirety of the addition. Exceptions to an addition not being narrower than the historic building follows in sections 4.

3. Generally, additions should not exceed the number of stories of the historic building to which it is attached and should not be taller.

4. Rear additions that extend to be wider than the historic building may be possible when the applicant has exhausted other options and in the following conditions:
   - The lot shape or easements makes an addition that meets the guidelines problematic.

VI. NEW CONSTRUCTION-ADDITIONS

- The addition is designed to leave the corners of the building visible and intact and does not wrap around a corner.
- Eaves and ridges of addition do not exceed the main corresponding elements of the historic building.
- The portion that extends beyond the side wall does not exceed one-story.

5. Where an addition attaches to a historic roof form, it shall sit below the ridge of the roof.

6. The height of the addition's roof, eaves, and foundation should 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 set in accordingly for rear additions.

8. In order to achieve compatibility in scale, an addition should not be larger than the existing building. The diversity of housing type and size are character-defining features of the historic districts; therefore, it is not the goal of the overlay to ensure that all buildings can become the same size. Generally, the addition's footprint should not more than double the footprint of the historic building.

9. The creation of an addition through enclosure of a front porch/entry is not appropriate. The creation of an addition through the enclosure of a side porch, carport, or garage may be appropriate if the enclosure is constructed in such a way that the historic form, openings, and features of the porch, carport or garage remain visible and prominent and the enclosure has an open design.

10. 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 historic structure would be unimpaired.

11. Adding front porches to contributing houses that did not have a front porch historically is not appropriate.

VI. NEW CONSTRUCTION-ADDITIONS

C. SITING & SETBACK

1. The setback from front- and side-yard property lines established by the historic buildings should be maintained.

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).

   a. Front additions are rarely appropriate. When they are, the new front setback generally should be the average between the historic front setbacks established on either side of the building.

   b. Rear setbacks are determined based on a combination of bulk standards and an appropriately scaled building for the district.

   c. When a building is unable to meet bulk standard setback requirements, 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
      - Proximity of adjoining structures
      - Property lines
      - Easements
      - Protrusions beyond the footprint such as bays/oriels, balconies, and roof overhangs

3. When a driveway is a new driveway is needed, it should not exceed twelve feet in width.

5. Utility connections such as gas meters, electric meters, phone, cable and HVAC condenser units should be located so as to minimize their visibility from the street. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.

VI. NEW CONSTRUCTION-ADDITIONS

6. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with the historic character of the district.

D. PROPORTION & 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 an addition shall be compatible, by not contrasting greatly, with the historic building, or in the case of additions to non-historic buildings, with historic buildings in the vicinity.

2. Window openings should be representative of the window patterns of the historic building or in the case of additions to non-historic buildings, with historic buildings in the vicinity.

E. ROOF ADDITIONS: DORMERS, DECKS, SKYLIGHTS AND SOLAR PANELS

1. Rooftop additions, other than skylights and solar panels, are not appropriate.

2. Dormer additions are only appropriate on the rear of the building as they are not a common historic feature.

3. Rear dormers should be inset from the side walls of the building by a minimum of two feet (2').

4. Rooftop decks shall not be added to existing roof forms or new construction as they can dramatically change a historic roof form and are not typical of historic building forms.

5. Solar panels should be parallel with the existing roof slope and not extend beyond the roof edge. Where possible, solar panels should be located on rear or side roof planes or outbuildings rather than front roof planes of primary buildings.

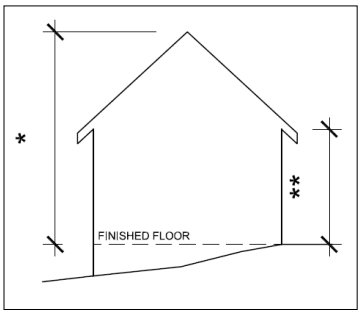
6. Skylights should be parallel with the existing roof slope and have a flat profile. In general, skylights should not be located on the front roof plane and should not exceed 15 square feet on any given roof plane.

