



NASHVILLE, GEORGIA HISTORIC PRESERVATION DISTRICT

DESIGN GUIDELINES



NASHVILLE, GEORGIA HISTORIC DISTRICT INTRODUCTION

WHAT IS THE NASHVILLE HISTORIC DISTRICT?

The Nashville, Georgia Historic District is a local historic district designated by a city ordinance, which falls under the jurisdiction of the Nashville Historic Preservation Commission. This local historic district is generally “overlaid” on the existing zoning classifications in the community. Therefore, the Historic Preservation Commission deals only with the appearance of the district, not with the uses of those properties.

According to the 1980 Georgia Historic Preservation Act which makes such local designations possible, the local historic district is a “geographically definable area, urban or rural, which contains structures, sites, and/or works of art which have special historical or aesthetic interest or value; represent one or more periods or styles of architecture typical of one or more eras in the history of the municipality.”

The designation of the Nashville Historic District protects the significant properties and the historic character of the district. It provides the community with the means to make sure that growth, development, and change take place in ways that respect the important architectural, historical, and environmental characteristics within the district. This designation encourages sensitive development in the district and discourages unsympathetic changes from occurring. This happens through a process called design review, whereby the Historic Preservation Commission approves major changes that are planned for the district and issues Certificates of Appropriateness which allow the proposed changes to take place.

LIMITS OF THE NASHVILLE HISTORIC DISTRICT

Does not restrict the use to which property is put in the district nor require property owners to make improvements to their property

Designates historic areas on the basis of local criteria and local procedures

Protects a community’s historic properties and areas through a design review process

Protects the historic character and quality of the district with specific design controls

Sets district boundaries based on the distribution pattern of historic resources plus other preservation and community planning considerations

Provides no tax incentives for preservation purposes unless such are provided by local tax law

Provides no additional protection from the effects of federally assisted undertakings

Does not qualify property owners for federal or state grants for preservation purposes

Requires local historic preservation commission review and approval, based on conformance to local design guidelines, before a building permit is issued for any “material changes” in appearance to the district

Does not affect federal, state, or local government activities

Provides for review of proposed demolitions or removal within designated areas; may prevent or delay proposed demolitions or removal for specific time periods to allow for preservation alternatives.

STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

When restoration of a historic property is undertaken, either in total or in part, the following Secretary of Interior Standards of Rehabilitation are to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

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 shall 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 a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ADDITIONAL GUIDES

The following pages identify additional guides as it pertains to the specific characteristics of Nashville's historic commercial and residential areas. Property owners and occupants are strongly encouraged to familiarize themselves with these guidelines and strive to adhere to them as closely as possible.

Any material change of any property in the Nashville Historic District requires a Certificate of Appropriateness (COA) issued by the Historic Preservation Commission before a building permit can be issued or changes made to the property. See the Procedures for Certificate of Appropriateness detailed in the appendix of these guidelines.

NASHVILLE, GEORGIA HISTORIC DISTRICT COMMERCIAL PROPERTY DESIGN GUIDELINES

PROPERTY PRESERVATION AND RESTORATION

The primary goal of the commercial sector of the Historic District is to preserve the historical character of the commercial structures and to avoid haphazard and unplanned development. Also to enhance the esthetic appearance of the district as a whole. These guidelines will help direct the downtown physical improvement goals. Over time, adherence to the guidelines can improve the quality of physical change, protect the value of investment, and protect the existing architecture.

STOREFRONTS

Though many of Nashville's original storefronts have been severely altered, photographic evidence of most of them does exist. The goal of the Historic Preservation District is to preserve and maintain the original storefronts that still exist, and to restore the ones that have been removed or altered.

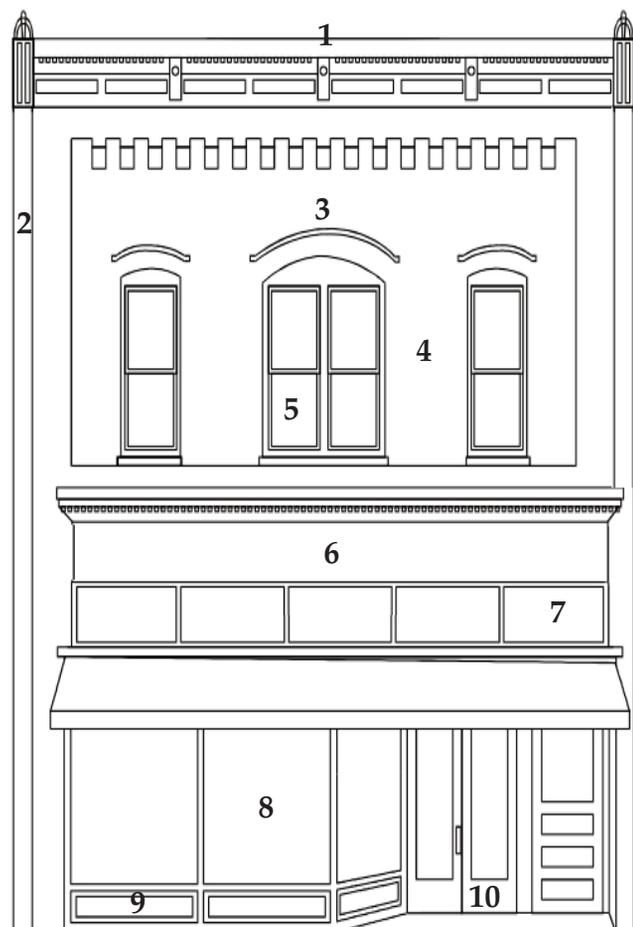
Typical of most of the original storefronts consist of these features:

