Metropolitan Historic Zoning Commission

EDGEFIELD

Historic Preservation Design Guidelines

EDGEFIELD 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*
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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 (NCZO)
(also B&B Homestays)

- *New construction (primary and secondary structures)*
- *Additions – increased footprint, height or building envelope of an existing structure*
- *Demolition (in whole or in part)*
- *Relocation of structures*
- *Setback Determinations*

WHAT IS NOT REVIEWED IN HISTORIC PRESERVATION OVERLAYS

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

I. INTRODUCTION

PURPOSE OF THE DESIGN GUIDELINES

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

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

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

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

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

4. To foster civic beauty;

5. To strengthen the local economy; and

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

I. INTRODUCTION

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

C.

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.*

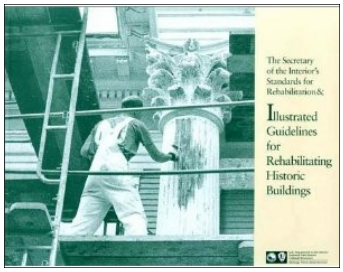
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

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

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

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 EDGEFIELD

Much of the area we call Edgefield today is located on land that was originally part of a land grant made by the State of North Carolina to James Shaw in return for his services in the Revolutionary War. In 1818, 640 of those acres were acquired and given as a Christmas gift to Dr. John Shelby by his father, David. John Shelby is said to have been the first child of European descent born (in 1786) in Sumner County, Tennessee. After receiving a medical education at the University of Pennsylvania, Shelby served as a U.S. Army surgeon under Andrew Jackson. Two large houses were constructed by Shelby on his acreage; one house was called Fatherland, the other, Boscobel. Neither building still stands.

Another early resident of the area was Neil S. Brown, governor of Tennessee from 1846 to 1850. Brown's home, Idlewild, was built in the 1860s (demolished 1936). Inspired by a view from his estate of distant fields encircled by forest, the governor is credited originating the name Edgefield.

Prompted by the construction, in 1853, of a suspension bridge over the Cumberland River (where the Woodland Street Bridge is now located), Dr. Shelby subdivided most of his land holdings into residential lots and development began on the East Bank in earnest. The 1854 Nashville City Directory identifies Edgefield as one of two Nashville suburbs. In 1857 a railroad bridge was constructed across the river facilitating even greater access to the new bedroom community. The Civil War slowed development. In fact, the Federal Army was encamped in Edgefield when Nashville was surrendered to Union forces in 1862.

Edgefield was incorporated as an independent municipality in 1868. The census of the following year identifies 3,457 residents, 675 homes, and seven churches in the new city. Modern Italianate and Eastlake style homes were built throughout the neighborhood -- from middle class frame cottages to veritable mansions of brick owned by rich young merchants. By 1872, the Nashville and Edgefield Street Railroad Company offered mule car service between the two cities and in 1881, the Fatherland Street Railroad Company further improved service. Although Nashville's city limits were expanded in 1880 to include Edgefield, the suburb maintained a distinct identity. Separated by the river from the soot, saloons, and brothels of the city, Edgefield nurtured a quality of genteel, suburban refinement.

By 1916, eastward expansion (including East End and Lockeland Springs) and electric streetcars rolling across the Woodland Street and Shelby Street bridges firmly rooted East Nashville as a vigorous quarter of the city. In that year a devastating fire swept through Edgefield, destroying nearly 648 homes and taking one life. Although reconstruction was slowed by World War I, new houses in modern bungalow styles were ultimately built on the

I. INTRODUCTION

former sites of Queen Annes and Italianates.

By the time Edgefield had fully developed, Nashville, like the rest of the country, had undergone a transformation. The rise in the use of automobiles had made streetcars, so critical to early suburban development, obsolete. By 1940, all streetcar service in Nashville was discontinued. The popularity of the auto made areas further from Nashville's core more desirable for residential development. Edgefield experienced a gradual shift from fashionable suburb to working class urban neighborhood. Numerous single family houses were divided into apartments. Urban Renewal, the ill-conceived nation-wide attempt to save America's urban spaces with Post-War suburban planning concepts, came to Nashville in 1959 and with it, demolition of block after block of fine old homes in Edgefield.

But in the early 1970s, the increasingly mainstream historic preservation movement and the need for affordable housing prompted the rediscovery of Edgefield by urban pioneers. Attracted by the exuberance of its architecture, new property owners, and some long-time residents, began to rehabilitate homes to their former integrity. In 1976, the Metropolitan Historical Commission and Historic Edgefield, Inc., the newly established neighborhood organization, planned Edgefield's first home tour -- a notion that has since become an annual fixture in most of the city's historic neighborhoods. In 1977, Edgefield became the first residential district in Nashville to be listed in the National Register of Historic Places. Edgefield's intact collection of buildings illustrate the continuum of residential architectural styles from the 1860 to about 1930. Houses of Italianate, Eastlake, Queen Anne, Classical Revival and Bungalow styles serve as an encyclopedia of Nashville's architectural history during the period.
To protect its historic resources, improve property values, and to create a stable climate for investment, Edgefield residents prompted the Metropolitan Council to designated the neighborhood as Nashville's first historic zoning district in May of 1978. Today, while real threats to the neighborhood still exist, it is increasingly difficult to find an old Edgefield house in need of rehabilitation; and the neighborhood has witnessed the construction of compatible new houses on most vacant lots.

A neighborhood's historical and architectural significance is determined by the sum of its parts -- each window that is repaired rather than replaced, each front porch that retains it original features, each sidewalk or fence. In Edgefield, the sum of those parts convey the character and feel of Nashville's earliest suburb -- important for the people who lived here, the events that occurred here, and for the homes that still line its streets.

THE NATIONAL REGISTER DISTRICT

The Edgefield Historic Zoning District and the Edgefield National Register District are two **separate** entities with different boundaries.

A SHORT HISTORY, continued

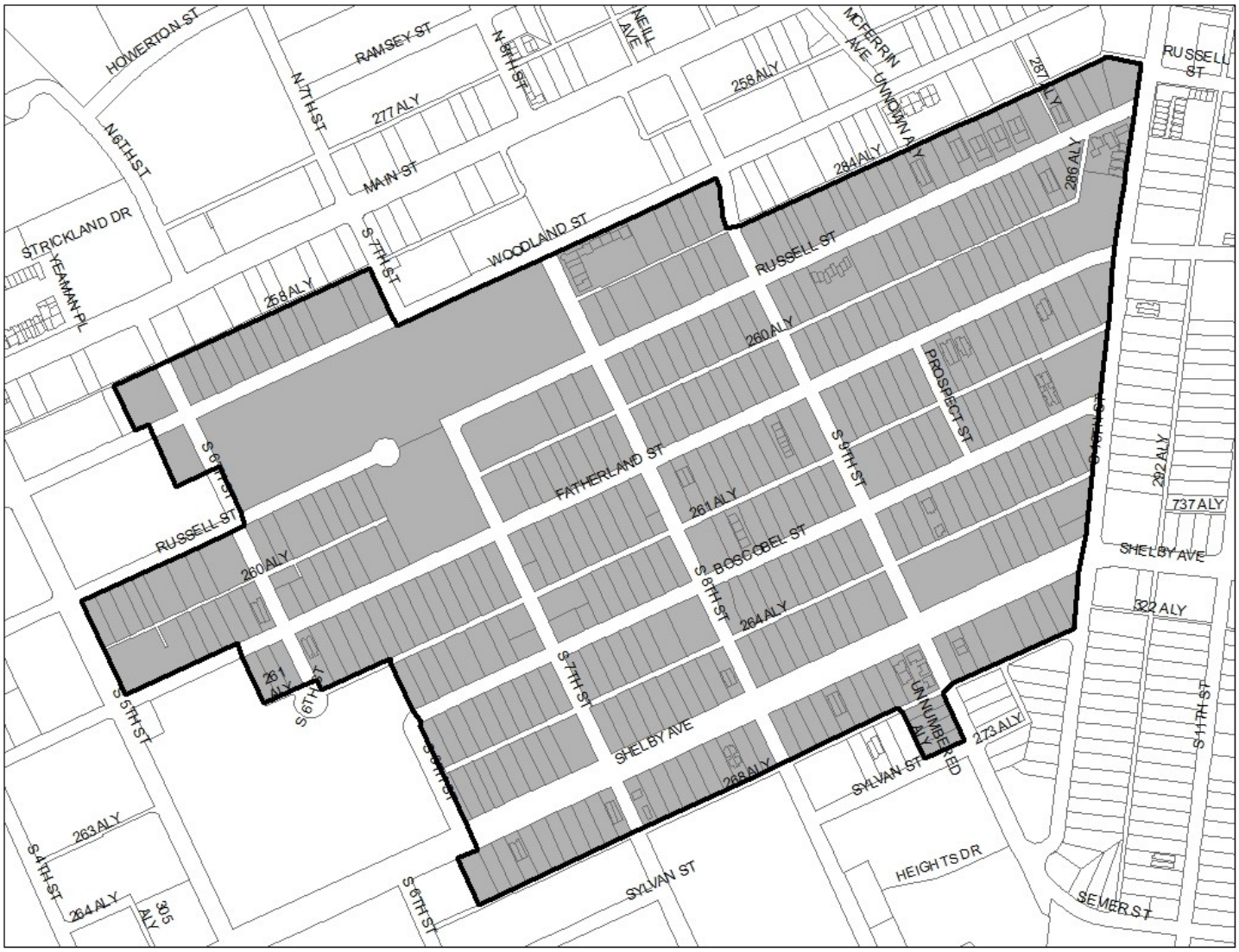
The National Register of Historic Places is a federal program administered by the Department of the Interior. **Listing in the National Register has no impact on what you can or cannot do to your property.** The only exception is when federal funds are used, in which case, the federal agency must take 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 Edgefield National Register District is enveloped by the larger Edgefield 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. 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 Edgefield Historic Zoning District in 1978. Like the National Register (listed in 1977), 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

