



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**910 Manila Avenue**  
**September 18, 2013**

**Application:** New construction—partial demolition; Addition  
**District:** Greenwood Neighborhood Conservation Zoning Overlay  
**Council District:** 05  
**Map and Parcel Number:** 08204037400  
**Applicant:** Jamie Day, Owner  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to demolish the roof and the covered front porch of the non-contributing house and construct a one-story addition on top of the one-story structure.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The cement fiberboard siding have a maximum reveal of five inches (5”) and be smooth face;</li> <li>2. Staff review and approve the window and door specifications and the asphalt shingle color;</li> <li>3. The HVAC and other utilities be placed at the rear of the property, or on a side façade, beyond the midpoint of the house.</li> </ol> <p>With these conditions, staff finds that the project meets Sections II.B.1 ,II.B.2., and III.B.2. of the <i>Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> Site Plan  <b>C:</b> Elevations</p>
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## **Applicable Design Guidelines:**

### **II.B.1 New Construction**

#### **a. Height**

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

#### **b. Scale**

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

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

#### **c. Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

#### **d. Materials, Texture, Details, and Material Color**

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.*

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

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

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

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

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

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

#### **e. 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.*

#### **f. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

#### **g. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

#### **i. Utilities**

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.

## **2. ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

#### *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*).

- b. When a lot width exceeds 60 feet 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 and should be subservient in height, width and massing to the historic structure.
- c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.
- d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
- e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
- f. Additions should follow the guidelines for new construction.

### **III.B.2 Demolition is Appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** 910 Manila is a one-story structure constructed c. 1950 (Figure 1). The structure's form, materials, style, and date of construction do not match the historic context, and the structure is considered to be non-contributing to the Greenwood Historic Zoning Overlay.



Figure 1. 910 Manila Street.

**Analysis and Findings:**

Application is to demolish the roof and the covered front porch of the non-contributing house and construct a one-story addition on top of the one-story structure.

Partial Demolition. The application involves demolition the existing roof and the enclosed front porch. Because this house is non-contributing, staff finds that the removal of the roof for the construction of the addition and the removal of the enclosed front porch meet Section III.B.2. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Height & Scale. The existing structure's footprint will not be increased as a result of this project. The second story addition will increase the height of the structure from approximately twenty feet (20') to twenty-seven feet (27'). The house's eave height will be seventeen feet (17'). The majority of the houses on Manila Street are one-story, non-contributing structures; the exception is 909 Manila Street, across the street, which dates from the late-19<sup>th</sup> century and is approximately twenty-two feet (22') in height. In June, the Commission approved a one-and-a-half story infill construction at 906 Manila Street that will be twenty-two feet (22') tall.

The new addition at 910 Manila will result in a height that is taller than the other structures on Manila Street, including the historic structure across the street which is twenty-two feet (22') tall. However, given the paucity of historic context along Manila Street, staff assessed the heights of historic structures nearby in the Greenwood Conservation Zoning Overlay. Staff found that in the district, along Seymour and Chicamauga Avenues, there are several two-story historic structures ranging in height between twenty-five feet and thirty-five feet (25' – 35'). Staff therefore finds that the height is appropriate and finds that the addition's height and scale meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Setbacks, Orientation. The footprint of the existing house will not be expanded, and the house meets, and will continue to meet, all base zoning setbacks. The orientation of the house facing Manila Street with a slightly off-center entrance will not be altered. Staff therefore finds that the addition's setbacks, location, and orientation meet Sections III.B.1.c., III.B.1.f., and II.B.2. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Materials. The applicant plans to remove the existing vinyl siding and replace it with Hardie plank siding. The addition will also be clad in Hardie plank siding, and staff asks that the siding be smooth face with a maximum reveal of five inches (5"). The applicant may include cedar shingles as an accent material. The roof will be asphalt shingle, and staff asks to review the shingle color. The windows will be aluminum clad, and staff asks to approve all window and door materials and specifications prior to purchase and installation. With the aforementioned staff reviews, staff finds that the materials meet

Sections II.B.1.d. and II.B.2. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Roof Form. The existing roof is a side-gable, and the addition's roof will also be a side gable with an 8/12 pitch. The addition allows for a more appropriate roof overhang than what is exists currently. Staff finds that this roof form is compatible with the roof forms in the Greenwood neighborhood and meets Sections II.B.1.e. and II.B.2. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Windows. The applicant is proposing to alter some of the existing window and door openings on the house. On the front façade, the windows will be elongated in order to better match the historic proportions of windows, and the windows to the right of the door will be replaced with a double window. On the right façade, an existing door will become a window. The altered windows on the existing house and the windows on the addition are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. In addition, there are no large expanses of wall space without a door or window opening. Staff therefore finds that the house's proportion and rhythm of openings meet Sections II.B.1.g. and II.B.2 of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Utilities and Public Spaces. The applicant is not planning on changing the existing sidewalk and driveway as part of the application. A rear, uncovered deck, which is not typically reviewed by MHZC, will be constructed. The location of the HVAC and other utilities was not specified, and staff asks that they be placed at the rear of the house, or on a side façade beyond the midpoint of the house.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The cement fiberboard siding have a maximum reveal of five inches (5") and be smooth face;
2. Staff review and approve the window and door specifications and the asphalt shingle color;
3. The HVAC and other utilities be placed at the rear of the property, or on a side façade, beyond the midpoint of the house.