1. Decorative Cornice and Cornice Cap
2. Masonry Pier
3. Decorative Window Hood (Eyebrow)
4. Masonry Wall
5. Regularly Spaced Windows
6. Storefront Cornice/Sign Area
7. Transom Windows
8. Display Windows
9. Kickplate
10. Recessed Entry

Most of the single story buildings originally had the same features, though often reduced in size, scale, and less ornate.

Painting of original brick surfaces is not permitted, and removal of paint from painted brick should be through appropriate techniques and never sandblasted.

When restoring or modifying any historic structure, please contact the Historic Preservation Commission for photographic evidence of original construction, and appropriate preservation techniques and building materials.



DOORS & ENTRY

Storefront entries are typically recessed to provide a larger area for display, give shelter from the elements, and emphasize the entrances.

If original door design is not known, replace door with plain wood doors with plain glazing (glass area). Use door with large glass panel framed in wood with kickplate panel proportionate to the bulkhead panels. Wood is preferable but metal with a dark or bronze anodized finish and with a wide stile. Silver colored metal is never appropriate.

DISPLAY WINDOWS

The display window is the most visible part of the building to the pedestrians, and therefore should be pleasing and inviting.

Preserve, maintain or restore original size, division, and shape of display windows within total storefront frame.

Do not remove, reduce, cover or alter original display windows. The original size, division and shape of display windows within the overall storefront frame should be preserved.

If the original design is unknown, make replacement windows traditionally scaled (as large and unobtrusively divided as possible) to maintain the traditional transparent storefront.

For mullions or framing, use wood, copper, or bronze metal.

For glass areas use clear, not tinted glass. Awnings, interior blinds, or shades or cafe curtains can create privacy at non-retail establishments.

KICKPLATES OR BULKHEADS

The kickplate protects the display windows by raising the glass to a safer and more easily viewed height. Kickplates also help establish horizontal Rhythms.

Preserve, maintain or restore (uncover) kickplates where they exist or existed, matching the original in design, size, and material.

Do not remove, conceal or alter Kickplates.

For renovations with no documentary evidence, appropriate kickplate materials are painted wood, glazed tile, or painted metal in muted colors.

Align kickplates with those of other buildings in the block.

TRANSOM WINDOWS

Transom windows are smaller windows above the display windows. Used as early energy savers, transoms allow light back farther into the store and in the winter, help heat the room. Transoms are also important to a buildings proportion because they complement the display windows.

Preserve, maintain or restore transoms where they exist or existed, keeping the original configuration/ dimensions (whether a band of transoms or transoms individually located above windows and doors) retaining historic transom material such as prism or leaded glass, etc.

When restoring transoms match original framing and inset detail if it exists, or match to similar framing and insets in the other surrounding buildings.

Check for transoms hidden above display window, and if found, uncover and restore it.

If original transom glass is removed, use clear, frosted, or darkened glass in its place if original cannot be feasibly duplicated. Wood, metal or plastic panels are not acceptable.

UPPER FLOOR WINDOWS

Upper story windows in downtown Nashville are as important as the display windows. Preserve and maintain or restore original windows, including proportions and space

openings, dimensions, glass, sash, mullions, materials and details.

Do not cover, move, or alter original window openings.

Open boarded or bricked windows to re-establish original facade and block symmetry.

If possible, match the material as well as the design of the original windows.

If original window design is unknown, use window type and detailing of the architectural style or period of the building.

Shutters should not be used unless historically documented and then they must match the size of the window opening.

CORNICE CAPS

Most top cornices of early brick buildings in Nashville were not capped. Later, brick and concrete structures were topped with ceramic tile.

Preserve, maintain, and restore original cornice caps. Remove metal and tar caps. Use ceramic or clay tile if cornice cap is added.

Metal cornice caps are undesirable, but if used they should fit flush on the top row of the cornice brickwork and extend no more than two brick tiers down (about 8 inches) on the face.

All metal caps shall be painted to match the exposed brickwork or wall surface.

BUILDING MATERIALS

In the Nashville commercial area, the predominant building materials are brick and formed concrete.

Preserve, maintain, and restore original building material and design.

Do not replace, cover, or alter original .

If original materials have been covered by a false front, uncover them.

