

MEGAN BARRY
MAYOR



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 1310 Seventh Avenue North November 18, 2015

Application: Demolition—outbuilding; New construction—infill
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209003100
Applicant: John Root, Architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish an outbuilding and construct new infill.

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve a brick sample and all other masonry;
4. Staff approve the color, dimension, and texture of the roof shingles;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
6. Staff approve the design and materials of all permanent landscape features, including the fences, pavers, pool materials, walkways, etc.

With these conditions, staff finds that the demolition and infill meet Sections 2.0, 5.0, and 7.0 of the *Germantown Historic Preservation Overlay: Handbook and Design Guidelines*.

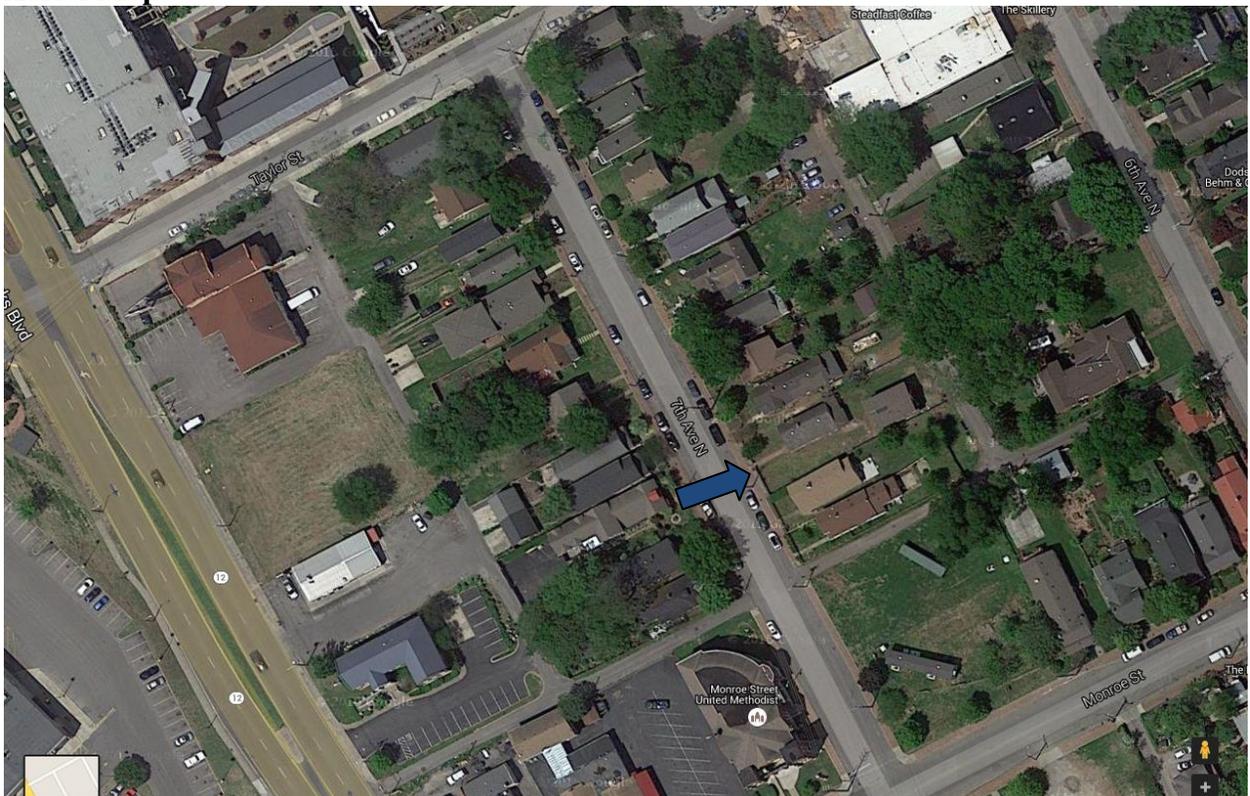
Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

2.0 New Construction within historic context

2.1 General Principles

- 2.1.1 Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Non-public facades are those not visible from the public right of way, street or streets. Facades facing the alley are generally not considered public facades.*
- 2.1.2 Construction in Historic Germantown has taken place continuously from the mid-19th through the early 20th centuries and a variety of building styles and types have resulted. New buildings should continue this tradition while remaining compatible with the existing historic context.
Because a great variety of historic building forms exist within Germantown, more flexibility in design is possible than might be the case for more architecturally homogenous historic neighborhoods.
- 2.1.3 Because new buildings should relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of the street, a dominance of the pattern and rhythm should be respected and should not be disrupted.
- 2.1.4 New construction should be consistent and compatible with existing buildings along a street in terms of height, scale, setback, relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.
- 2.1.5 Reconstruction of a historic building which no longer exists may be appropriate if it meets these criteria: it was formerly located on the site on which the reconstruction is proposed; it contributed to the historic and architectural integrity of the area; it was compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the site; and pictorial documentation supports its accuracy.
- 2.1.7 The MHZC does not review paint colors on wood or metal surfaces.
- 2.1.8 Painting of masonry materials is reviewed by the MHZC.

2.2 Site and Building Planning

2.2.1 Setbacks

1. Maintain the prevailing setbacks from the street within a block.
2. When a definite rhythm of spacing along a street is established by existing lot and building width, infill construction shall maintain that rhythm.
3. Wings, porches, and secondary building elements should be at similar setbacks to existing context.
4. Corner Lots: New construction should appropriately address setbacks on both streets.
5. Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain the historic urban street character.
6. Corner Commercial: Historic corner commercial buildings within the NR historic district were typically built to the property line/sidewalk. Setbacks for the construction of new corner commercial structures shall be compatible with this historic precedent.

2.2.2 Orientation: The orientation of a structure's primary facade shall be consistent with that of adjacent historic buildings.

2.2.3 Massing and Scale

1. In new construction, the size of a building, its mass in relation to open spaces and its windows, door openings and porches should be visually compatible with the surrounding buildings.
2. The visual mass of the building shall be at or near the same setback as buildings on adjacent sites.
3. When multiple lots or parcels are assembled within the district, buildings shall be designed to be compatible with the adjacent structures. New structures shall employ design techniques that break the facades into multiple vertical elevations.