Turn of the Century

Queen Anne Cottage

Craftsman

Italianate

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.

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.

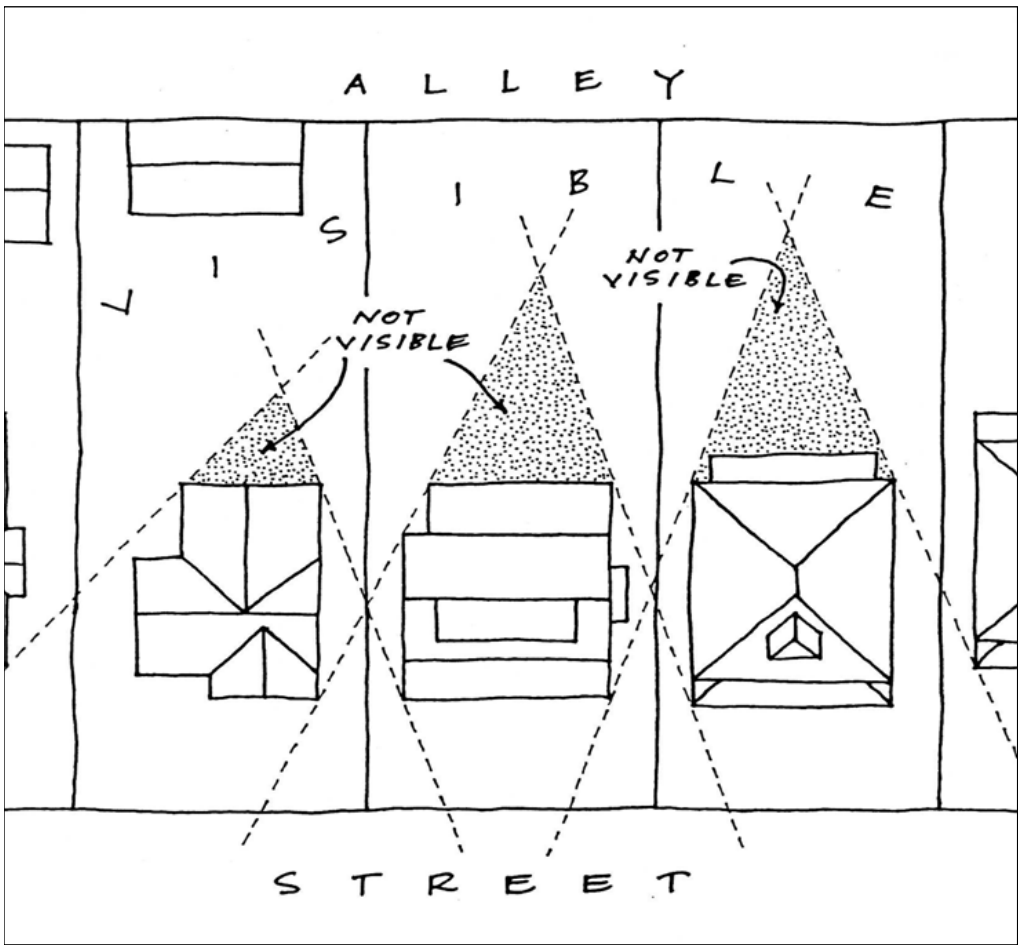


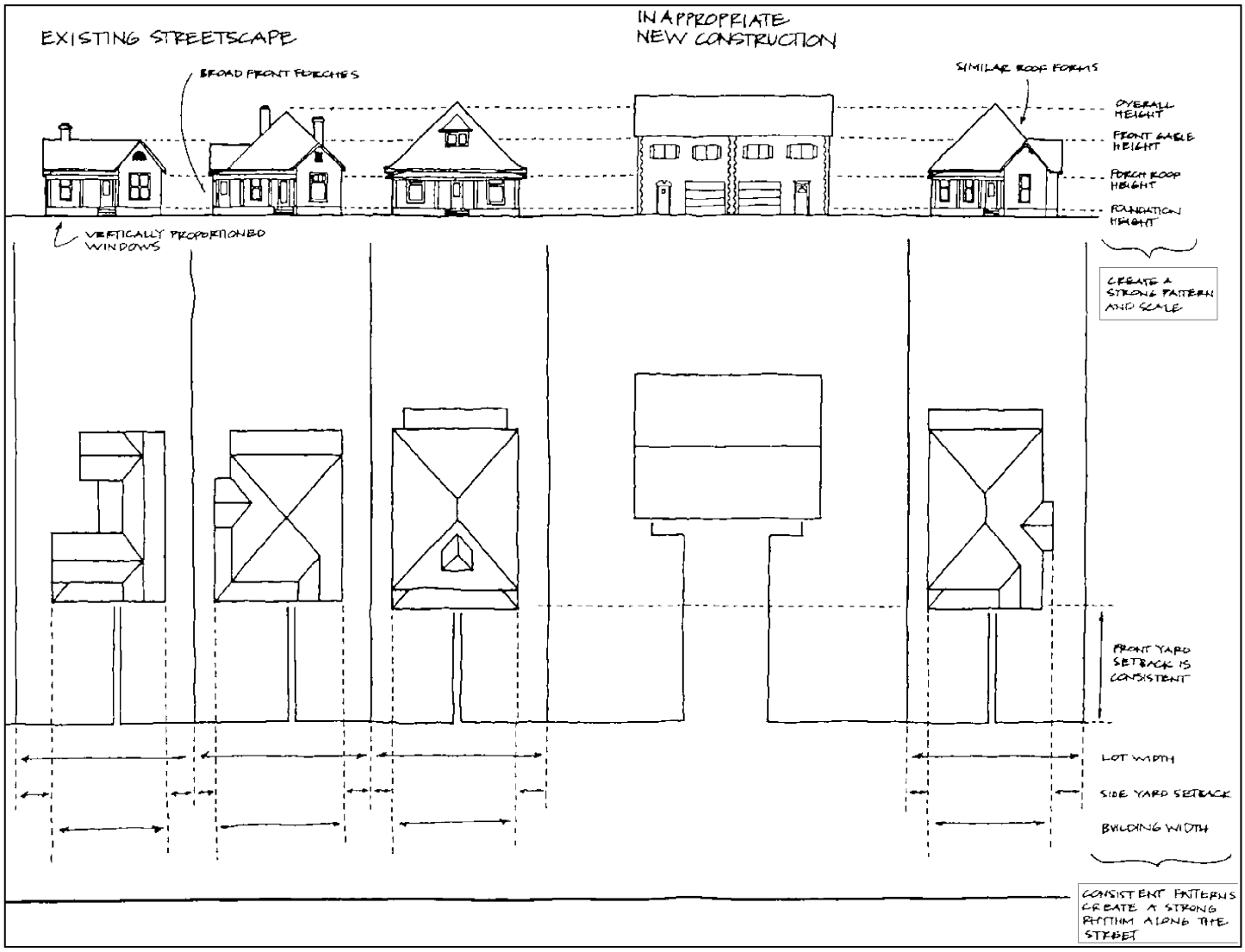
Image to the right shows the area in which new construction would not require a Preservation Permit. All construction outside of the area will be reviewed.