If portions of material need to be replaced, use materials similar to the original and compatible with downtown. Do not use non-historic materials or synthetic materials such as synthetic stucco.

Avoid use of shiny, metal, and reflective materials such as mirror, glass, baked enamel and plastic panels as primary facade materials.

Preserve, maintain, or restore original stone or brick foundation materials and design.

Materials should be compatible in quality, color, texture, finish, and dimension to those listed as being common in the district.

Do not paint brick unless it is extremely mismatched or so deteriorated it cannot withstand weather.

Do not paint stone.

Use stucco only on Spanish Mission and Modernistic buildings where it originally exists or existed.

AWNINGS

Awnings can enhance buildings and storefronts of the downtown areas by contributing to its overall image, providing weather protection to pedestrians, and allowing energy conservation for buildings.

Awnings shall be placed carefully within a storefront, porch, door, or window opening so as not to obscure architectural elements or damage historic materials. The size, type, and placement of awnings shall not interfere with existing signs, street trees, or street lighting.

The bottom of the awning shall be no lower than seven feet above the sidewalk. It shall project between four and seven feet from the building. A six-inch valance flap may be attached at the awning bar and can serve as a sign panel.

Shed-type awnings shall be made of cloth mate-

rial, not metal, wood, or vinyl. Colors should be compatible with the overall color scheme of the building. Solid or vertical striped colors are acceptable. Overly bright colors and complex patterns should not be used.

Bubble-type awnings, scalloped or pennant valances are not acceptable.

Flat metal canopy is acceptable where historically present. However replacement shall be with an appropriate shed awning.

PAINT

Painting of any original unpainted brick surface is not permitted.

Paint colors are not specified by the Historic Preservation Guidelines, however the colors should be muted and be complimentary and in keeping with adjacent buildings. Professional assistance in historic color selection is available at the Historic Preservation Commission at no charge.

Any painted shapes, designs, lettering, graphics, or art work is considered a sign and must be approved by the Historic Preservation Commission. Generally, painting these items on building surfaces will not be permitted.

SIGNAGE

Signage is a critical element on any building or property. Simple, tastefully placed signs are most effective and encouraged, however over-size or multiple signs can create visual clutter that detracts from the historic character of the building and surrounding buildings. Therefore all permanent signage is considered a material change and requires a COA before being created or installed. Professional design and recommendation is available at the Historic Preservation Commission at no charge.

ATTACHED SIGNAGE

Generally an attached sign is considered a per-

manent sign and must fit the architecture of the building. This means that signs can vary in type but shall not obstruct elements that define the design of the building. They shall be made of painted wood and/or metal, not plastic or vinyl. No more than two signs may be used on a building not counting window signs.

LOCATION

Place attached signs in historically traditional locations, generally in the frieze of the cornice above the display windows but below the bottom sill if on a two-story building, painted on glass windows, or hung from a bracket projecting from the wall and mounted in the mortar of the building.

SIZE

Flush mounted signs may extend as wide as the features of the building, however must fit within the cornice frieze and not cover any architectural detail. The signboard may not be more than 2 feet 6 inches in height with lettering being no more than 18 inches high and occupy no more than 65 percent of the signboard.

Hanging signs are primarily for pedestrian readability and may not be more than 2 feet tall nor the outer edge extend from the wall more than 2 feet, and mounted so as not to impede pedestrian access.

Signage on display windows should occupy no more than 50 percent of the display window area.

LIGHTING

The illumination of signs should be understated and in keeping with the architectural style of the building and the rural character of the community. Signs should be indirectly lit with light fixtures that are compatible with the historic character of the Historic District.

A single "Open" neon sign is permitted on the inside display window but may not be flashing. New or updated internally illuminated plastic

signs are not permitted. LED illuminated signs, or string lights are not permitted. However traditional Christmas lighting is permitted within the season.

TEMPORARY SIGNS

Banners, sandwich boards, posters, and changeable reader board are all considered temporary signage and have limits to their usage in the Historic District. Permanent banners are not permitted on any building in the Historic District.

Temporary banners may be hung on-primis one week preceding and one week following the grand opening date of a new business. Pennants, flags, balloons, and similar items are permitted only during the same grand opening period. Sale banners are permitted only on interior windows.

Each business may have one sandwich board sign, each side approximately 2 feet by 3 feet, placed on the property promoting that business so long as it does not impede pedestrian access.

Posters are not permitted on the exterior of buildings in the Historic District. They may be applied to the inside windows as long as they do not create a cluttered appearance.

Changeable reader board signs are not permitted in the Historic District. Off-primis signs or yard sale type signs are not permitted in the Historic District. This excludes licensed permanent outdoor billboards.

FREE STANDING SIGNAGE

A single permanent free-standing sign is permitted only on property with setbacks of 15 feet or more. These signs still require a COA.

Free-standing signs may be no more than 15 square feet, including supporting structure.