2.2.4 Height

1. New buildings shall be constructed to a height which is compatible with the height of adjacent buildings.

Characteristics of the following shall be considered in determining compatibility of height; adjacent properties, historical precedent, height of existing historic structures within the District, location within the District, topography and view corridor.

Generally, historic single-family residential structures are one or two stories in height. Special features of limited height such as towers or turrets may be acceptable.

Greater height may be appropriate for commercial and multi-family structures, where there is a lack of historic context along a block.

Consideration may be given to the physical characteristics of a property in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape) In such cases, where height may be greater, height is guided by the Germantown Detailed Neighborhood Design Plan, a component of the General Plan of the Government of Nashville and Davidson County, while ensuring an appropriate transition to smaller historically significant buildings that abut or are across the street or alley from a proposed new building.

2.3 Foundations

- 2.3.1 The foundation height shall be visually compatible, by not contrasting greatly, with those of surrounding historic buildings.
- 2.3.2 For new structures, brick, limestone or split-face concrete block may be used for either pier or solid perimeter foundations. Intervening spaces may be filled with an open lattice work.
- 2.3.3 Foundation access doors shall be located on the side or rear of the building. Slab-on-grade foundations may be appropriate for commercial buildings. Slab-on-grade foundations are generally not appropriate for residential infill buildings.

2.4 Walls/Exterior Materials

- 2.4.1 Masonry materials and wood siding were primarily used in the district and should continue to be predominant. Other materials may be used if they possess characteristics similar in scale, design, finish, texture, durability, and detailing to historic materials and meet *The Secretary of the Interior's Standards*.
- 2.4.2 The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to or shall not contrast conspicuously with those of adjacent historic buildings.
- 2.4.3 Large expanses of featureless wall surface are not appropriate. It is most appropriate for materials to change between the foundation to the first floor.
- 2.4.4 Exterior Insulation Finish Systems (E.I.F.S) and vinyl siding are not appropriate exterior materials.
- 2.4.5 Traditional brick colors range from dark red-orange to dark red. The use of "antique" reproduction or multi-colored brick is not permitted.
- 2.4.6 Clapboard siding should exhibit an exposure of 3 to 5". Wood or composite siding and trim (ex. Hardi-plank) are appropriate. Composite materials must match the visual and durability characteristics of wood.

2.5 Doors

- 2.5.1 The relationship of width to height of doors and the rhythm of solids (*walls*) to voids should be compatible with surrounding buildings. (*Exterior doors often have transoms, giving them a tall, narrow proportion.*)
- 2.5.2 Primary entrances shall be in locations similar to those used historically for primary entrances.
- 2.5.3 Door openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
- 2.5.4 Front doors shall be wood and at least half-glass.

2.6 Windows

- 2.6.1 The relationship of width to height of windows and the rhythm of solids (*walls*) to voids should be visually compatible with surrounding buildings. (*Exterior windows are generally tall and narrow in proportion*)
- 2.6.2 Tinted, reflective, or colored glass are generally not appropriate.
- 2.6.3 Window openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
- 2.6.4 For new commercial structures a significant portion of the street level façade shall be transparent (i.e., doors and windows) to provide visual interest and access for the pedestrian.
- 2.6.5 On corner commercial buildings, glazing shall address both streets.

2.6 Porches / Entrance/ Recessed Entries

- 2.6.1 Primary building entrances should be oriented towards the street.
- 2.6.2 Within the district front porches and recessed entries are common on residential and commercial buildings. New construction (specifically of single and multi family homes) shall provide an entry that utilizes elements of a porch to create a transition from the outside (*public domain*) to the inside (*private domain*).
- 2.6.3 The height of porch roofs shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.
- 2.6.4 Entrances to commercial buildings should be recessed.

2.7 Roof

- 2.7.1 The roofs of new buildings should be visually compatible by not contrasting significantly with the roof shape, pitch, and orientation of surrounding buildings. (*Predominant roof shapes are gables and hips with slopes ranging from 35 to 50 degrees, 7/12 to 14/12*).
- 2.7.2 Roof-top equipment, skylights, solar panels, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. *Generally, they should be placed rear of the mid-point of the building.*
- 2.7.3 Within the district are surviving examples and/or pictorial evidence of commercial, multi-family, and institutional buildings having a low slope roof behind a parapet wall. Therefore, low slope roofs may be appropriate for buildings of similar use within the district.

2.8 Utilities / Mechanical

- 2.8.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their visibility from the street. Exterior utilities and mechanical equipment shall generally be located in the rear or side yard and/or screened when visible from the street.
- 2.8.2 Appurtenances related to new buildings and additions, should be visually compatible with the environment established by surrounding existing buildings and the site on which they are located.

5.0 Site Improvements/ Appurtenances

Site improvements or appurtenances include fences, walls, sidewalks, paving or driveways, parking areas, exterior lighting, utility connections, and other permanent landscape features.

Historic architecturally-significant site improvements should be maintained, and repaired using historically appropriate materials and methods.

5.1 Fences & Walls

Character-defining features of historic fences and stone retaining walls including gates, decorative pickets, finials, and hardware should be preserved. Repair rather than replace fence and wall materials. For irreparable elements replacement features shall match the original features.