VII. NEW CONSTRUCTION-DETACHED OUTBUILDINGS & GARDEN STRUCTURES

A. GENERAL PRINCIPLES

1. New free-standing buildings and structures that are less than 100 square feet, do not have a permanent foundation, and are located to the rear of the property do not require a preservation permit.

2. Parameters provided by these design guidelines is per lot and should not be considered as a maximum per unit, in cases where zoning allows for more than one unit.



B. Massing & Form

1. The footprint of a detached outbuilding should not exceed 700 square feet.

2. Ridge heights shall not exceed 18' from finished floor or the height of the primary dwelling, as measured from finished floor, whichever is less. The height of the historic building shall be determined based on the historic building itself and not on additions.

3. Maximum foundation height shall not exceed one foot from existing grade on the corner of the building that sits on the highest area of existing grade. (Grade may need to be adjusted for water runoff but should not be built up for the sole purpose of increasing building height.)

4. Roof slope of the outbuilding should be similar to the slope of the primary building.

5. Eaves should not extend more than two feet.

C. SITING & SETBACKS

1. Generally new outbuildings should be placed in rear yards.

2. In many cases, outbuildings may be as close as 5' to a rear or side property line, with the following exceptions:

VII. NEW CONSTRUCTION-DETACHED OUTBUILDINGS & GARDEN STRUCTURES

a. On corners lots the outbuilding should be a minimum of 10' from the street-side property line or 20' if the garage doors face the side street.
b. On double-frontage lots, the rear setback should match the historic context on the second street. If there is no context, it should be a minimum of 10' from the rear property line or 20' if the garage doors face the rear.
c. On lots where a rear property line abuts a side-property line, the rear setback should be a minimum of 10'.

3. An outbuilding should be a minimum of 6' from any other building, even those that may be on neighboring properties.

4. When a setback determination is found to be appropriate, the "edge of the building" shall be considered the maximum of any protrusion beyond the footprint such as bays/oriels, balconies, awnings and hoods, and roof overhangs.

VIII. RELOCATION

A. PRINCIPLES

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

2. Moving a non-contributing building, or a building which has irretrievably lost its architectural and historical integrity, outside of the district is appropriate. Moving it elsewhere within the district is not 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 Metro Planning Commission, according to 13-3-502 of the Tennessee Code Annotated. Please contact the Planning Department for additional information.

IX. DEFINITIONS

Addition: *New construction that increases the square footage or height of an existing structure. Common forms of additions that are reviewed are dormers, covered porches, carports, porte cocheres and the addition of conditioned spaced.*

Adjacent: *Close proximity, surrounding*

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

Block Face: *One side of a street block.*

Boxed entrance: *A vestibule that is primarily enclosed. Common feature of English cottage and Tudor style buildings. Also known as an "enclosed entrance" or "enclosed portico or vestibule."*

Certificate of Appropriateness: *See Preservation Permit.*

Character-defining Features: *Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, features, as well as the various aspects of its site and environment.*

Clerestory Window: *A portion of an interior rising above the roof and having windows admitting daylight to the interior.*

Contributory Status: *Contributing buildings are those that contribute to the historic character of the district, and non-contributing buildings do not contribute to the overlay's historic character. Contributory status is determined based on the historic integrity of the building, the history and development of the district, and the date of construction. Generally, contributory status for each building is evaluated at the time the overlay is adopted; however, contributory status can change over time as new information becomes available and as districts age.*

Deck: *A floor that is flush with the ground, or slightly above, exposed to the elements and does not have a roof over it.*

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

Dormer: *A vertical window projecting from, or recessed into the slope of a roof; usually provided with its own roof. There are three basic types:*

Roof dormer: All walls (side and front) project out from the roof but not from the wall below
Wall dormer: Front of dormer is flush with the wall below
Recessed (or inset) dormer: Has both side walls set into the roof rather than projecting from the roof.

