



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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## STAFF RECOMMENDATION 1719 5<sup>th</sup> Avenue North February 19, 2014

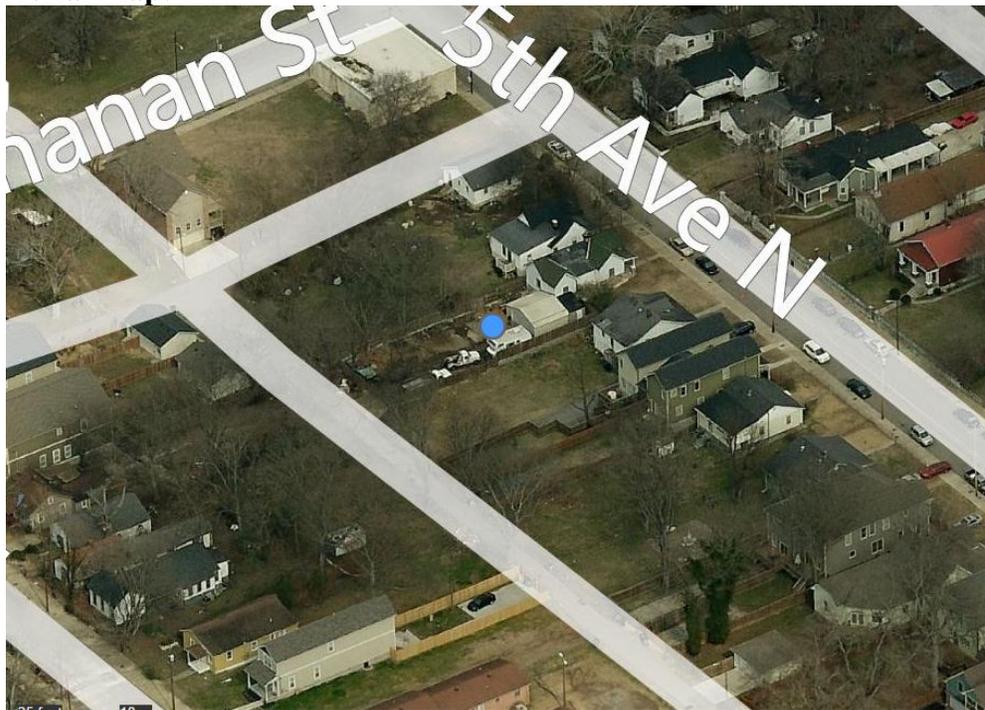
**Application:** Partial demolition, Violation  
**District:** Salemtown Neighborhood Conservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 08108046100  
**Applicant:** Derek Hoevel, property owner  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

<p><b>Description of Project:</b> The applicant seeks approval for work done without a preservation permit and for additional alterations to this contributing building.</p> <p><b>Recommendation Summary:</b> Staff recommends removal of the non-historic outbuilding, alteration of the existing window dimensions and the side door dimensions. Staff recommends approval of the partial demolition of windows and doors based on historic evidence and with the condition that staff approve the final window and door design and materials. Staff recommends disapproval of the front addition based on the fact that it does not meet sections V.B.1, II.B.1.e and 2.a and f and further recommends reconstruction of the original roof and porch roof forms.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **III. New Construction**

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

1. 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.
  - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
  - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
    - Lap 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.
    - Stone or brick foundations should be of a compatible color and texture to historic foundations.
    - When different materials are used, it is most appropriate to have the change happen at floor lines.
    - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
    - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
    - Texture and tooling of mortar on new construction should be similar to historic examples.
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

#### **E. Roof Shape**

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

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

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

2. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. 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.
3. 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.
4. 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.
5. 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.

#### **IV. New Construction-Additions**

##### **A. Location**

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
  - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
  - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. 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.
  - a. 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.
  - b. 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.
  - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

##### **B. Massing**

1. In order to assure that an addition has achieved proper scale, the addition should 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 or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.
  - a. 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 ridge 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.

b. 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.