Free-standing signs may be externally illuminated with subdued reflective light. Bright flood lights are not permitted.

Internally illuminated plastic, LED illuminated, revolving, flashing or changing readers are not permitted in the Historic District.

KIOSKS

Kiosks, such as newspaper stands and information racks, create visual clutter and distract from the architecture of the building and are not appropriate in the Historic District

SPECIAL EVENTS

Traditional and special events often have need for signage or special use of historic property. Such needs shall be presented in writing to the Historic Preservation Commission at least two weeks in advance of event. The commission will provide specific guidelines for the event.

OTHER GUIDELINES

LANDSCAPING

Clean well-manicured property enhances the overall appearance of the Historic District. The Nashville Better Hometown provides and maintains planters around much of the downtown area.

Additional planters should not conflict with the city planters, or impede pedestrian access. Any planters or landscaping must be approved by the commission before placement. Statuary is not acceptable in the Historic District.

SIDE WALK ACCESS

Sidewalk access to normal pedestrian or wheelchair traffic, shall not be inhibited by any signage, landscaping, promotional display, or furnishings.

REFUSE RECEPTACALS

Where possible, refuse dumpsters and cannisters should be hidden from primary and secondary view by fencing or landscaping. Access may be open from 12 hours preceding normal pickup time through 12 hours following pickup.



MAINTENANCE AND REPAIR

Basic building maintenance and repairs of roofs and windows are required.

Vandalism such as graffiti should be removed as quickly as possible and broken windows should be replaced.

Prevent buildings from being demolished by neglect. Demolition by neglect reflects poorly on the building and has a negative effect on the other downtown buildings.

DEMOLITIONS

Historic buildings should not be demolished. Demolition may only be approved if one or more of the following conditions are met:

1. Where the public safety and welfare requires the removal of a structure or building.
2. Where economic hardship has been demonstrated, proven, and accepted by the Historic Preservation Commission.

3. Where the structural instability or deterioration of a property is demonstrated through a structural engineer's or architect's report. The report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. The report should also describe future action on the site.

4. Where buildings have lost their architectural integrity and no longer contribute to the character of the Nashville Historic District.

Historic buildings should not be relocated, unless threatened by demolition.

Historic buildings should be relocated within the district if a suitable site can be found.

If a building is relocated in the district, it should be in a site and setting similar to the historic site and setting.



NASHVILLE, GEORGIA HISTORIC DISTRICT

NEW COMMERCIAL CONSTRUCTION

GENERAL GUIDELINES

New buildings should be of the period of construction, not a reproduction or copy of an old style. However it should be compatible in scale, height, materials, shape, orientation, rhythm, and proportion of openings, etc.

Reconstruct a previously existing building only if it will be on its original site, and accurately duplicate it based on documentation, such as photographic or original drawings of its original design and detailing.

Moving a historic building only under these circumstances:

1. If the only alternative is demolition.
2. When it does not involve loss of a historic building to create space for it.
3. When it will be architecturally compatible with adjacent buildings in style, height, scale, materials, shape, design, setback, and setting.

Make infill buildings:

1. Similar to and compatible with (maintain established rhythms and patterns) adjacent buildings, not sticking out among them.
2. Aligned with existing setbacks and spacing.
3. Of similar height, width, scale, and proportions of adjacent buildings.
4. Of orientation and roof forms consistent with adjacent buildings.
5. Of similar design (composition and arrangement of parts—shapes, sizes, placement of windows and doors, and vertical and horizontal emphasis and divisions).
6. Of similar, compatible materials and colors, not with feature copies from historic styles.

BUILDING PROPORTIONS

New buildings or additions to buildings to buildings in Downtown Nashville should re-

spect overall height and width of other buildings on the block. New construction built too high, low, or wide damage rhythms established by existing rooflines.

GUIDELINES

1. Construct one building per lot to keep established building patterns.
2. If a new downtown building or addition spans several lots, separate the facade into smaller bays to maintain horizontal rhythm.
3. New buildings or additions should fall within 10% above or below established rooflines on neighboring buildings.
4. Corner buildings are anchors to buildings on the block and should be as tall or taller than adjacent buildings.

SETBACK

Setback is the distance buildings from lot lines. Similar setbacks help reinforce horizontal rhythms of a streetscape.

HORIZONTAL RHYTHM

Lower and upper story window and door openings should create a repeated pattern that helps give the block uniformity. Window size and placement should be consistent for new construction as well as rehabilitation. Also storefront and upper facade openings should be in alignment.

FACADE RHYTHM

New buildings and additions should distinguish their lower and upper facades. The new building should not mimic neighboring buildings, but should maintain storefront designs that have display windows, recessed entries, bulkheads, awnings, upper story windows, cornices, produced in a complimentary manner.

BUILDING MATERIALS

Use materials on new buildings similar to neighboring buildings for compatibility. However since most of downtown Nashville was mostly constructed of brick, that material is preferred and encouraged. Artificial siding such as metal, dryvit, or stucco is discouraged.