Double frontage lot: *A lot, other than a corner lot, that has frontage on two or more streets that do not intersect at a point abutting the property.*

VIII. DEFINITIONS

Elevation: *A scaled drawing that illustrates the view of a face of a building. Also used as a synonym for façade.*

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

Facade: *An exterior face of a building.*

Form: *The formal structure of a building—the manner of arranging and coordinating the elements and part of a building. A sense of three-dimensional mass and volume, the external outline of the building.*

Footprint: *The area on a project site that is used by the building structure and is defined by the perimeter of the building plan. Parking lots, landscapes, and other nonbuilding facilities are not included in the building footprint.*

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

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

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

New Construction: *Any building, addition, structure, or appurtenance constructed on a lot after the establishment of a historic overlay.*

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

Outbuilding: *An additional structure on a lot where the primary building has a residential form. Form, rather than current or potential use or zoning, is the factor which determines what is a primary building and what is an outbuilding. Some examples of outbuildings are carports, garages, sheds, studios, accessory dwellings, pool houses, play houses, and garden structures, such as pergolas and green houses. The Metro Department of Codes & Building Safety determines how an outbuilding can be used.*

Period of Significance: *The span of time during which significant events and activities occurred. Events and associations with historic properties are finite; most properties have a clearly definable period of significance.*

Porch Beam: *(Sometimes also referred to as a "porch rack.") The beam at the top of porch columns which supports the porch roof.*

Porte Cochere: *A carriage porch or portico-like structure generally located at a secondary entrance to a building and attached to the primary building.*

Preservation Permit: *A legal document issued by the Metropolitan Historic Zoning Commission confirming review and approval*

VIII. DEFINITIONS

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.*

Roof Overhang: *The portion of the roof that extends beyond the wall of the building. Also known as the eave.*

Rooftop Deck: *An uncovered deck projecting from or recessed into the roof form of a building. It is generally located at or above the primary eave of the portion of the roof to which it is attached.*

Setback Determination: *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). The commission has a policy to follow the setbacks of bulk zoning and setbacks specifically noted in these design guidelines. Any construction approved to take place within the setback area is a setback determination.*

Shall: *What must happen.*

Shadowline: *The two-dimensional outline of a building's mass as viewed on a front elevation. This typically incudes the primary walls and roof, but excludes chimneys and bays*

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

Style: *Architectural Style is characterized by the features that make a building or other structure notable or historically identifiable. Styles emerge from the history of a society and often reflect changing fashions, beliefs, and religions, or the emergence of new ideas, technology, or materials.*

Vestibule: *A small foyer leading into a larger space. Entrance vestibules are generally enclosed on the sides.*

Yard Art: *Man-made ornament in a private yard or garden that is not attached to a structure and is not a structure itself.*

VIII. DEFINITIONS

Metropolitan Historic Zoning Commission

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

Phone: 615-862-7970

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

Metro Historical Commission Members: Menie Bell (Chairman), Cyril Stewart (Vice-chair), Mina Johnson. Kaitlyn Jones, Leigh Fitts, Elizabeth Mayhall, Ben Mosley, David Price, Dr. Lea Williams

Metro Historic Zoning Commission Staff: Tim Walker (Director), Robin Zeigler (Historic Zoning Administrator), Sean Alexander, Melissa Baldock, Paul Hoffman, Melissa Sajid, Jenny Warren, Fred Zahn

"A Short History" and the architectural resource survey conducted, researched and written by Victoria Hensley with the Center for Historic Preservation at Middle Tennessee State University.

The Metro Historical Commission does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Susan Pallas, ADA Compliance Coordinator, at (615) 862-7970 or e-mail her at Susan.Pallas@nashville.gov. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