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

### **C. Roof Additions: Dormers, Skylights & Solar Panels**

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.

b. Front and side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.
- If there are no existing dormers, new dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.
- Dormers should not be added to secondary roof planes.
- Eave depth on a dormer should not exceed the eave depth on the main roof.
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.
- The roof pitch of the dormer should generally match the roof pitch of the building.
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
- Dormers should generally be fully glazed and aprons below the window should be minimal.
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.

2. 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).

3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

D. 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.

F. 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. Connections

should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

G. Additions should follow the guidelines for new construction.

## V. B. GUIDELINES

### 1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. 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.

### 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:** The overlay was adopted in May 2013. The applicant purchased the home on October 31, 2013. On November 1, 2013, the applicant obtained a building permit for “interior rehabilitation only.” Believing that alteration of the roof form and the addition of a dormer was within the scope of permitted work, he started adding these features before receiving a stop-work-order on December 31, 2013. The applicant chose to submit an application for the violation, which is not administratively approvable, as well as other planned alterations that have not yet been started.

## Analysis and Findings:

Demolition: The applicant proposes to demolish a non-historic outbuilding, window and door openings and a portion of the original roof form. The partial demolition of the roof has already taken place.

Because the CMU outbuilding is not historic, demolition meets the design guidelines.

The applicant wishes to “demolish” all of the existing window and door openings. The windows will be replaced with new windows that have more historically appropriate proportions. Based on a photograph from 1964 (see image 2) the current window dimensions are not original. One window on the left side, towards the rear will be completely removed. This portion of the house is a later addition and will be minimally visible from the street. A side door will be replaced with a double door; however, this location will be minimally visible from the street and is also part of a later addition.

The new front door is approximately one foot taller than what it was prior to the violation. There is no evidence that it was taller historically. Full replacement, including alteration of the dimensions of the windows meets the design guidelines for appropriate partial-demolition but alteration of the primary entrance dimensions does not.

The proposed partial-demolition includes removal of the front slope of the side-gable portion of the cross-gable roof. This alteration has already taken place. Because this change alters the original roof and porch roof forms, which are character defining features of the historic house, the project does not meet the design guidelines for appropriate demolition.

Removal of the non-historic outbuilding



Image 1: Outbuilding to be removed.



Image 2: The home in 1964 with windows different than what are seen on the home today.



Image 3: Current state of violation.

and alteration of the existing window dimensions meet the design guidelines for appropriate partial demolition. Alteration of the original roof form does not meet the design guidelines for partial demolition; therefore, staff recommends that the front addition be removed and the original roof form be restored.

Location & Removability: The project includes a front addition that contains a front dormer and the reconfiguration of the roofline. This portion of the house is now almost two feet taller (1' 10 1/2") than it was originally. The front of the building is not an appropriate location for additions, as it changes the historic character of the building. Generally, additions should be at the rear and in some cases could be located at the side of a historic building. With the exception of replacing missing porches, front additions have not been approved on historic buildings by the Commission in the past. In addition, the front addition alters the existing roofline so it is not removable without altering the form of the house. The project does not meet section II.B.2.a and f.



Image 4: Before roof addition



Image 5: After roof addition



Image 5: Before roof addition



Image 6: After roof addition

Materials: The front addition will have fiber-cement lap siding with a rubber roof. The window and trim materials are not indicated. Although the known materials are appropriate, the addition itself does not meet the design guidelines. The project also includes replacing vinyl siding with cement fiber siding and replacing the porch post (not the pedestal) with a thicker post; however the Commission does not review these actions

in a neighborhood conservation zoning overlay. The proposed replacement windows are vinyl, which do not meet the design guidelines. Staff recommends that the replacement windows meet the design guidelines.

Roof form: The front addition will alter the original roof form of a cross-gable with a shed roof porch to a cross-gable with a shed roof dormer and a recessed porch. Since this alteration of a character defining feature of the house dramatically changes the original roof form as seen from the street, it is inappropriate and does not meet section II.B.1.e.

Proportion and Rhythm of Openings: See discussion about window dimension alteration under “demolition.” Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g.