II. A. ALTERATIONS & REPAIRS

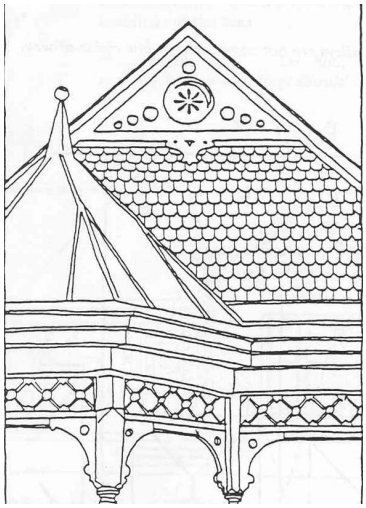
2. Proposals for exterior work to be done on public facades -- front- and street-related elevations -- shall be more carefully reviewed than that to be done on other facades.

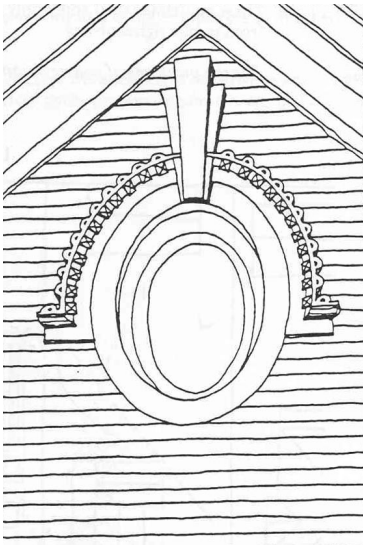
Specifically for corner lots, because they are visible from a public street, a secondary elevation and outbuilding is reviewed similarly to a primary elevation.

3. The original character-defining features of a building, structure, or site and its environment should not be removed or destroyed. Distinctive materials,



II. A. ALTERATIONS & REPAIRS





architectural features and examples of skilled craftsmanship shall be treated with sensitivity.

4. Deteriorated original architectural features should be repaired rather than replaced.
5. In the event that replacement of architectural features is necessary, the new feature should match the composition, design, material color, texture, material and all other visual qualities of the original feature. Replacement features should be substantiated by historical, physical, or pictorial evidence, rather than on conjectural design or the availability of salvage or new architectural elements.

6. Every building, structure, and site shall be recognized as a product of its own time. Alterations that have not historical basis and w which seek to create an earlier appearance are not appropriate.

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.

It is important to note the variety of historic architectural styles and house types represented in Edgefield. Although roofs, windows, doors, porches, and other elements, may be common to all, each house possesses particular details and features that distinguishes it from others. The unique character of each historic building should be preserved in order to maintain the integrity of the district as a whole.

7. 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. If the changes have acquired significance in their own right, they should be retained.

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.

II. A. ALTERATIONS & REPAIRS

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II. B. ALTERATIONS & REPAIRS

1. Roof Form and Roofing Materials

a. Original roof pitch and configuration shall be retained.

b. The original size and shape of dormers shall be retained.

Adding a new dormer increases the habitable space of a building and is considered to be an addition. For information about adding new dormers, see "Additions."

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.

Original roofing materials may include, but are not limited to, slate, metal, and, on twentieth century buildings, asphalt shingles.

d. Skylights shall be located on portions of the roofs not visible from public rights-of-way.

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

II. B. ALTERATIONS & REPAIRS

2. Porches

Enclosing a porch increases the habitable space of abuilding and is considered to be an addition. For information on enclosing porches, see "Additions."

a. Original design, dimension, architectural details, materials and all other visual characteristics should be retained.

If original materials cannot be used, the new material should be a close approximation of the original.

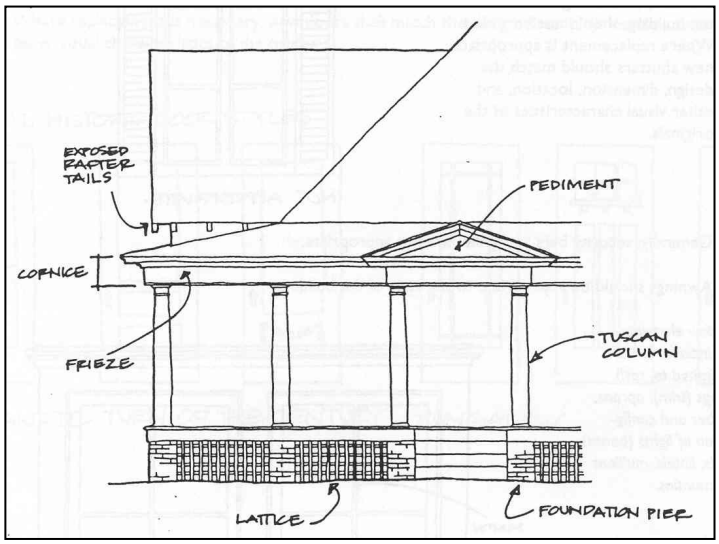
b. Where replacement is necessary, new elements should match the design, dimension, architectural features, materials, and all other visual characteristics of the original porch.

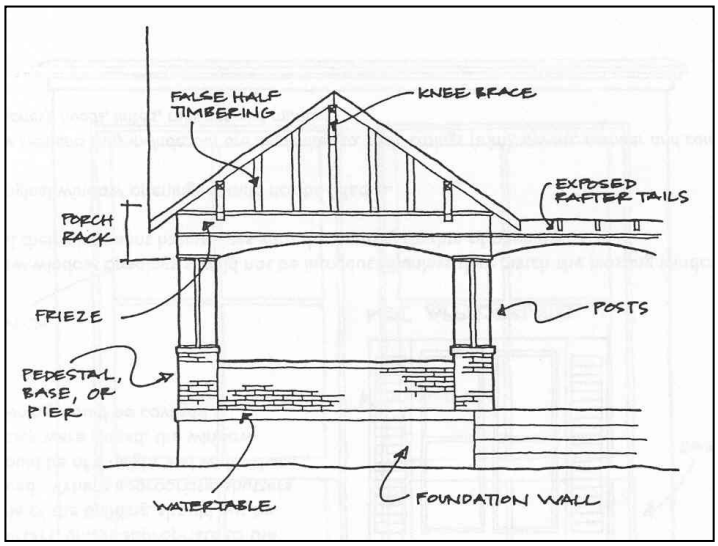
c. Front porches shall not be screened. The screening of side porches may be appropriate if the visual openness and character of the porch is maintained.

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 substantially repaired porch. On house styles for which porch railings are not historically appropriate, exemptions can be requested from the Board of Zoning Appeals with the support of the MHZC.

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





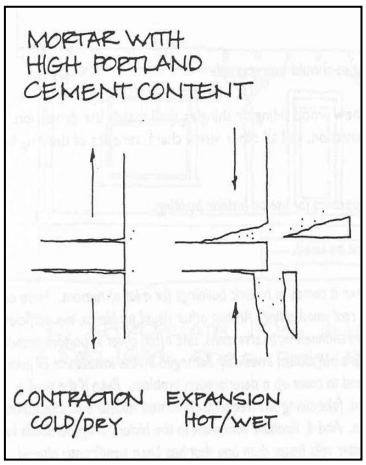
II. B. ALTERATIONS & REPAIRS

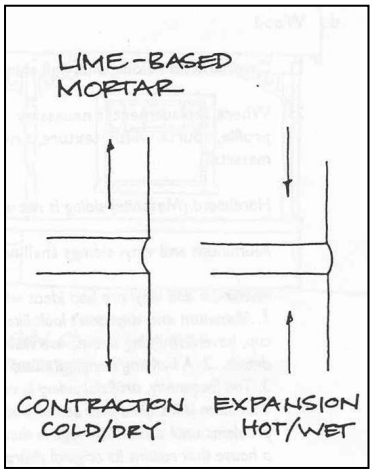
3. Materials

a. Original building materials should be retained.

b. If replacement is necessary, new materials should match the design, dimension, detail and all other visual characteristics of the originals, based on physical or historical documentation.