PART II

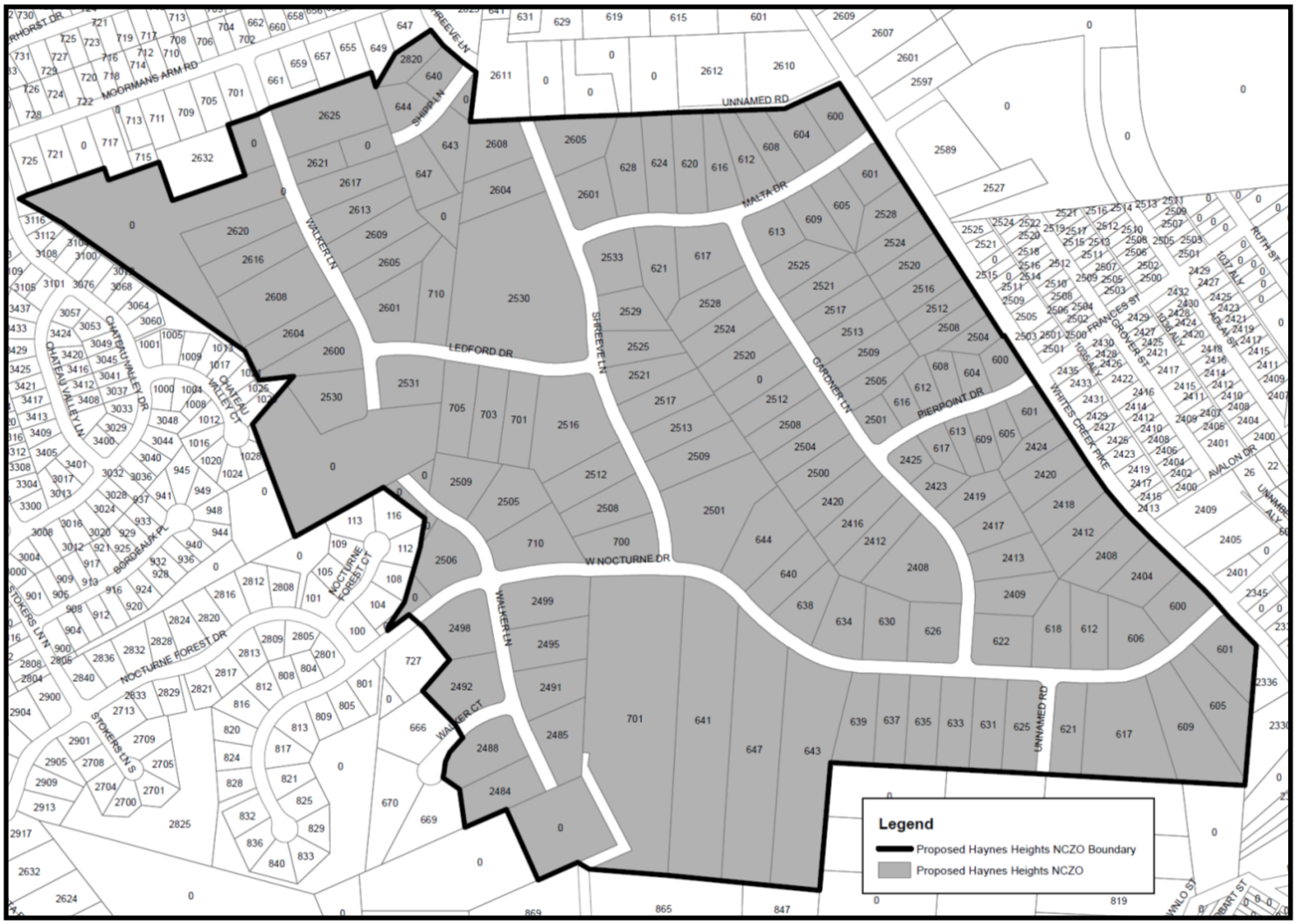
DISTRICTS

Haynes Heights

Adopted ????

HAYNES HEIGHTS

HAYNES HEIGHTS



Draft map of neighborhood that may or may not represent the final overlay boundaries.

HAYNES HEIGHTS

A SHORT HISTORY

To be added

HAYNES HEIGHTS

HAYNES HEIGHTS

HAYNES HEIGHTS

HAYNES HEIGHTS

HAYNES HEIGHTS

HAYNES HEIGHTS

ARCHITECTURAL OVERVIEW

Ranch forms are typical of mid-century neighborhoods, constructed primarily between 1950 and 1980. "A Model for Identifying and Evaluating the Historic Significant of Post WWII Housing" by the National Cooperative Highway provides a basis for categorizing the different forms and their associated features.