ARCHITECTURAL DETAILS

Architectural details such as window caps, cornices, and brick work should compliment neighboring buildings and help horizontal rhythms. Materials should also compliment neighboring buildings.

ROOF STYLE

The shapes of roofs help form the horizontal rhythm needed. On new roof construction, use the block's established roof forms to maintain the rhythm of the street. Roof top equipment such as air conditioning equipment should be screened from view.

ILLUMINATION

Night time illumination is encouraged to add interest for pedestrians and automobile traffic. This lighting encourages night time shopping and aids security.

Lighting should be concentrated on window displays, entrances, signs, and architectural details. Light fixtures should be appropriate to building style and be unobtrusive. Install lights that minimize glare to neighboring buildings and traffic.

PARKING

Develop parking areas away from main streets and behind buildings. Concrete paving is preferred over black asphalt paving. Parking lots should be well landscaped and maintain horizontal rhythms with walls and plants.

NASHVILLE, GEORGIA HISTORIC DISTRICT RESIDENTIAL PROPERTY DESIGN GUIDELINES

PROPERTY PRESERVATION AND RESTORATION

Though most of the Nashville Historic District consists of commercial property, there are several residential structures that contribute to the historic character of the district. These residential structures are transitional structures and key to future Historic District additions. Therefore it is the intent of these residential guidelines to be relevant to present and future contributing properties.

PRESERVING THE HISTORIC CHARACTER OF THE DISTRICT

Nashville residential neighborhoods grew from a rural community, sprinkled with one and two acre lots with larger Queen Anne and Folk Victorian homes, to subdivided city lots plotted out with 25 and 50 foot frontages where much smaller two-pen and bungalow homes were built. This growth pattern is represented in the Historic District and preservation of the residential character is the primary goal of the Historic Preservation Commission. These guidelines will help all property owners recognize the common elements that are considered essential in the preservation and restoration of these historic homes and the historic character of the neighborhood.

WOOD SIDING

The original siding surfaces of the structure should be preserved and maintained. Wood siding and wood shingles should be preserved and maintained.

Features of the exterior siding which defines the character of a building such as siding, cor-

nices, brackets, window moldings, doorway pediments, gable end ornamentation, etc. should be retained.

Repair or replacement of original wood siding should be with materials, dimensions, profiles, and designs to match the original.

Repair of siding is preferred over total replacement. Total replacement of siding on primary and secondary facades should not be permitted unless severe deterioration of the siding is clearly demonstrated.

The installation of aluminum, vinyl, brick, or stone veneers, or any other artificial siding over original wood siding shall not be permitted.

In case of undue hardship where artificial siding seems to be the solution, the original siding must remain intact and the artificial siding will not be allowed to obscure significant architectural details.

MASONRY

Original masonry walls should be preserved and maintained.

Exterior masonry details should not be removed or obscured. Masonry features such as walls, brackets, railings, cornices, window moldings, door pediments, steps, columns, and other details should be retained and preserved.

Masonry repair should be done with new masonry which matches the original as closely as possible in color, texture, and profile.

The repointing of masonry should be done with mortar which matches the original in composi-

tion and appearance. The new mortar joints should be raked to match the original.

Masonry should be cleaned with the gentlest means possible. Low pressure water with detergents and natural bristle brushes is the recommended cleaning method.

Sandblasting, high pressure washing, and other abrasive methods are strictly prohibited. The use of chemicals is also not a recommended method.

Unpainted masonry shall not be painted.

Masonry details, including stucco should not be concealed or obscured.

WINDOWS

Original windows should be preserved and maintained.

Original window openings should not be enclosed, reduced, expanded or concealed.

New window openings should not be added to the primary facade or readily secondary facade.

Original windows should be repaired rather than replaced. If repair is necessary, the repair should be done with in-kind materials and design to match the original.

Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration is not acceptable since these conditions in themselves do not indicate that the windows are beyond repair. Clear deterioration beyond repair must be demonstrated.

The sash configuration of windows should not be altered. Sashes should not be replaced unless severe deterioration is clearly demonstrated. If sash replacement is necessary, then replacement sashes should match the original materials, design and dimension and the number of and configuration of lights.

Single fixed windows, picture windows, and undocumented metal designs should not be

added on primary and readily visible secondary facades. Designing and installing additional windows on rear or other non character defining elevations, if required, is acceptable.

Original stained glass, leaded glass, and other decorative glass lights should not be removed but should be preserved and maintained. Elaborate stained glass or other decorative glass should not be added to the primary facade or readily visible secondary facade where there is not previous evidence of such.

Snap in muntins are not acceptable substitutes for functional muntins in the Historic District.

Replacement glass or lights should be of clear glass on the primary and readily visible secondary facades. Only in the cases where stained or pigmented glass is being repaired should colored glass be used on primary or readily visible secondary facades.

It is recommended that window sashes and frames be painted a contrasting color to the body of the house to provide contrast and depth to the window opening.