**Recommendation:** Staff recommends removal of the non-historic outbuilding, alteration of the existing window dimensions and the side door dimensions, based on historic evidence and with the condition that staff approval the final window and door design and materials. Staff recommends disapproval of the alteration of the primary entrance dimensions and the front addition based on the fact that it does not meet sections V.B.1, II.B.1.e and 2.a and f and further recommends reconstruction of the original roof and porch roof forms.

BEFORE ROOF ADDITION



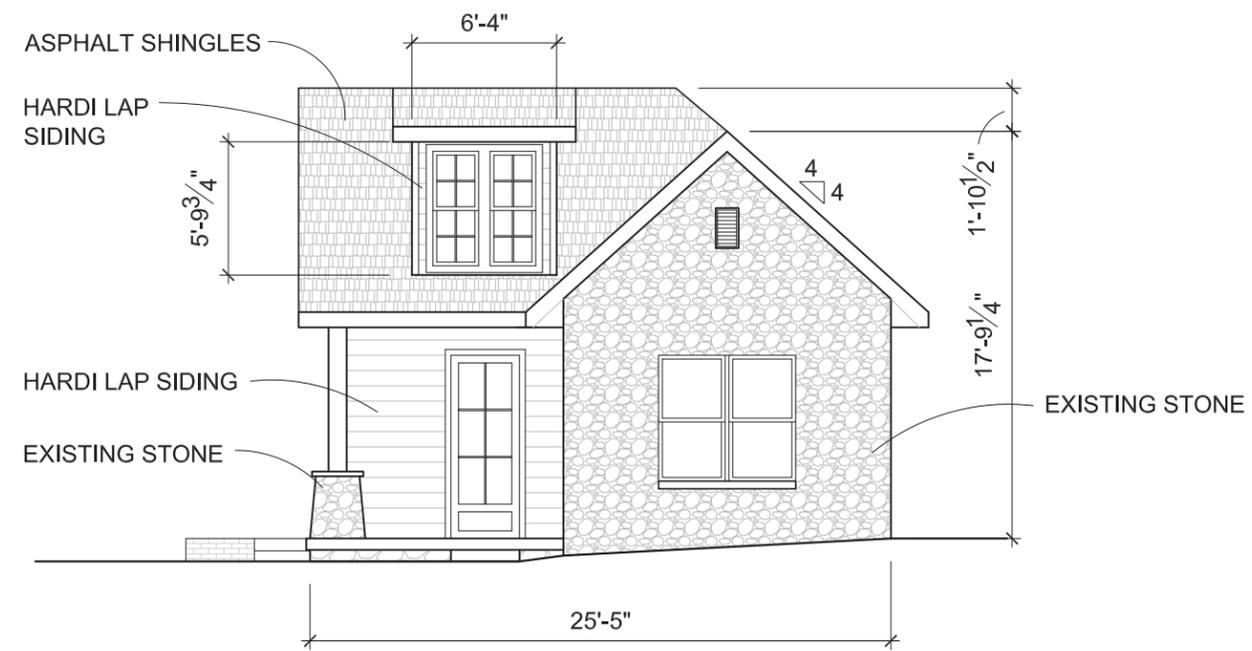
AFTER ROOF ADDITION



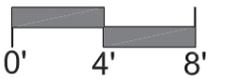
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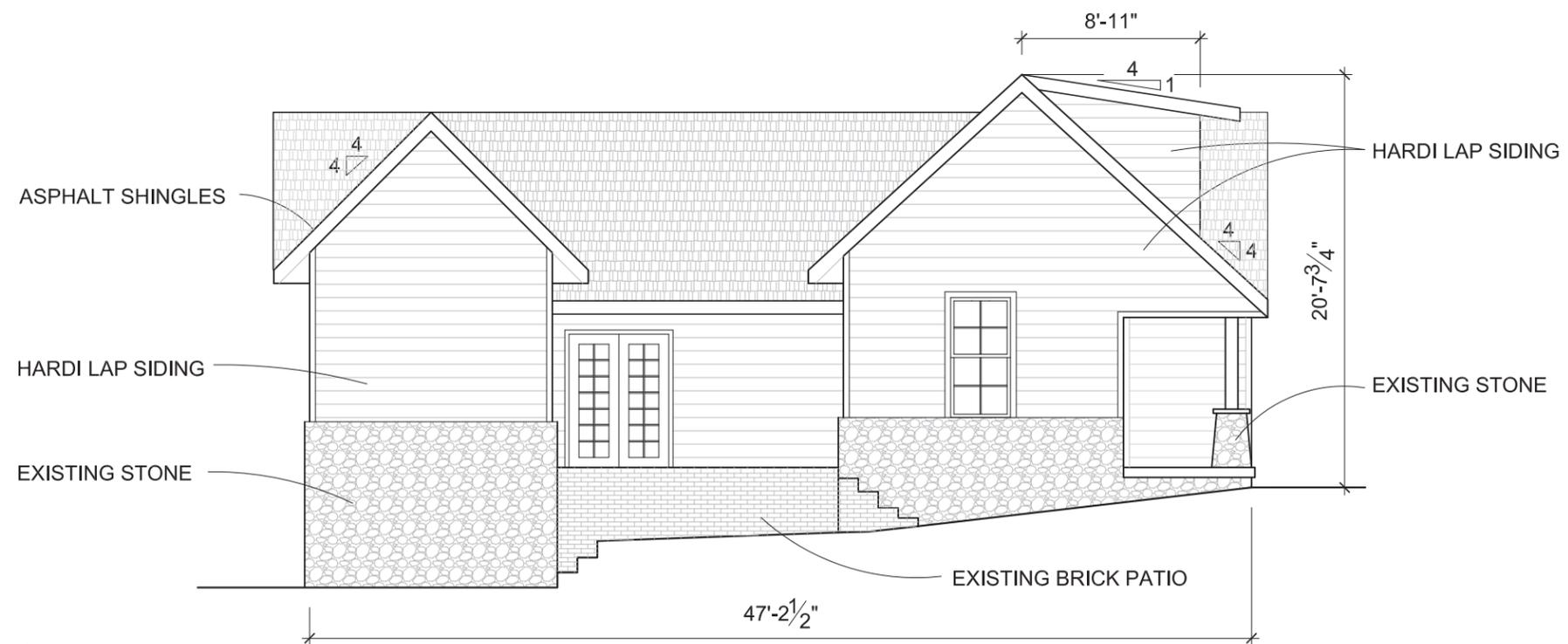
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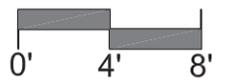
# 5th Avenue Elevations