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





c. Masonry

1) Mortar for re-pointing should match original width, depth, and tooling profile.

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 is not appropriate.

3) Generally, the use of paint, 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

II. B. ALTERATIONS & REPAIRS

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) Previously unpainted stone should not be painted. 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.

d. Wood

1) Original wood siding and wall shingles shall be retained.

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

2) Where replacement is necessary, new wood siding or shingles shall match the dimension, profile, course width, texture, and orientation and all other visual characteristic of the original material.

Hardboard (Masonite) siding is not approved for use on historic buildings.

3) Aluminum and vinyl sidings shall not be used.

T-1-11 panels and other artificial sidings are not appropriate. Aluminum and vinyl are bad ideas when it comes to historic buildings for a lot of reasons. Here are a few: 1. Aluminum and vinyl don't look like real wood siding. Among other visual problems, the artificial sidings cup, have distracting seams, use visible channels at intersections, and often cover important architectural details. 2. A building's original materials are almost invariably damaged by the installation of fake siding. 3. Too frequently, artificial siding is used to cover up a deterioration problem. Even if the vinyl or aluminum is installed over sound wood, fake siding will frequently hide new moisture or infestation problems until serious damage is done. And 4. Realtors who work in the historic neighborhoods know that a house that retains its original character sells faster than one that has been significantly altered.

II. B. ALTERATIONS & REPAIRS

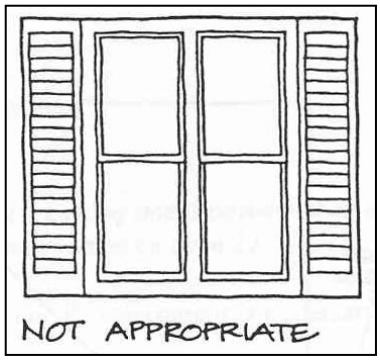
4. Windows

a. Original details, size, shape, number and arrangement of panes, and all other visual characteristics should be retained.

b. Where replacement is necessary, new windows should match the design, dimension, details, and all other visual characteristics of the original windows.

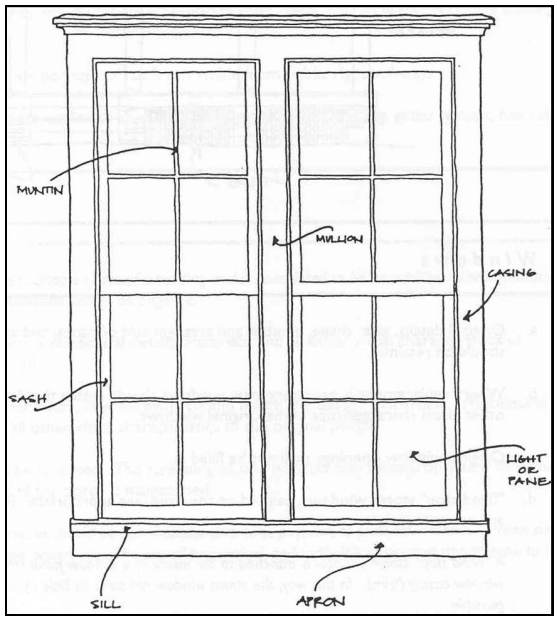
c. Original windows openings shall not be filled in.

d. "Blind stop" storm windows, painted or anodized, are appropriate. Raw aluminum storm windows are not 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 original to the building, should not be added. Where replacement is appropriate, new shutters should match the design, dimension, location, and other visual characteristics of the originals.



f. Generally security bars and grilles are not appropriate.

g. Awnings should be appropriate to the style of the building.

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

5. Doors

a. The original size and shape of door openings, transoms, sidelights, and doors should be retained.

b. Where replacement in necessary, new doors shall match the design, details, dimension, material and other visual characteristics of the originals.

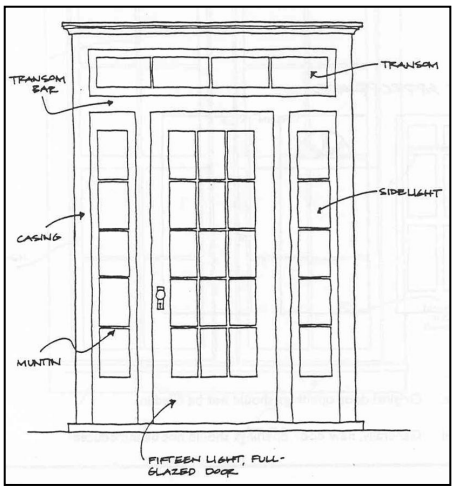
c. Original door openings should not be filled in.

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

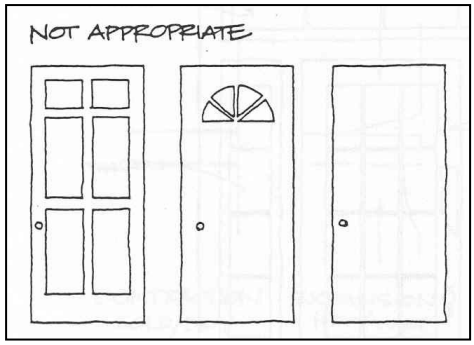
e. Full-view storm doors, painted or anodized, are appropriate. New, plain, wood screen doors should be appropriate to the style of the house.

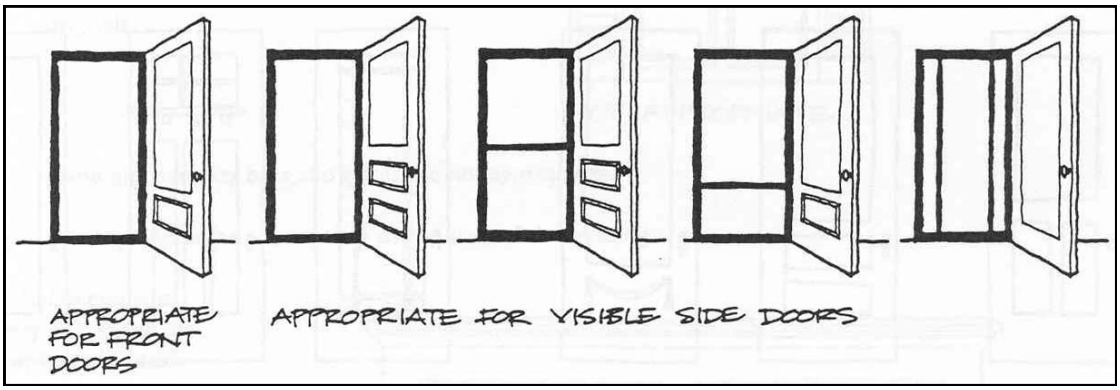
f. On front doors, full-view, painted or anodized security doors are appropriate. On other publicly visible doors, full-view or glazing proportionate, painted or anodized security doors are appropriate.

g. Generally, security bars and grilles are not 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

6. Architectural details

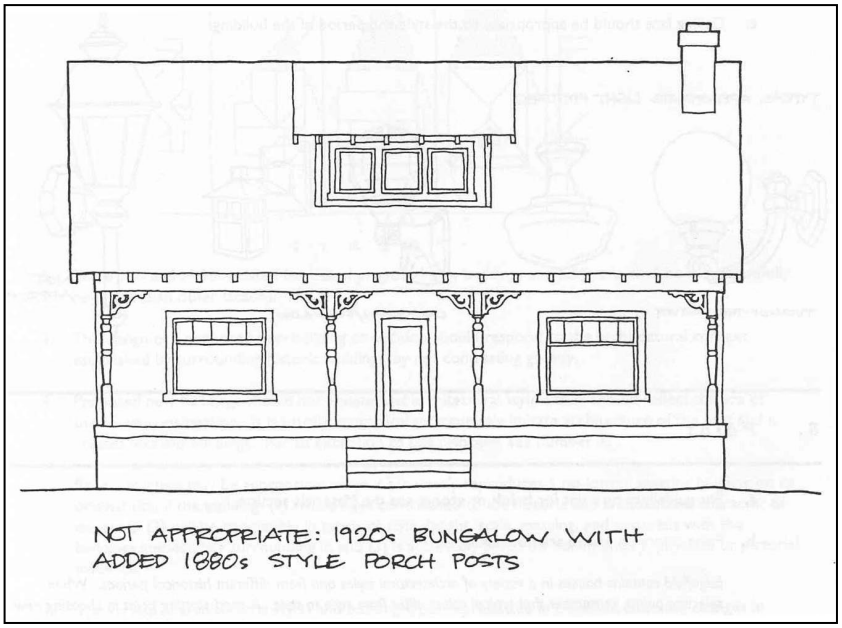
a. Original architectural details should be retained.

b. Where replacement is necessary, new architectural details shall match the design, dimension, materials and all other visual characteristics of the originals, based on physical or historical documentation.

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

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

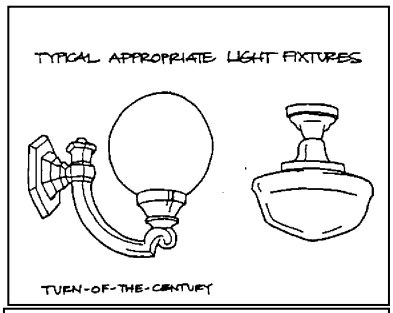
7. Lighting

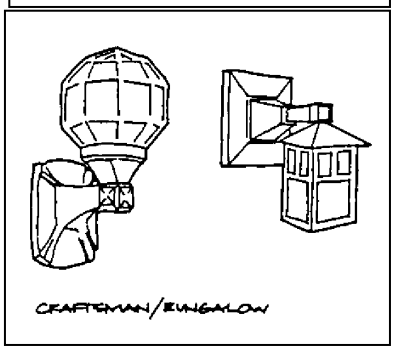
a. Original light fixtures should be retained. New or replacement light fixtures should be appropriate to the style of the building.

Recessed or ceiling mounted lamps not visible from the street can be a good way to achieve desired lighting without introducing obvious light fixtures. Generally, carriage-style, colonial-inspired lamps are not appropriate.

b. Freestanding lampposts in yards are not appropriate.

c. Ceiling fans should be appropriate to the style and period of the house.





8. Paint Color

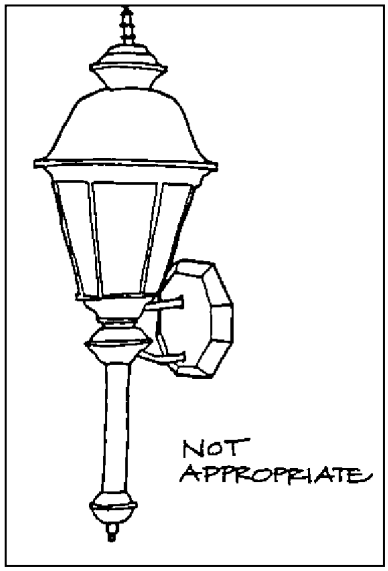
a. For guidelines on paint for **brick** or **stone**, see "Materials."

b. Paint colors on **wood** are not regulated.

Edgefield contains houses in a variety of architectural styles and from different historical periods. When selecting paints, remember that typical colors differ from style to style. A good starting point in choosing new colors is to analyze layers of colors existing on a building in order to establish the original color scheme.

Even for the highly ornamented Eastlake and Queen Anne styles, it if often a good idea to limit a scheme to three colors: a main body color, a primary trim color (for window and door casings, cornerboards, etc.) and a secondary trim color (for window sash and doors)

The MHZC maintains a library of information on historic paint colors and on do-it-yourself paint analysis which is available to the public and can assist in determining colors appropriate for the style and period of your house.



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

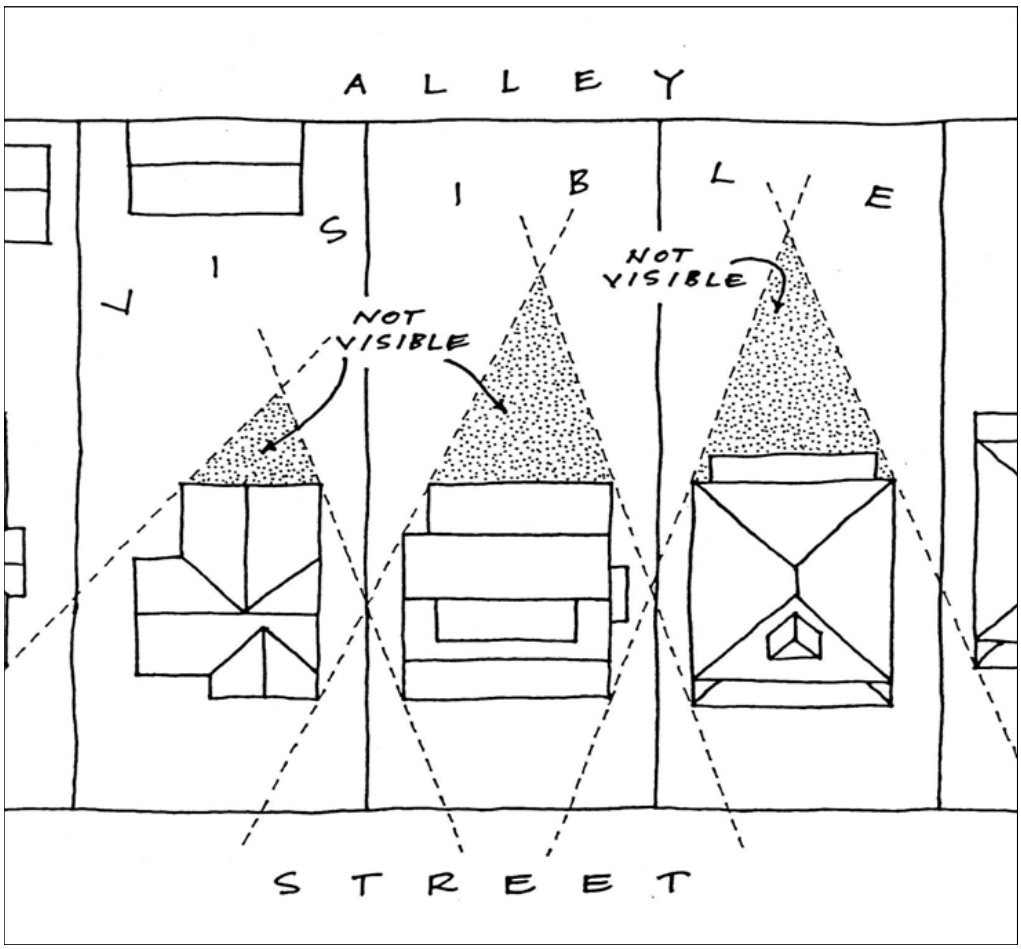
Queen Anne Cottage

Craftsman

PRINCIPLES

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

For the purposes of conservation zoning, alleys are not considered public rights-of-way.



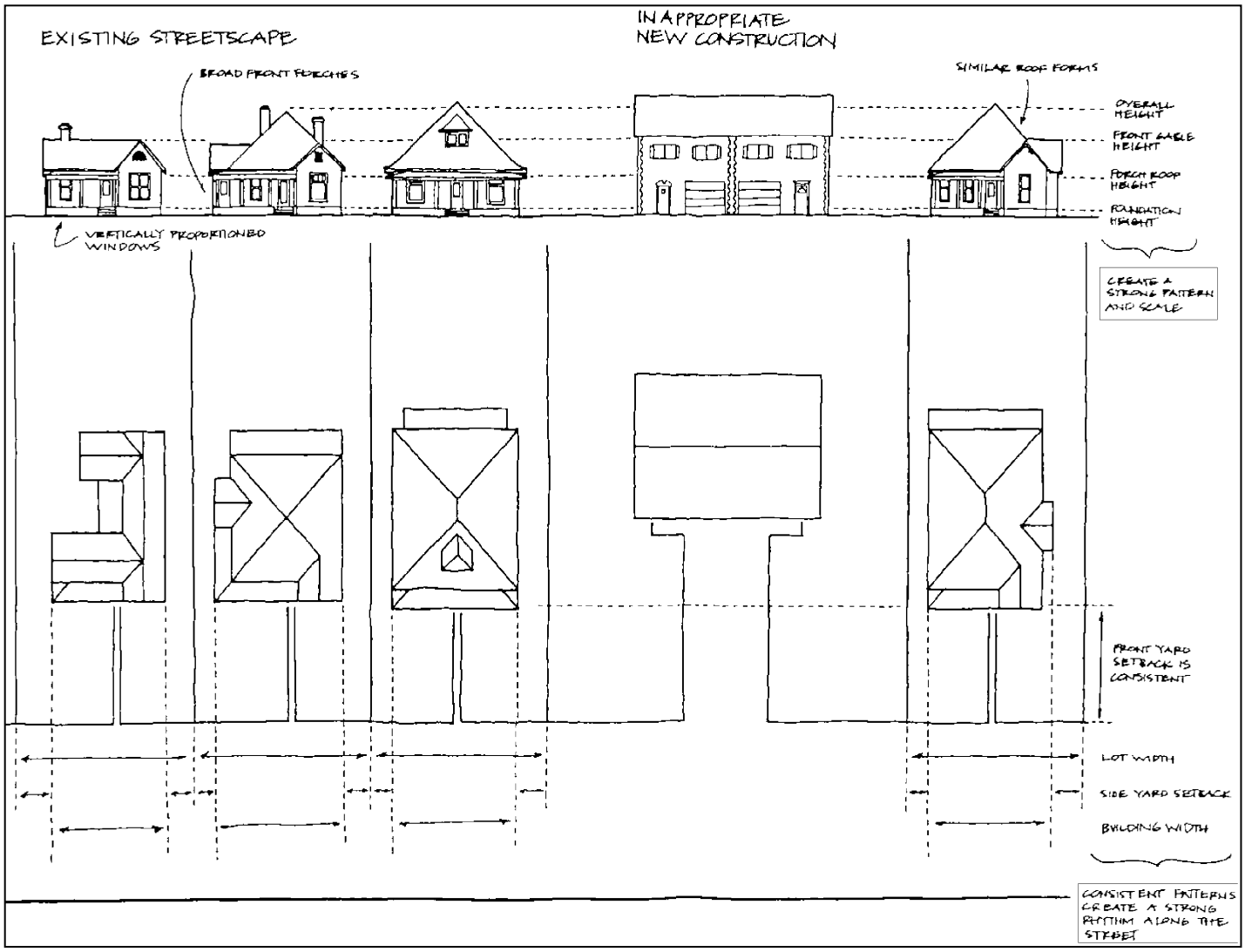
III. A. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

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

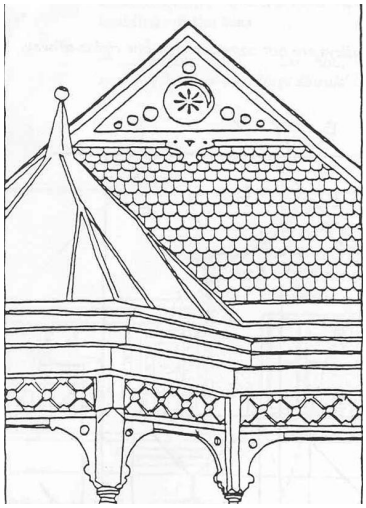
2. The front– and street-related facades of proposed new buildings and additions shall be more carefully reviewed than other facades.

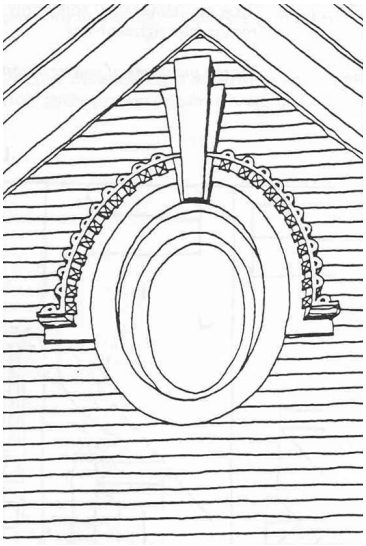
Specifically for corner lots, because they are visible from a public street, a secondary elevation and outbuilding is reviewed similarly to a primary elevation.

3. The design of a proposed new building or addition should respond to the



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





architectural context established by surrounding historic buildings, by not contrasting greatly.

4. Proposed new buildings should not imitate past architectural styles; they should reflect the era of their own construction. It is usually impractical to accurately imitate architecture of the past and it creates fake old buildings. For an exception to this principle, see number 5.

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. 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.

6. The variety of architectural styles and building types represented in Edgefield illustrate changes in building tastes and technology over the years. Proposed new buildings should continue this tradition while relating to, and being visually compatible with, surrounding historic buildings.

7. The number of additions to a building should be minimized.

8. A proposed new addition should be constructed in such a manner that historically or architecturally significant materials are not destroyed, and if the addition were to be removed in the future, the essential form and integrity of the original structure would be retained.

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

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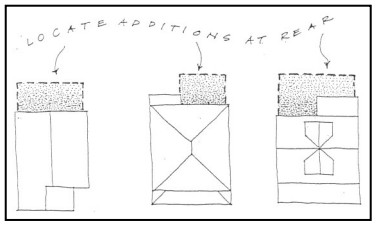
III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

1. ADDITIONS

a. Generally, an addition should be situated at the rear of a building in a way that will minimize the visual impact upon both public 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.

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.

c. An addition should be compatible, by not contrasting greatly, with the height, scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated building.

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

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

- *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,

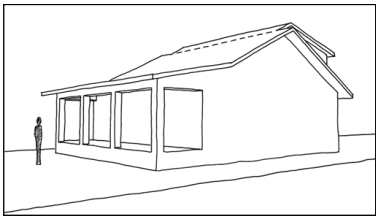
III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

generally the addition should not higher and extend wider.

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

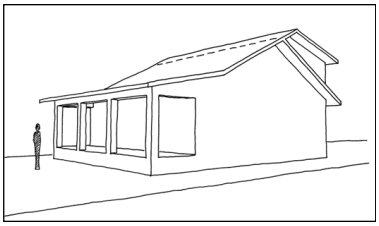
When an addition needs to be wider:
Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. 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.

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.



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.

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.



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

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.

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

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).

d. The creation of an addition through enclosure of a front porch is not appropriate.

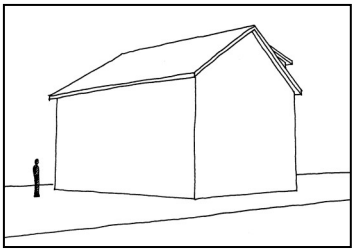
e. The enclosure of side porches may be appropriate if the visual openness and character of the porch is maintained.

f. Dormers generally should not be introduced where none existed originally.

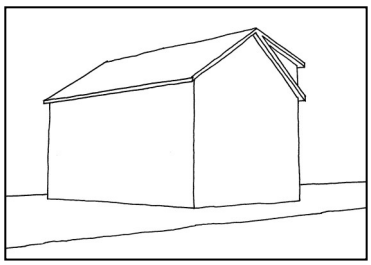
Rear Dormers

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.

g. Additions should follow the guidelines for new construction.



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.*

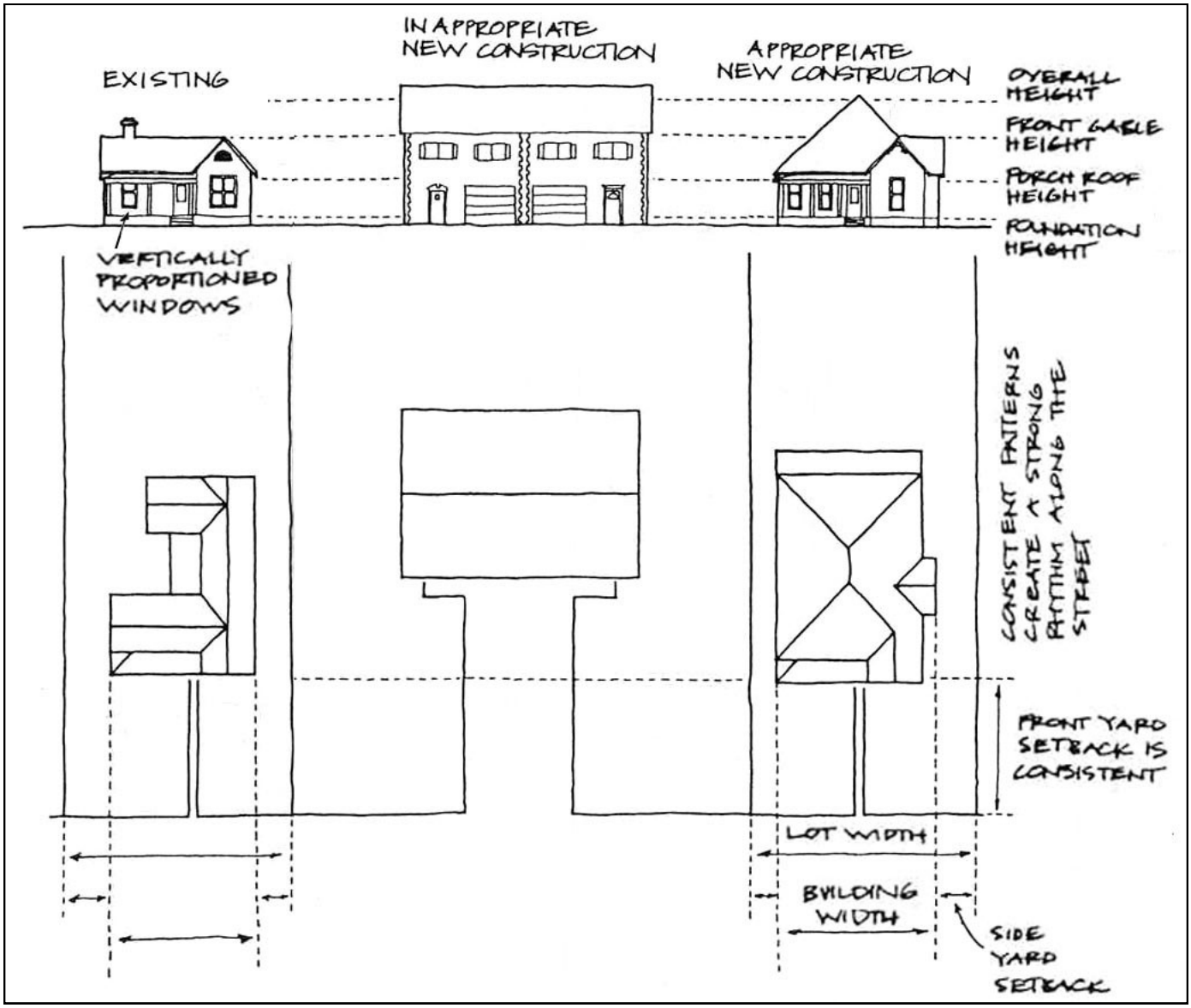
III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

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

2. NEW CONSTRUCTION

a. 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 reinforce that rhythm.



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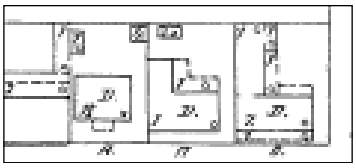


Setback requirements didn't exist when our historic districts developed so existing conditions sometimes require a little leeway in setbacks required by codes to help new construction fit in with the neighborhood.

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).

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.*

b. 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.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be

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

added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

c. Building Shape

The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

d. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

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.

e. 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.

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

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.

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.

Multi-unit Developments
For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.
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.

f. 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 new buildings 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

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

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.

g. 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.

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

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

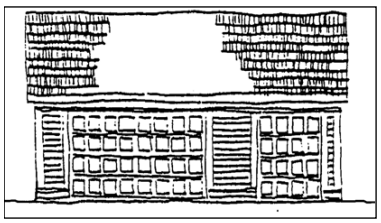
Texture and tooling of mortar on new construction should be similar to historic examples.

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.

h. Outbuildings

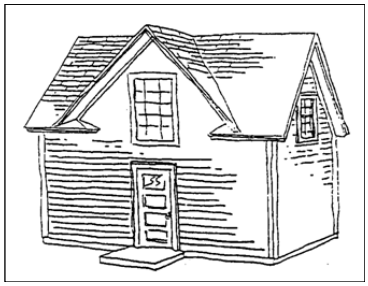
(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does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

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

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

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.

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

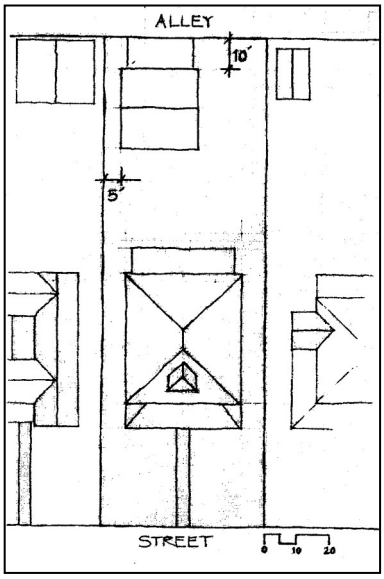
Setbacks & Site Requirements.

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. Outbuildings 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:

- *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.

***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.*

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

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.*

i. Appurtenances Related to New Construction

For information on fences, paving, walls, et cetera, see the Appurtenances section.