WINDOW TREATMENTS

Original working shutters and other exterior window coverings should be preserved and maintained. Repairs should be with materials and designs to match the original.

If original shutters are clearly demonstrated to be beyond repair, then replacements should be with materials and proportions to match the original shutters.

New shutters do not have to be operational, but they should be sized so that if they were closed, they would cover the entire window opening.

Metal, vinyl, or shutters that would not cover the entire window if closed should not be applied.

Shutters should not be added to windows that

did not originally have them.

It is recommended that the shutters and blinds, etc. be painted a contrasting color to the body of the house.

AWNINGS

Canvas awnings are the most appropriate on Historic District homes, and other structures in the district.

Metal awnings, vinyl awnings, and other similar materials should not be applied.

Canvas awnings should fully cover the window, door or other porch openings but not be oversized to obscure areas of the facade or detailing.

Shed type awnings are the most appropriate design for structures in the Historic District. Balloon type awnings are non-historic in design unless over an arched doorway.

ARCHITECTURAL METALS

Architectural metals such as cast iron balustrades, steps, sheet metal cornices, column capitals, roof cresting, roofs, and other decorative metal features should be preserved and maintained.

Only deteriorated portions of metal features should be removed and either be repaired or replaced as necessary. If repair is necessary, the repair should be done with in-kind materials.

Removal of large portions which are not shown to be significantly deteriorated should not occur. Removal of entire metal details for replacement with new materials to create a uniform or improved appearance should not occur.

Cleaning soft metals such as lead, tin, copper,terneplate, and zinc with appropriate chemical methods is recommended over abrasive measures. The finishes of soft metals such as these can be easily abraded by blasting methods.

Cleaning of hard metals such as cast iron, wrought iron, and steel, low pressure grit blasting may be acceptable only if hand scraping and wire brushing have been proven ineffective.

FENCES AND RETAINING WALLS

Original historic fences and retaining walls should be preserved and maintained.

Fences may be erected along all four property lines of a residence, depending on height and material. The more commonly appropriate fencing material in Nashville is wood in historic picket designs, pointed, rounded or flat. However cast iron, wrought iron, or other materials may be used for fencing where documentation evidences that type of fencing material.

Wooden plank fences, chain link fences, vinyl fences, or other non-historic utility fences may be used only as privacy fences if located at the rear of the property and out of primary view or visible secondary view. Dark vinyl coating of chainlink and landscape screening is also recommended.

Fences may not exceed 6 feet high at the property line at the rear or side up to the center of the main structure of the house. Fences may not exceed 3 1/2 feet high at the front sidewalk or property line back to the center of the main structure of the house.

Wooden split-rail fences, although historic in nature are not appropriate in the Historic District which includes late 19th and early 20th century structures in the urban area.

NASHVILLE, GEORGIA HISTORIC DISTRICT GENERAL GUIDELINES

PROPERTY MAINTENANCE

In order to provide a more attractive and pleasing appearance to the Historic District the following guidelines should be followed by all property owners within the Historic District whether a contributing historical property or a non-contributing property:

PAINTING AND REPAIR

Each property owner is encouraged to paint surfaces in need of repainting, and repairing broken and deteriorated components of their structures.

GENERAL CLEANING

Each property owner is encouraged to keep their structures clean and orderly, keep house and structures clean of mildew, porches clear of clutter, driveways clean from oil stains. Furnishings on porches should be only furnishings intended for outdoor use.

LAWN MAINTENANCE

Property owners are encouraged to keep their lawns mowed and raked in the season, and weeds controlled.

BURNING

Burn barrels and other outdoor burning is not permitted in the Historic District. Lawn debris, clippings, prunings, or leaves for roadside pickup should be placed at the side or rear of the property where possible.

TRASH RECEPTACLES

Trash receptacles shall be kept out of primary view or out of secondary view if easily seen from the street, except 12 hours before pickup day through 12 hours following pickup day.

RESIDENTIAL VEHICLE PARKING

Parking of vehicles shall be limited to paved driveways if in front of the residence. Parking on unpaved surfaces shall be limited to the side of the residence past the front facade of the residence where possible.

Vehicles not in running condition must be hidden from both primary and secondary view.

SATELLITE DISHES

Satellite dishes should be mounted if possible on a post at the rear of the property out of the primary view. If it needs to be mounted on the roof for best reception, placement must be out of primary view.

SWIMMING POOLS, HOT TUBS AND OTHER RECREATIONAL EQUIPMENT

Swimming pools and hot tubs, whether above the ground or below the ground, and other recreational equipment shall be located at the rear of the property and fenced high enough to be hidden from primary and secondary view, but no higher than 6 feet.

STATUARY

Permanent statuary shall be minimal in scale so as not to detract from the supporting or surrounding properties. Statuary is considered permanent if left in place all year round.

YARD SIGNS

Permanent freestanding signs shall be no more than 1 foot high and 2 feet wide.