With these conditions, staff finds that the project meets Sections II.B.1 ,II.B.2., and III.B.2. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Additional Photos**



Left façade



Right façade



View to the left/east



Context on the south side of the street



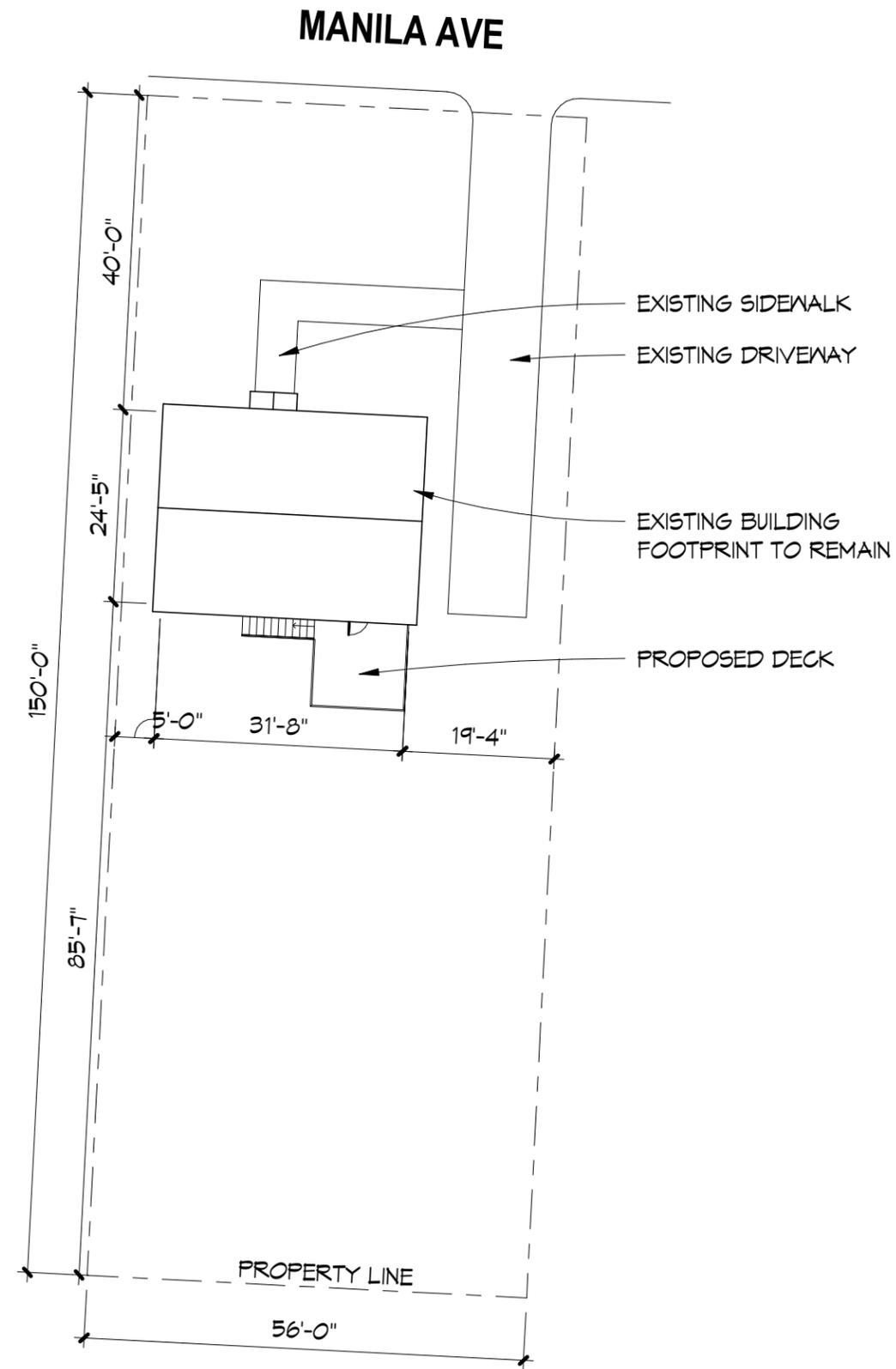
View to the right/west towards Sharpe Avenue.



909 Manila Street, across the street, the only contributing structure on Manila Street.



# SITE PLAN



# 910 MANILA AVENUE

METRO NASHVILLE / DAVIDSON COUNTY, TN

Issue Date AUG 22, 2013

Project No 1310

Drawing Title

## SITE PLAN

Sheet Number

# A5



1

**NORTH ELEVATION**



# 910 MANILA AVENUE

METRO NASHVILLE / DAVIDSON COUNTY, TN

Issue Date AUG 22, 2013

Project No 1310

Drawing Title

**ELEVATIONS**

Sheet Number

**A1**



1

**EAST ELEVATION**



# 910 MANILA AVENUE

METRO NASHVILLE / DAVIDSON COUNTY, TN

Issue Date AUG 22, 2013

Project No 1310

Drawing Title

**ELEVATIONS**

Sheet Number

**A4**

# 910 MANILA AVENUE

METRO NASHVILLE / DAVIDSON COUNTY, TN

Issue Date AUG 22, 2013

Project No 1310

Drawing Title

ELEVATIONS

Sheet Number

**A3**



1

**SOUTH ELEVATION**





1

WEST ELEVATION



# 910 MANILA AVENUE

METRO NASHVILLE / DAVIDSON COUNTY, TN

Issue Date AUG 22, 2013

Project No 1310

Drawing Title

ELEVATIONS

Sheet Number

A2