- 5.1.2 Fences or walls may be utilized to demarcate property lines and screen private areas from public view.
- 5.1.3 New fences and walled areas shall be compatible with the building site and streetscape in terms of location, height, opaqueness; design, style, materials composition, scale, proportion, color and texture.
Consideration of the physical characteristics of a property and its use will be given in determining appropriate fence heights and location (e.g. exceptional topographic condition, lot location within the District (street corners etc), adjacent to non compatible use, lot size and/or shape)
Walls of solid masonry construction within the front setback are permitted up to 24" in height.
Fences shall be constructed of wood, metal or masonry. Vinyl is generally not an appropriate fencing material.
The combination of fences and walls in front setbacks shall not exceed 48". Generally side yard fences from the street to a distance of 10' behind the front (public) façade shall not exceed 48".
Side yard fences shall be located a minimum of 10' behind the front (public) façade and shall not exceed 72" in height. (Exception: Fences may be 96" in ht. when the top 24" is open in nature).
Rear yard / privacy fences shall not exceed 72". (Exception: Fences may be 96" in height when the top 24" is open in nature).
- 5.1.4 Coordination of style and materials with adjacent properties is encouraged where appropriate.
- 5.1.5 In general chain link fencing is not appropriate. Black or dark green chain link fencing may be used for pet enclosures or at the rear of the lot when it is screened from public view.

7.0 Demolition

7.1 General Principles

- 7.1.1 Since the purpose of historic zoning is to protect historic properties, the demolition of a building that contributes historically and architecturally to the character and significance of the district is not appropriate and should be avoided.
- 7.1.2 Demolition is considered the removal of any structure or portion of a structure that affects the visual appearance of the building from the exterior. It includes the removal of floors or sections of the building that are enclosed by the original façade.

7.2 Guidelines

- 7.2.1 Demolition is not appropriate if a building or a major portion of a building contributes to the architectural or historical significance or character of the district.
- 7.2.2 Demolition is appropriate if a building or a major portion of a building does not contribute to the historical or architectural character and importance of the district.
- 7.2.3 Demolition is appropriate if a building or a major portion of a building has irretrievably lost its architectural and historical integrity and importance, and its removal will result in a more historically appropriate visual effect on the district.
- 7.2.4 Demolition is appropriate 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, as amended, of the historic zoning ordinance.
- 7.2.5 Where demolition has been allowed, MHZC may require historic structures to be documented through photographs, a site plan and floor plans, and those significant architectural components of a building are salvaged.

Background: The existing primary structure at 1310 Seventh Avenue North was originally constructed in the 1870s. However, over the years, the structure has undergone several insensitive alterations (Figure 1). These alterations have irretrievably altered the historic character of the house, and the house is considered to be non-contributing. Staff issued an administrative demolition permit for the principle structure in March 2015. The existing accessory structure was constructed after 1957 and is also non-contributing.

At the October 21, 2015 public hearing, the applicant asked to defer a previous infill design for this site. This application represents a new infill design.



Figure 1. The primary and accessory structures at 1310 Seventh Avenue North.

Analysis and Findings: Application is to demolish and outbuilding and construct new infill.

Demolition: The application involves the demolition of an outbuilding (See Figure 1). The date of construction of the outbuilding is not known, but it does not appear on the 1957 Sanborn map and appears to have been constructed without a building permit. The outbuilding's materials, size, roof form, and design do not contribute to the historic character of the site or the overall neighborhood, and staff finds that its demolition meets Section 7.0 of the design guidelines.

Setbacks. The proposed infill meets all base zoning setbacks. It will be a minimum of five feet (5') from the side property lines, and will be over sixty feet (60') from the rear property line. The front wall of the infill will be located twenty-four feet (24') from the front property line. Staff finds this to be appropriate because it is the average of the front setbacks of the two adjacent properties; 1308 Seventh Avenue North is eighteen feet (18') from the front property line and 1312 Seventh Avenue North is thirty feet (30') from the front property line. Staff finds that the proposed setbacks meet Section 2.2.1 of the design guidelines.

Orientation. The proposed infill is oriented towards Seventh Avenue North, which is appropriate. A walkway will lead from the sidewalk to the front entry. The primary entrance is behind a porch which is six feet, six inches (6'6") deep. There will be two doors behind this front porch, one leading to the office, one leading to the main entry of the house. There is an additional secondary entrance on the front façade, behind a nine foot (9') deep porch. Staff finds the secondary entrance on the front façade to be appropriate because it is set back approximately fourteen feet, six inches (14'6") from the main front portion of the house and has the appearance of a side, secondary porch.

The infill design also includes a second-story, interior porch with Juliet balconies on the front and right façade. Although the Commission has disapproved second story covered balconies in the past, staff finds this one to be appropriate because it is located within the main form of the house. It is not a front porch, it does not have its own roof form, and it only has a Juliet balcony railing. Staff finds that the orientation meets Section 2.2.2. of the design guidelines.

Massing, Scale, and Height. The proposed infill will be situated on a fifty-foot (50') wide lot, which is wider than many of the lots on this block. Many of the historic structures in the immediate vicinity are situated on lots that are thirty-feet (30') wide. These historic structures range in width from twenty to twenty-five feet (20'-25'). The proposed design has a maximum width of thirty-eight feet (38'), but the front is much narrower at twenty-two feet (22'). The maximum width of the infill does not occur until over twenty feet (20') from the front of the house. This configuration will help the massing of the house be more in keeping with the historic context.

The proposed infill will be two-story, which is appropriate because there are other two-story historic and infill houses on this block. The historic houses on this block range in height from sixteen feet to thirty-two feet (16'-32'), and there are several taller houses, multi-family structures on the surrounding blocks. The main height of the house will be approximately thirty-four feet (34') tall, which staff finds to be appropriate for this wider lot.

Staff finds that the height, massing, and scale of the structure meet Sections 2.2.3. and 2.2.4. of the design guidelines.

Foundation. There is a small cross slope to the site. The foundation height will range from six inches to eighteen inches (6"-18") tall at the front of the house. For all infill, staff recommends that MHZC staff inspect after the foundation has been constructed and again after the first floor system has been constructed to ensure that the foundation and first floor heights are similar to those of the adjacent historic houses. The foundation will be brick and will be distinguished from the brick wall above with a soldier course. Staff finds that the lack of a change in material from the foundation to the wall above to be appropriate because the soldier course provides a differentiation between the levels, because the foundation is relatively low in height, and because brick foundations on brick houses can be found on historic single-family houses in Germantown. Staff finds that the proposed foundation meets Section 2.3. of the design guidelines.