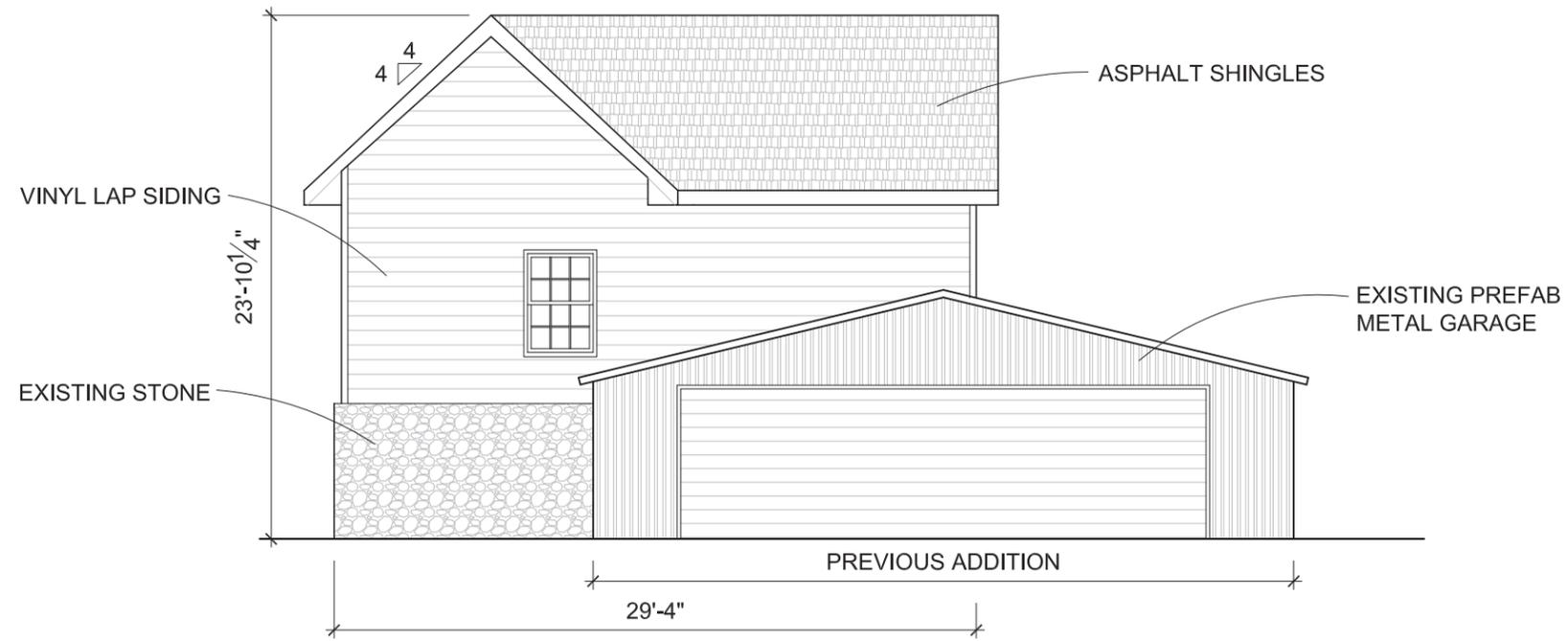
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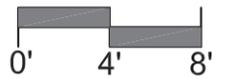
South Elevations