Temporary yard signs should be limited to a single sign except political campaign signs preceding an election. Signs may be approximately 18 x 24 inches.

NASHVILLE, GEORGIA HISTORIC DISTRICT

NEW RESIDENTIAL CONSTRUCTION

GENERAL GUIDELINES

New residential construction should be of its period, i.e. it should be contemporary in nature but fit in with its surroundings. Historic reproductions predating Nashville or not originally found in Nashville should be avoided.

Reconstruction of buildings that are clearly documented may be permitted on their original site only. Reconstructed buildings should be constructed with materials, style, detailing, and other decorative features to match or closely approximate the original building.

HEIGHT

New construction should be compatible in height with adjacent buildings. New construction should vary no more than 10% of the average height established by the other buildings within the block.

SETBACK, AND SPACING

Setback and arrangement on a lot should conform to minimum zoning requirements and should be consistent with adjacent structures.

Garage openings should not be to the primary facade if possible. If garage must face the street, the porch should be the foremost feature of the facade.

Side yards and setbacks for new construction should maintain the rhythm and spatial arrangements found along the street.

FOUNDATION

Foundation height for new construction should be compatible with adjacent structures. New construction should have at least one foot above grade on the primary facade. No building should be constructed at grade in historic areas. Brick construction must have the founda-

tion level delineated through some type of belt course.

FLOOR TO CEILING HEIGHTS

Floor to ceiling heights should be compatible to adjacent structures. Approximate heights for new construction are eight to ten feet.

PRIMARY ENTRANCES

New buildings constructed in the residential areas of the historic district must have their primary entrances oriented toward the street. New buildings on corner lots may have entrances on both street facades.

PORCHES

New construction in residential areas must be built with some type of porch configuration on the primary or street facades. The design, placement, and height of these porches should be in accordance with adjacent buildings along the block.

Two-story porches are less desirable than one-story porches. Small decorative balconies should also be avoided on the primary facade.

Porches should have depths of at least six feet and have simple columns and balusters.

WINDOW AND DOOR OPENINGS

New construction window and door openings should maintain the rhythm and spacing of window and door opening of adjacent historic residences.

Primary facades of any new construction in the district shall not have blank walls or walls with only one door or window opening.

Window and door openings shall not exceed the height and width of adjacent buildings by more than ten percent (10%).

ROOF FORMS AND ORIENTATION

Gable and hipped roof variations are appropriate roof forms for new construction. Flat or mansard roof forms should not be constructed in the Nashville Historic District.

Roof slope ratio should be a minimum of 6:12 and a maximum of 12:12. Roof eaves should be a minimum of eight (8) inches.

Roofs should be similar to slope and orientation to other buildings in the district.

MATERIALS

Materials for new construction should be consistent with historic materials:

It is recommended that new residential construction be of frame for most of the Nashville Historic District. Blocks with a minimum ratio of one brick or stucco building every two frame buildings are acceptable locations for new brick or stucco construction.

Exterior siding materials for frame buildings should be of weatherboard, clapboard, or shiplap siding. Artificial siding such as aluminum, vinyl and waterproof reinforced polyester stucco are discouraged.

New metal permanent buildings are not permitted in the Nashville Historic District. Buildings are considered permanent if sitting on a paved slab or foundation, or on concrete block.

Buildings of brick construction should be compatible with historic brick buildings in width of mortar joints, size and scale of the bricks, color, and texture.

Porch elements should be of wood or brick.

Foundations on new construction may be brick or concrete. If concrete blocks are used they should be painted or covered with stucco.

Acceptable roof materials are asphalt shingles, tile, and standing seam metal.

NEW ADDITIONS TO CONTRIBUTING HISTORIC BUILDINGS

New additions to historic buildings have the capability to radically change the building's historic character. New additions should be considered only after all other options, such as altering non-character defining interior spaces, have been explored.

New additions shall not be built on primary facades. Rear facades and secondary facades not readily visible from the street, are appropriate.

New additions should be attached to the historic building in such a way that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

New additions should be compatible in design, craftsmanship, materials, scale, and massing to the historic building to which they are being added. However, exact replication of the historic structure for additions should be avoided. It is recommended that the new addition be set back from the wall plane of the historic building to show break between the old and the new.

When the building is complete there should be a clear distinction between the historic building and the new addition.

New additions should not dominate the historic structure. The square footage of additions should be limited to no more than 50% of the square footage of the original building.

When an historic room or space is simply being reconfigured or expanded, the new design, materials, details should match the original ones.

EXPANSION OF EXISTING HISTORIC SPACES

When an historic room or space is simply being reconfigured or expanded, i.e. the wall is being extended or roof structure is being changed, the new design, materials, details, etc. should match the original ones.

Historic windows, doors, siding and trimwork should be saved and reused in the new wall or walls. In this case, there is no need to distinguish the new work from the old. Therefore, upon completion of the project, the new work should match the original.