Materials. The primary cladding material will be brick veneer, and staff recommends approval of a brick sample prior to purchase and installation. The foundation will also be brick, and the roof will be thirty-year architectural asphalt shingles. Staff recommends approval of the shingle color. The parapet will have prefinished metal coping, and staff recommends approval of the metal color. The porches and steps will be concrete. The porch railings are proposed to be steel with wood handrails. The windows and doors will be Ultrex, which the Commission has approved in the past. Staff finds that the proposed materials meet Section 2.4 of the design guidelines.

Windows and Doors. The window and door openings are all appropriately recessed for a brick structure. The proposed infill's windows are general twice as tall as they are wide, thereby meeting the historic proportion of window openings. Horizontal window openings are incorporated on the side facades, towards the rear of the structure, on sections of the side façade that are inset from the widest portion of the house. They will therefore be only minimally visible from the street and are appropriate. The south/right elevation does contain an expanse of twenty feet (20') without a window or door opening. Staff finds that this expanse is acceptable because it is forty feet (40') from the front of the house and will not be highly visible. Staff finds that the proposed windows and doors meet Sections 2.5. and 2.6. of the design guidelines.

Porches and Entrances. The primary and secondary first floor porches on the infill are appropriately deep at six feet, six inches (6'6") and nine feet (9'), respectively. The main porch roof is hipped with a 2/5 pitch and has an eave height of approximately twelve feet (12') and a ridge height of approximately sixteen feet (16'). The second story recessed porch is located entirely within the main form of the house and only has a Juliet balcony and is therefore appropriate.

As mentioned under "Orientation," there are three entrances to the house on the front façade. There will be two doors behind the primary front porch, one leading to the office, one leading to the main entry of the house. There is an additional secondary entrance and porch on the front façade, recessed approximately eighteen feet (18') from the main front portion of the house. However, this doorway does not provide access to the front yard, but leads only to the porch. Staff finds that this recessed secondary entrance has the appearance of a side porch and is appropriate.

Staff finds that the proposed porches and entrances meet Section 2.6 of the design guidelines.

Roof. The primary roof form will be a cross gable with at 12/12 pitch. The architect has incorporated decorative Dutch gable parapets, which are appropriate as they are found on some historic buildings within the district. The main porch roof will be hipped with a 5/12 pitch. Staff finds that the proposed roof forms meet Section 2.7 of the design guidelines.

Utilities/Mechanical. No location for the mechanicals and utilities were indicated on the site plan, and staff recommends that they be placed at the rear, or on a side façade behind the midpoint of the house.

Fences, walls, and other appurtenances. The site plan indicates that a six foot (6') wood privacy fence will be installed from the midpoint of the infill to fence in the rear yard. Staff finds this to be appropriate. A four foot tall (4') aluminum fence will be installed in the rear yard around the pool, and within the perimeter of the six foot (6') privacy fence. If approved, Staff recommends approval of the pool fence design prior to purchase and installation. Staff also recommends approval of the patio and pool deck pavers and any other site features to ensure that they comply with Section 5.1 of the design guidelines.

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve masonry samples;
4. Staff approve the color, dimension, and texture of the roof shingles;
5. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house; and
6. Staff approve the design and materials of all permanent landscape features, including the fences, pavers, pool materials, walkways, etc.

With these conditions, staff finds that the demolition and infill meet Sections 2.0, 5.0, and 7.0 of the *Germantown Historic Preservation Overlay: Handbook and Design Guidelines*.

Context Photos:



Houses to the right of the site, 1306 and 1308 Seventh Avenue North



House to the left of the site, 1312 Seventh Avenue North



1312 and 1314 Seventh Avenue North, to the left of the site



View of the east side of Seventh Avenue North, to the left of the site

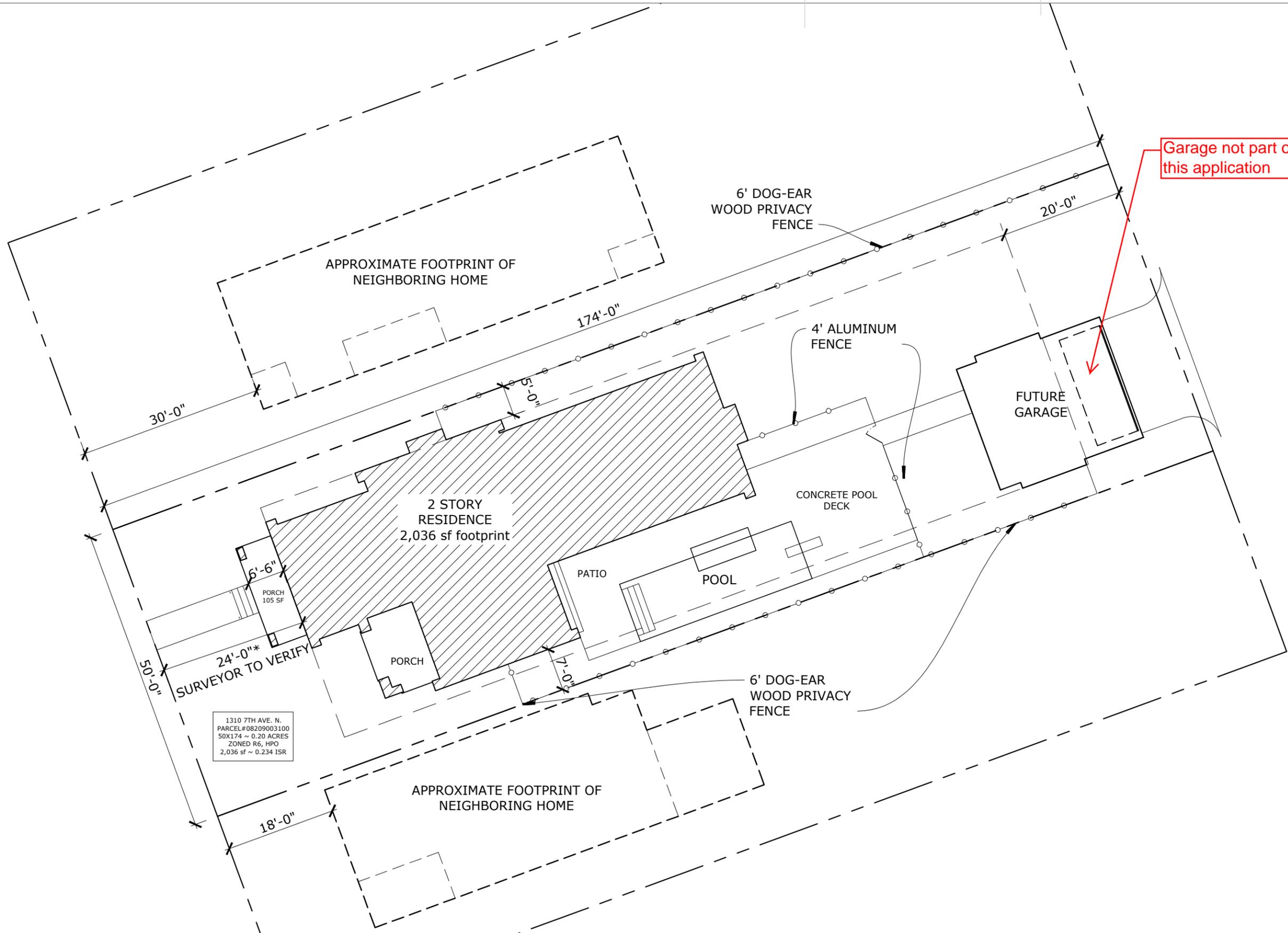


Houses across the street from the site.



Houses across the street from the site.

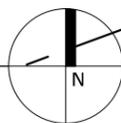
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1310 7TH AVE. N.
 PARCEL#08209003100
 50X174 ~ 0.20 ACRES
 ZONED R6, HPO
 2,036 sf ~ 0.234 ISR

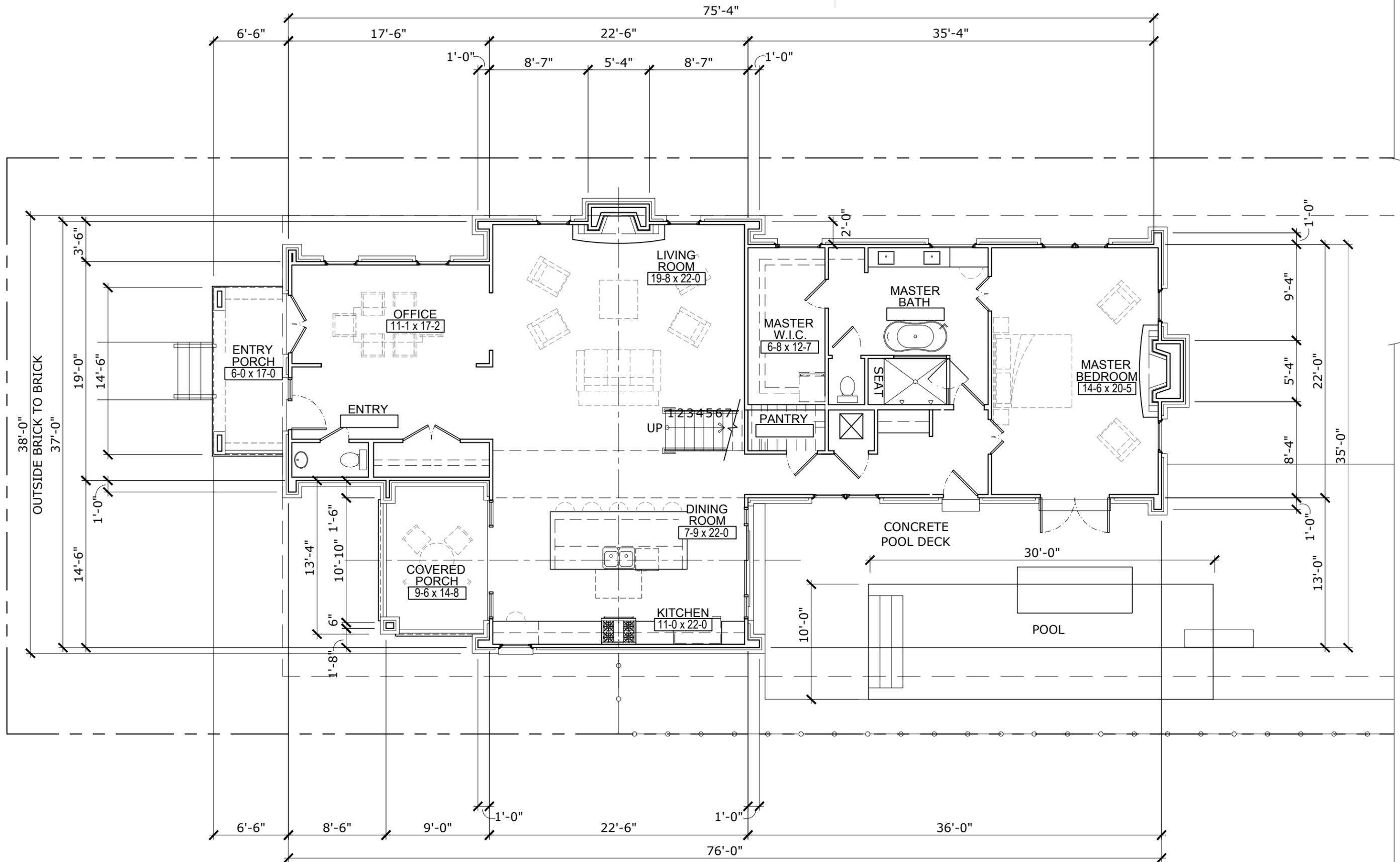
SITE PLAN

1/16" = 1'-0"



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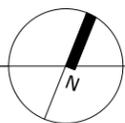
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FIRST FLOOR PLAN