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

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

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

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

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

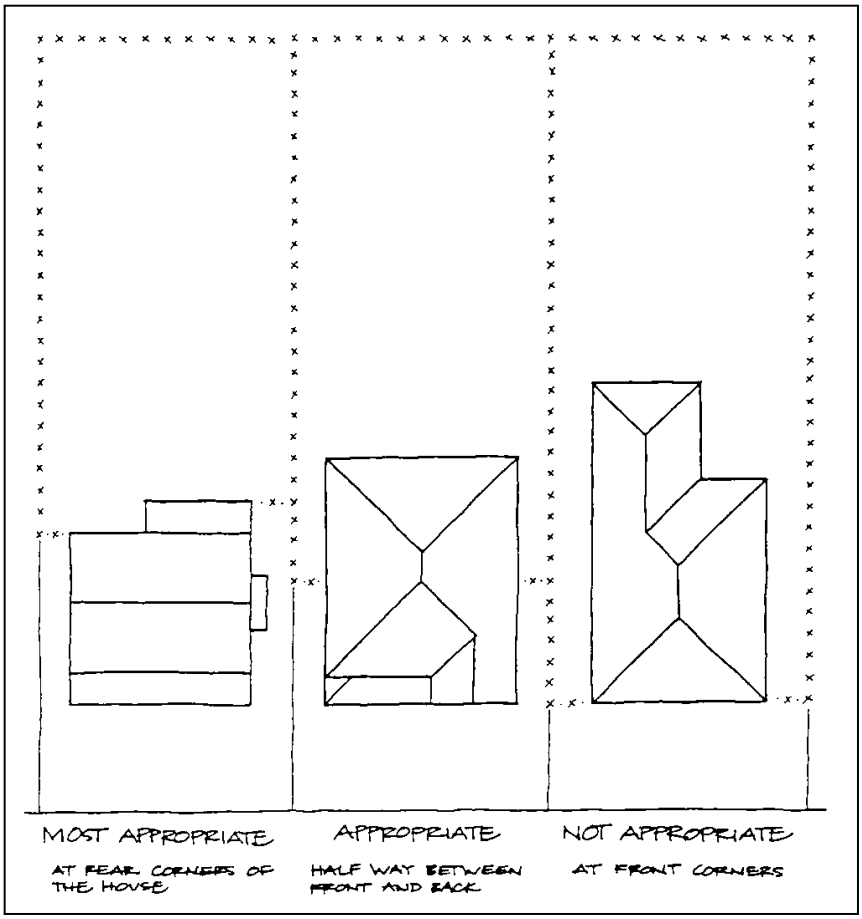
1. FENCES

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

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

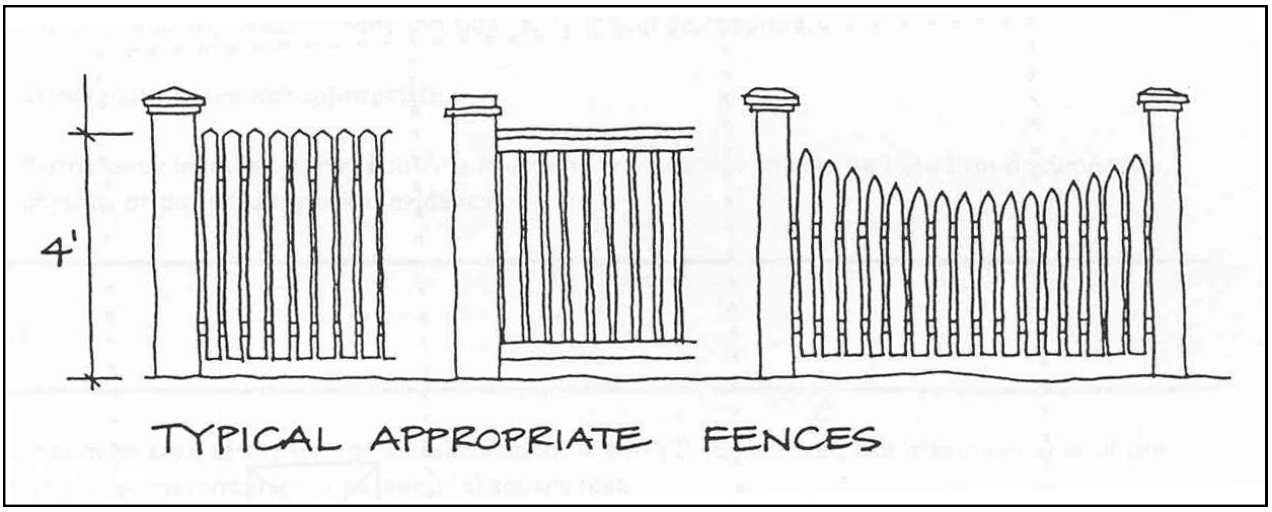
A rear yard is considered to be behind the mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.

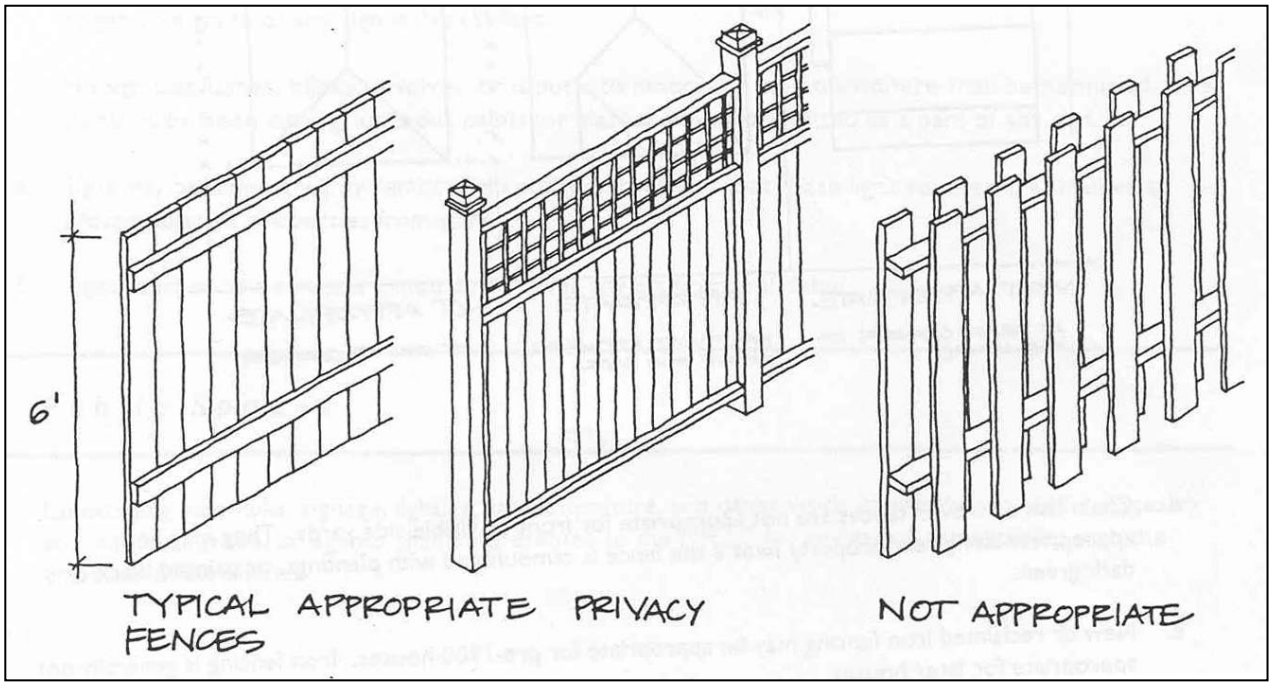
c. Chain link or woven fences are generally not appropriate for front or visible side yards. They may be appropriate along rear property lines if the fence is camouflaged with plantings, or painted black or dark green.



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

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS





IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

2. PERMANENT BUILT LANDSCAPE FEATURES

a. Walls, curbs, steps, pavement, gravel, driveways, lighting, walkways and other such appurtenances should not contrast greatly with the style of the associated house in terms of design, size, materials, material color and location and should not contrast greatly with comparable original features of surrounding buildings.

b. Historic 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.

e. Above-ground swimming pools should not be publicly visible. An in-ground swimming pool should be located in a rear yard in a manner that minimizes its public visibility.

Mail boxes at the sidewalk or street are not appropriate.

Structures such as gazebos and pergolas should be appropriate to the style of the house and located in rear yards, unless documentary, physical, or pictorial historical evidence indicates otherwise.

3. SIGNS

a. The maximum area of any sign on a residential lot is four (4) square feet; the maximum area of any sign on a non-residential lot is sixteen (16) square feet.

b. The maximum height from grade of any sign is five (5) feet.

c. Off-site signs are not permitted.

d. There shall be no more than one sign per street frontage per lot.

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

e. The size, location, method of attachment, material color, texture and design of signs shall be compatible, by not contrasting greatly, with the building to which the sign is related.

f. No sign that flashes, blinks, revolves, or is put into motion by the atmosphere shall be permitted. Visible bulbs, neon tubing, luminous paints, or back-lit plastics should not be used as a part of any sign.

g. Signs may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties from glare.

h. Signs attached to a structure should not cover any architectural detail.

4. 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 of compatibility with the character of the district.

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

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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.

B. GUIDELINES

Demolition is not appropriate

if a building, or major portion of a building, contributes to the architectural or historical or character of the district.

Or, 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, does not contribute to the architectural or historical character or significance of the district; or,

b. if a building, or major portion of a building, has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; 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. Generally, moving a historic building from its original site is not appropriate.

2. When relocation is appropriate, a building should be moved carefully in order to retain the integrity of original architectural details and materials.

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 architectural or historical character or significance of the district; or,

   b. The building has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical or significance; or,

   c. The building's architectural and historical integrity in its original location is eminently threatened.

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. The building's architectural and historical integrity in its original location is eminently threatened.

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

VII. DEFINITIONS

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

Adjacent: *Close proximity, surrounding*

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.*

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

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

Facade: *An exterior face of a building.*
Historic: *A structure or site, usually constructed more than fifty years ago, which possesses historical or architectural significance, based on the criteria for listing in the National Register of Historic Places. In the case of Edgefield, properties built during the neighborhood's period of significance: ca. 1900-1939.*

DEFINITIONS, continued

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 Edgefield, 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

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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