

PROPOSED REVISION TO THE INGLEWOOD PLACE CHAPTER OF THE CONSOLIDATED DESIGN GUIDELINES

Draft v.2, September 20, 2024

A revision to the Inglewood Place design guidelines for replacement siding is proposed. Three options are provided for the neighborhood to consider.

Councilmember Benedict held a community meeting on September 19, 2024, to discuss the design guidelines of the Inglewood Place Neighborhood Conservation Zoning Overlay. The Metro Council office sent a postcard announcing the meeting to all property owners under the overlay. Approximately fifty people attended the meeting.

Three options are offered based on the discussion at the meeting. Because there was an interest in a quick solution, we ask that you submit your preferred option or other comments to historicalcommission@nashville.gov by **October 14**. This deadline will allow the possibility of a public hearing at the November 20 meeting, if there appears to be consensus.

The current consolidated design guidelines include two parts. Part I is general guidelines for all the neighborhood conservation zoning overlays that use the consolidated design guidelines. Part II is chapters for each district. Each district chapter includes a map, history, historical context and guidelines that are specific to the district. The following current design guidelines are not proposed to change, but rather, guidance specific to Inglewood Place is proposed for the Inglewood Place chapter that would take precedent over the existing Part I design guidelines.

CURRENT CONSOLIDATED DESIGN GUIDELINES RELATED TO REVIEW OF SIDING:

III.A. Principle

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

III.B.1 Partial-demolition of a structure

- c. Historic cladding shall be retained. It is appropriate to remove cladding installed over historic cladding material and repair the historic cladding. Lap siding installed over, or to replace historic masonry, or a masonry veneer installed over, or to replace historic lap siding is not appropriate. When it is appropriate to replace siding, the casings of openings should be retained. And the new siding shall replicate the reveal and dimensions of the historic siding.

**OPTIONS FOR PROPOSED LANGUAGE TO ADD TO INGLEWOOD PLACE
CHAPTER:**

Option 1 (No review)

In reference to III.A.6 and III.B.1 of Part I, only historic cladding of brick and stone shall be retained and not covered with a different material. Wood and synthetic sidings, such as aluminum, vinyl and composite sidings and associated window and door casings, may be removed or covered without review by the commission.

Option 2 (No review of removal and review of replacement)

In reference to III.A.6 and III.B.1 of Part I, only historic cladding of brick and stone shall be retained and not covered with a different material. Wood and synthetic sidings, such as aluminum, vinyl and composite sidings, and associated window and door casings, may be removed without review. New siding and casings shall follow the design guidelines for siding materials.

Option 3 (No revision to the design guidelines)

Please respond with your preferred option or other comments to historicalcommission@nashville.gov by October 14, 2024.