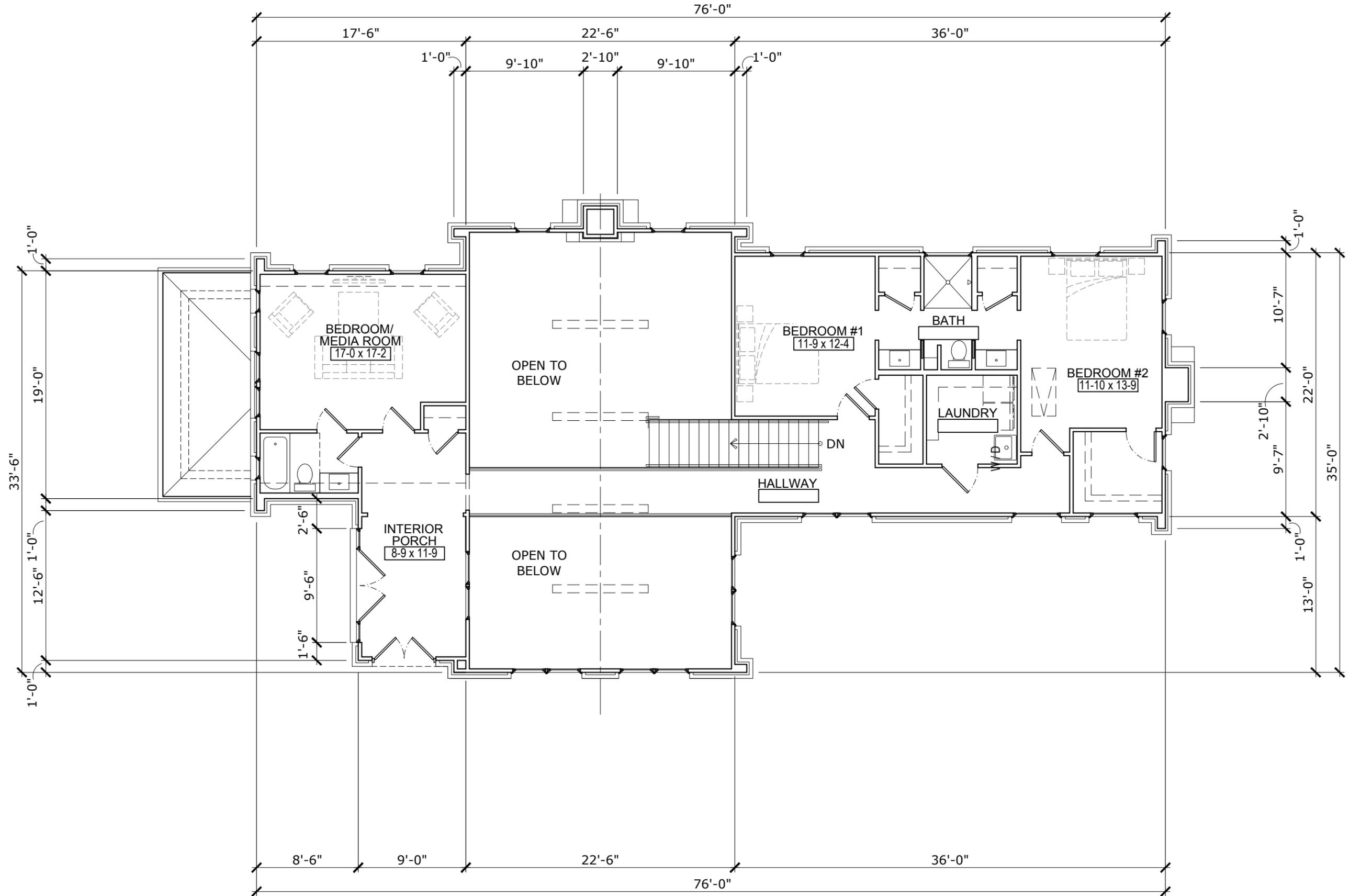
1/8" = 1'-0"

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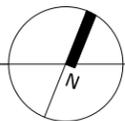


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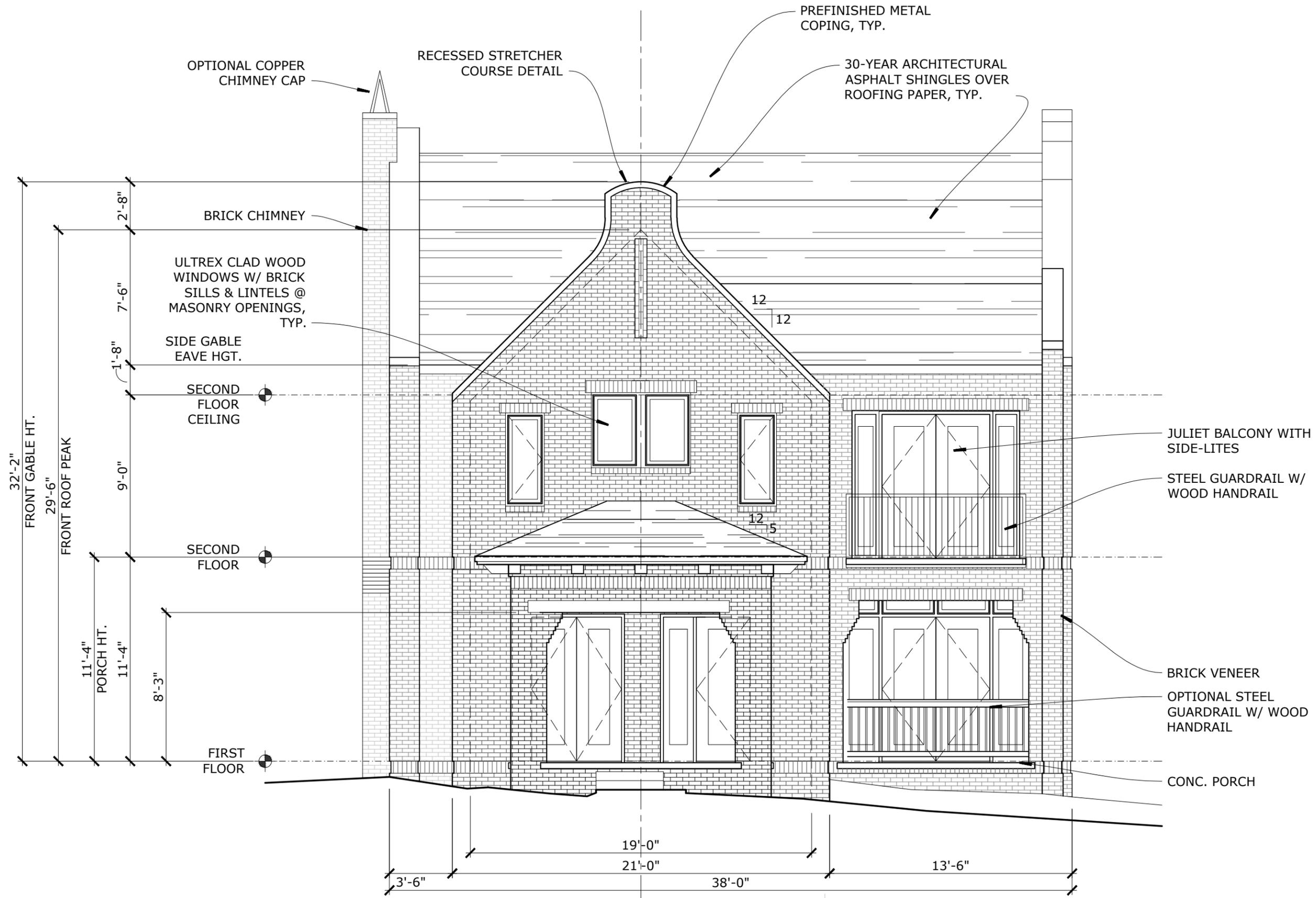
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SECOND FLOOR PLAN



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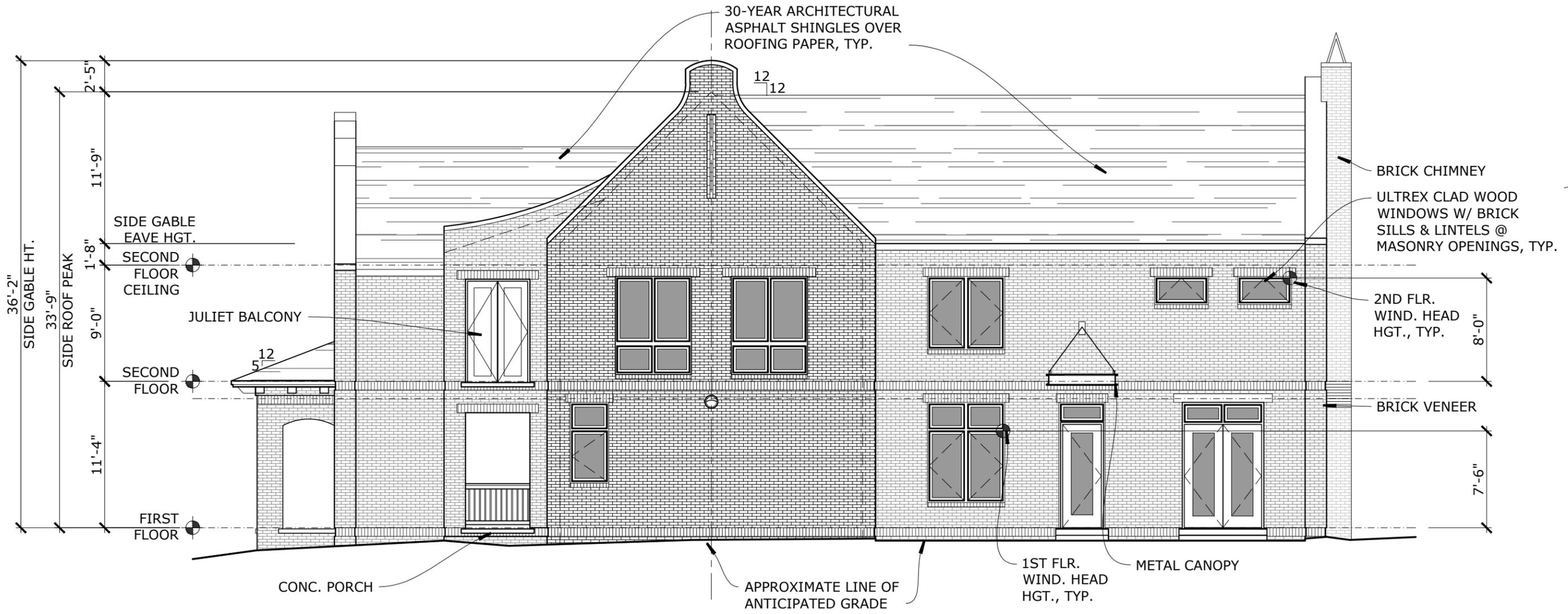
WEST ELEVATION

3/16" = 1'-0"