612 Pierpoint Drive is an example of a Transitional Ranch.

Transitional Ranch:

- Cross between minimal traditional and Ranch
- One-story horizontal massing
- Compact size
- Asymmetrical fenestration
- Low-pitched roof with wide eave overhang
- Picture, double-hung, and casement windows
- Combination of siding materials
- Attached carport or garage

Ranch

- One-story horizontal massing
- Low-pitched roof with deep eave overhangs or a prominent roofline with "prowed" eaves, roof cutouts, or exposed beams
- Asymmetrical fenestration and large expanses of windows, picture windows, corner windows, bands of windows, or clerestory windows
- Combo of siding materials
- Wide or prominent chimneys
- Planters and patios often with sliding glass doors
- Colonnaded porches along the face
- Wrought iron or wood accents
- Integrated wing walls
- Attached garages, carports, or breezeways
- Partially exposed basement level
- Integrated garage or patio at basement level

2408 Gardner Lane is an example of a Ranch.

Split-level

- A combo of 1 and 2-story wings
- Varied roof height, corresponding to differing interior levels
- Integrated garages
- Low-pitched roof with deep eave overhangs or prominent roofline with

HAYNES HEIGHTS

"prowed" eaves, roof cutouts, or exposed beams
- Large expanses of windows, corner windows, bands of windows, or clerestory windows
- Combo of siding materials
- Prominent front entrance that may include twin doors, transoms, decorative lighting, or an exaggerated height;
- Planters
- Wrought iron or wood accents
- One continuous roof (split foyer only)
- Integrated garages

647Shipp Lane is an example of a Split Level.

Split form
- Often with exposed basements—extra level often due to grade
- Integrated garages
- Low-pitched roof with deep eave overhangs or prominent roofline with "prowed" eaves, roof cutouts, or exposed beams
- Large expanses of windows, corner windows, bands of windows, or clerestory windows
- Combo of siding materials
- Prominent front entrance that may include twin doors, transoms, decorative lighting, or an exaggerated height;
- Planters
- Wrought iron or wood accents
- One continuous roof (split foyer only)
- Integrated garages

2512 Shreeve Lane is an example of a Split Form.

HAYNES HEIGHTS

SUMMARY OF HISTORIC CONTEXT

(This information is not a part of the design guidelines. It is provided for planning purposes and may change over time, as more information is learned and the district ages. This information is general for the entire neighborhood. A more immediate context is used for guiding infill design.)

Period of Significance: 1950-1980

Number of Stories: Infill should generally be one story but may have a portion that is two-stories or an exposed basement level.

Typical Roof Forms: In most areas, residential roof pitches of the main form are low pitched front, side and hipped forms, and layers of hipped and cross-gabled forms. Roof overhangs vary from minimal to deep overhangs. Dormers are not appropriate on front and side facades as they are not a historic characteristic of this district.

Entrances: Double doored entrances, single and single with one side light, recessed entrances, and small projecting gabled porches, and uncovered and covered stoops are typical in the neighborhood.

Windows: Casements, casements with hopper windows below, ribbon windows, horizontal and vertically oriented windows, double-hung windows, and triangular shaped windows in gable fields following the pitch of the roof are typical in the neighborhood. Faux shutters, window boxes, and window grilles are common features of windows.

Cladding: The most appropriate primary cladding for infill is brick, as the majority of buildings have brick facades. Brick colors include red, yellow, orange, and tan bricks; mix of brown to orange bricks; and white bricks. Typically brick color is original color of brick and not paint. Accent materials include stucco, lap and horizontal sidings, and occasionally stone. Accent materials are horizontal in nature, often split between levels, but also found in gable fields, on a projecting bay, or surrounding an entry.

HAYNES HEIGHTS

Outbuildings: Detached outbuildings are rare. Where they existing they are no more than one-story and the footprints are generally less than 300 square feet.