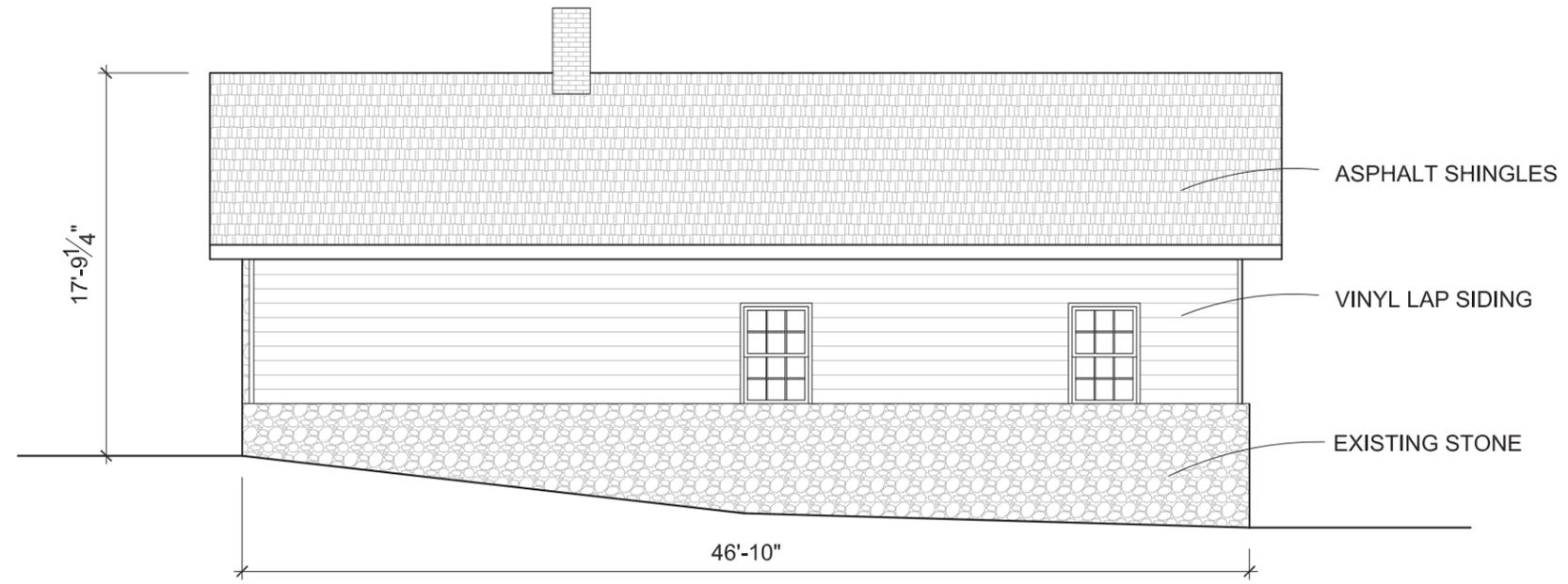
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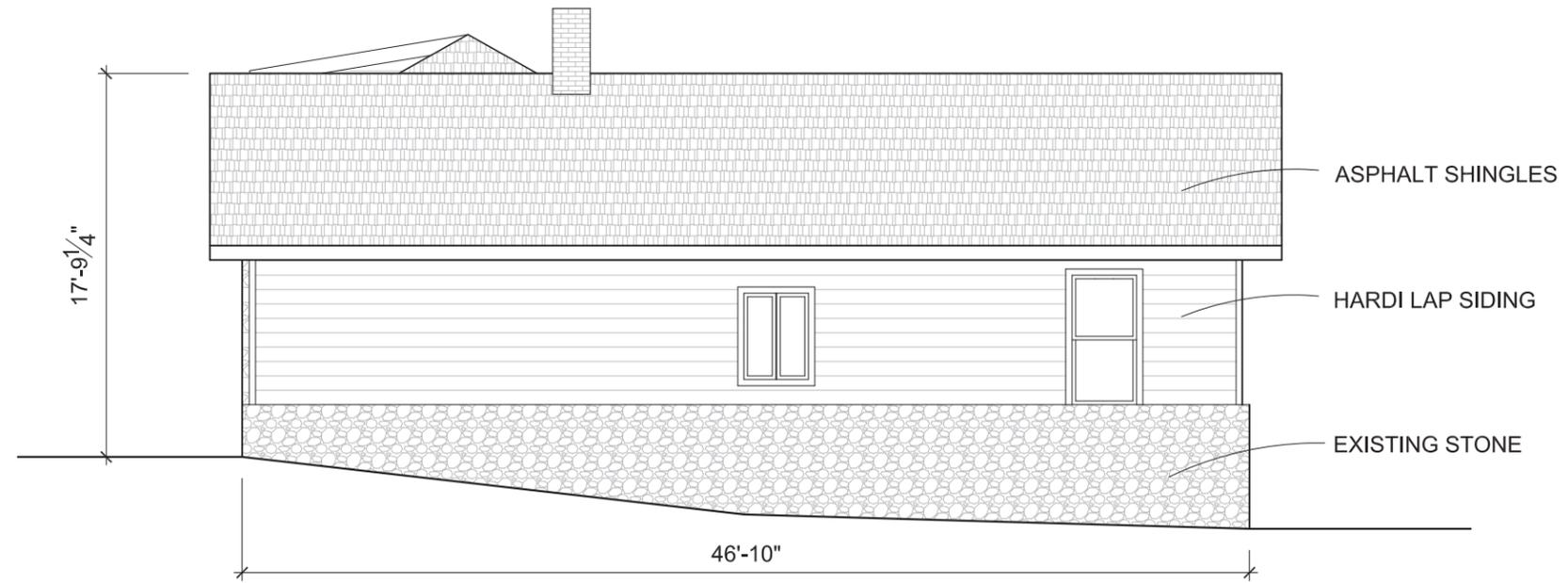
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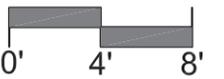
## Rear (West) Elevations



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North Elevations