11.02.15

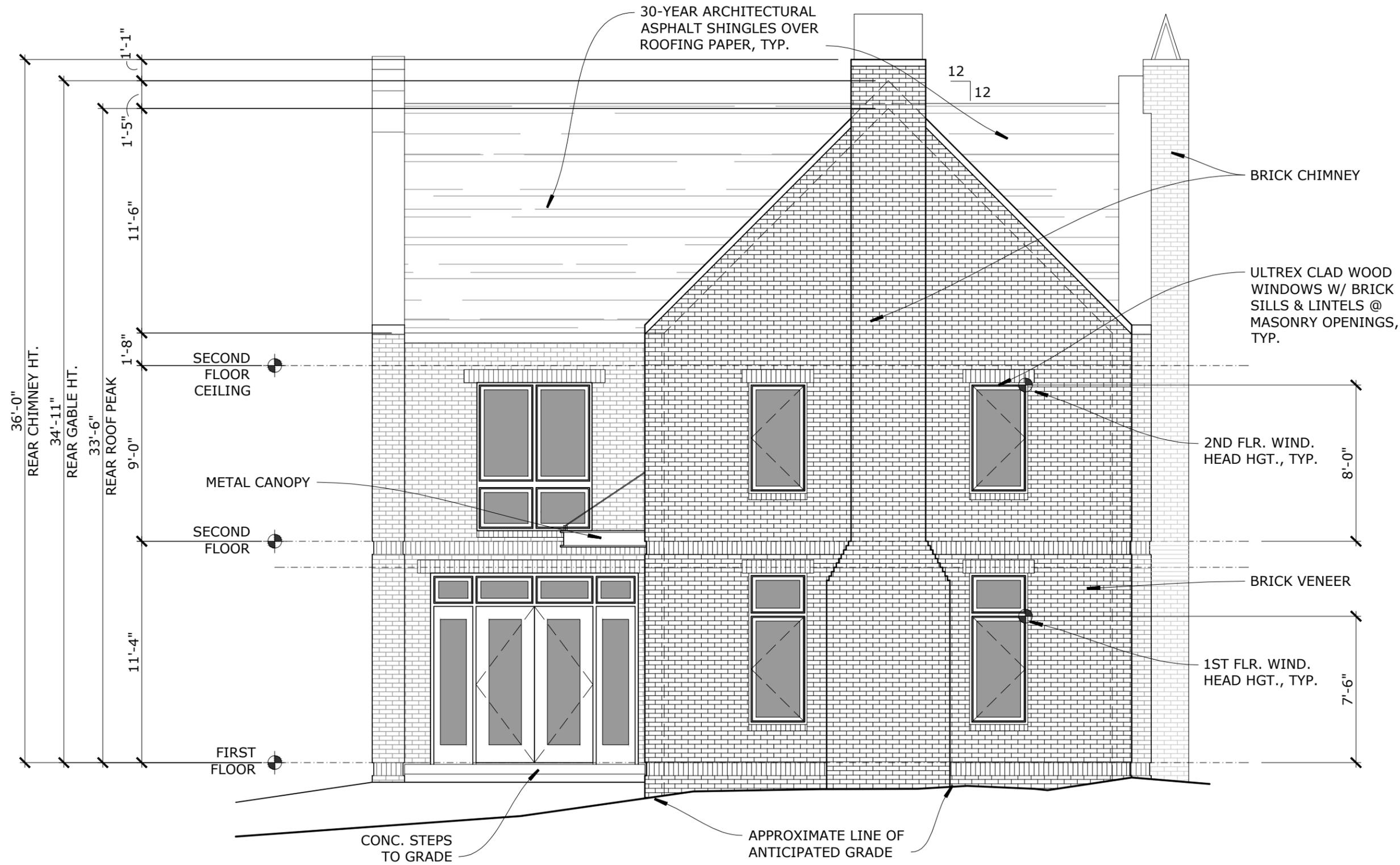
04



SOUTH ELEVATION

1/8" = 1'-0" 0 10 20

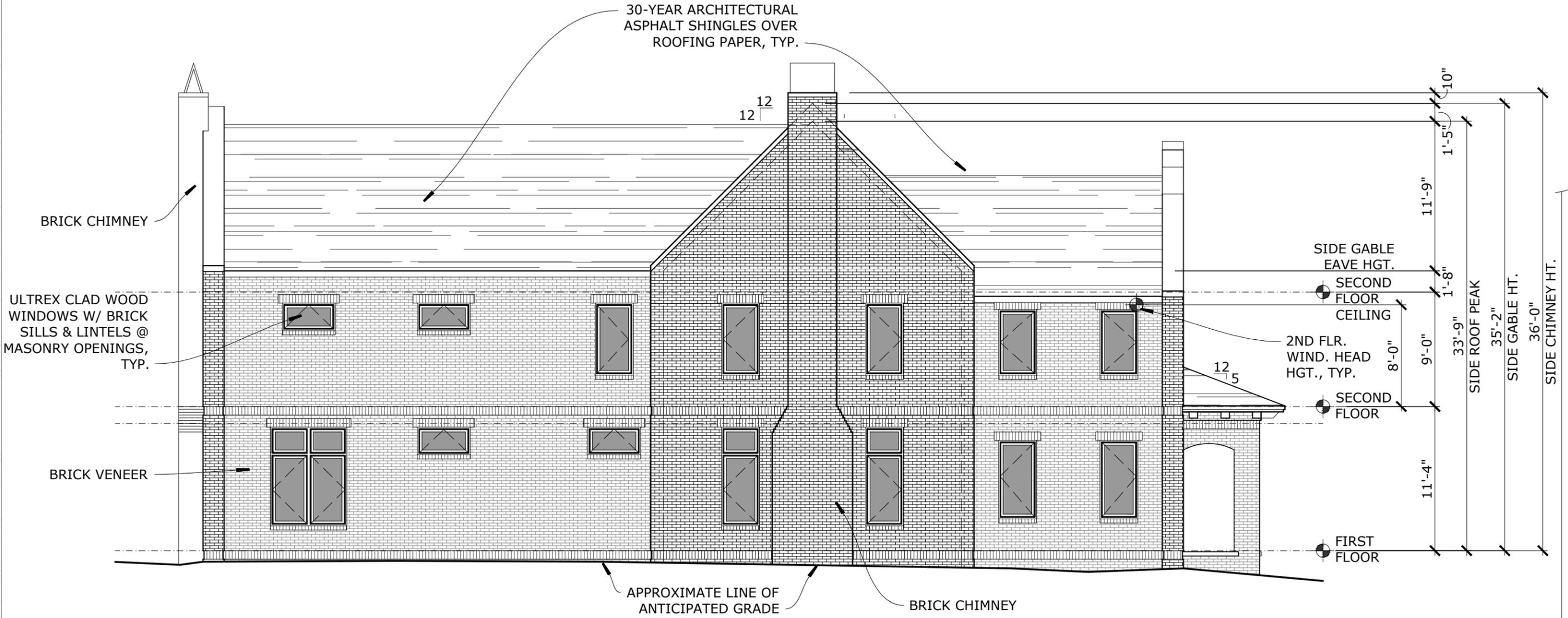
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WEST ELEVATION



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NORTH ELEVATION