ON-SITE PARKING

On-site parking should only be placed on rear or side yards; never between the primary facade and the street.

Parking should be adequately and appropriately landscaped.

Driveways should be of textured or colored concrete, brick, smooth white concrete, or similar paving materials. Blacktop asphalt is discouraged in the historic district.

If a permanent driveway is not desired, then pea gravel or similar small rocks will suffice.

DEMOLITIONS

Historic buildings should not be demolished. Demolition may only be approved if one or more of the following conditions are met:

1. Where the public safety and welfare requires the removal of a structure or building.
2. Where economic hardship has been demonstrated, proven, and accepted by the Historic Preservation Commission.
3. Where the structural instability or deterioration of a property is demonstrated through a structural engineer's or architect's report. The report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. The report should also describe future action on the site.
4. Where buildings have lost their architectural integrity and no longer contribute to the character of the Nashville Historic District.

Historic buildings should not be relocated, unless threatened by demolition.

Historic buildings should be relocated within the district if a suitable site can be found.

If an historic building is relocated within the district, it should be in a site and setting similar to the historic site and setting.



NASHVILLE, GEORGIA HISTORIC DISTRICT APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



NASHVILLE HISTORIC PRESERVATION COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application Number: _____ Date of Application: _____

Hearing Date: _____ Hearing Time: _____

Address of Property (one each) _____

Complete this application for any exterior alteration, demolition, or removal of a structure, or new construction within the Historic District regardless if it is a contributing historical structure or non-contributing structure. Application is not necessary for maintenance or repair measures that will not alter the appearance or material of the structure. Certificates of Appropriateness are not required for interior work as long as addition or change is not visible from the street. *Examples of work requiring a Certificate of Appropriateness: Addition of synthetic siding, Erection of a fence, Building a storage shed, Erecting a sign, Addition of a room, Tearing down a storefront, Building a deck, Adding an exterior light fixture, Paving a driveway, Replacing a roof, Installing new type windows, etc. This list is not all inclusive.*

Bring these items to the hearing to illustrate the proposed change:

1. Photographs of the property as it is now, and the adjoining properties.
2. Drawings showing work to be done, including elevation and floor plan, details, signs, etc.
3. Samples of materials to be used (awnings, siding, signage) when appropriate.
4. Show dimensions of work to be done, e.g. height of fence, size of sign, area on the property etc.

Review requested for (check one): New Construction Addition to Existing Building
 Signage Change Exterior Fencing Moving a Building
 Demolition Other (Identify)

Reason for Action: _____





NASHVILLE, GEORGIA HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS GUIDELINE CHART

| TYPE OF WORK | NO APPROVAL REQUIRED | COA REQUIRED | BUILDING PERMIT REQUIRED |
|---|----------------------|--------------|--------------------------|
| ADDITIONS | | X | X |
| AWNINGS | | X | X |
| BRICKWORK | | X | X |
| DECKS | | X | X |
| DEMOLITION | | X | X |
| EXTERIOR DOORS | | X | |
| FENCES | | X | |
| FIRE ESCAPES | | X | X |
| GLASS Replacement To Match Original | X | | |
| GLASS Replacement Not Original Match | | X | |
| GLASS Removal of Historic Glass | | X | |
| GUTTERS/ DOWNSPOUTS | | X | |
| HANDICAPPED RAMPS | | X | X |
| LANDSCAPING | X | | |
| EXTERIOR LIGHT FIXTURES | | X | |
| MASONRY Cleaning/Repair | | X | |





| TYPE OF WORK | NO APPROVAL REQUIRED | COA REQUIRED | BUILDING PERMIT REQUIRED |
|-----------------------------|----------------------|--------------|--------------------------|
| MECHANICAL SYSTEMS | | X | X |
| MOVING BUILDINGS | | X | X |
| NEW BUILDING STRUCTURES | | X | X |
| PAINT COLORS | X | | |
| PARKING LOTS DRIVEWAYS | | X | X |
| PORCHES | | X | X |
| RETAINING WALLS | | X | X |
| ROOFS | | X | X |
| SCREENS | | X | X |
| SHUTTERS | | X | X |
| SIDEWALKS | | X | X |
| SIDING | | X | X |
| SIGNS | | X | X |
| SKYLIGHTS | | X | X |
| SATELLITE DISH SOLAR PANELS | | X | X |
| EXTERIOR STAIRCASES | | X | X |
| STORM DOORS | | X | X |
| STORM WINDOWS | | X | X |
| WINDOWS | | X | X |





NASHVILLE HISTORIC PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS

This certificate certifies that _____

owner of the property at _____

said property being within the boundaries of the Nashville Historic District, has requested and is approved to make changes to the stated property with the following conditions:

- As plans presented and approved by the commission
- As stated below

Bryan L. Shaw, Commission Chairman

Date

This certificate is valid for 18 months. If changes are not completed within 18 months a new Certificate of Appropriateness will be required.

Conditions of Certification: