



**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**  
**1209 4<sup>th</sup> Avenue North**  
**December 18, 2013**

**Application:** New construction -addition; Setback determination  
**District:** Germantown Historic Preservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 08209031100  
**Applicant:** Joshua Fykes, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to construct a rear addition to an historic house at 1209 4<sup>th</sup> Avenue North that will be taller than the existing house and includes an attached garage and request for a rear setback determination.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed addition to 1209 4<sup>th</sup> Avenue, with the setbacks shown on the submitted drawings, finding it to be compatible with the surrounding historic context and to meet the design guidelines for additions in the Germantown Historic Preservation Zoning Overlay.</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:

### 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.

## 2.9 Outbuildings / Garages / Carports / Accessory Buildings

- 2.9.1 Historically, outbuildings, garages and carports were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide corner boards and window and door casings (trim).
- 2.9.2 Outbuildings, garages, carports and accessory buildings shall be located to the rear of the property. When a definite rhythm along a street/alley is established by uniform lot and building width, infill construction shall maintain that rhythm.
- 2.9.3 The predominant vehicular access to properties within the District should continue to be through the use of alleys. Garages and carports shall be accessed from the service alley as is typical for historic buildings in the district. For most residential lots new curb cuts on

public streets are generally not appropriate. The removal of unnecessary existing curb cuts on primary streets is encouraged. It is acknowledged that in some cases alley access may not be possible or practical.

In this case, curb cuts and driveways at the public street should be minimized and the width of parking access should be limited. Curb cuts and driveways shall be located so they are visually less dominant.

- 2.9.4 The design of outbuildings, garages, carports and accessory buildings shall not be visually disruptive to the character of surrounding buildings.
- 2.9.5 The size and mass of outbuildings, garages, carports and accessory buildings in relation to open spaces and its windows and openings shall be visually compatible with the primary building and surrounding buildings.
- 2.9.6 Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning ordinance must comply with these design guidelines.
- 2.9.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

#### **4.0 Additions**

*An ADDITION consists of an extension to an existing structure that increases the floor area or height of that structure.*

##### 4.1 General Principles

- 4.1.1 Guidelines apply only to the exteriors of new additions. 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 – Generally facades facing the alley are not considered public facades. Non-public facades are those not visible from the public right of way, street or streets.*
- 4.1.2 The guidelines for Section 2 New Construction shall apply to all additions.

##### 4.2 Additions to Historic Buildings

- 4.2.1 Additions should not obscure or contribute to the loss of historic character-defining features or materials.
- 4.2.2. Additions to existing historic buildings shall be compatible in scale, materials and texture; additions shall be visually compatible by not contrasting greatly with the existing historic building. Additions to historic buildings should be done in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the original structure would not be impaired.
- 4.2.3 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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding.
- 4.2.4 The creation of an addition through enclosure of a front porch is not permitted. 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 the original form and openings on the porch remain visible and undisturbed.
- 4.2.5 contemporary designs for additions to existing historic properties may be permitted 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, material color, material, and character of the property, neighborhood, or environment.

**Background:** The house at 1209 4<sup>th</sup> Avenue North is a one-story Transitional Victorian house with cross-gable form with wrap-around porch, constructed circa 1900. It is a contributing structure to the historic district because of its age and architectural character.



The lot is considerably shallower than most lots in the district, the rear half having been divided off early in the neighborhood's development.

**Analysis and Findings:** The applicant is proposing to enlarge the house with a rear addition that would include a pair of bedrooms above an attached garage. No alterations to the existing house are noted on the plans.

### Location

The new addition will be located at the rear of the historic house. The addition will extend thirty-seven feet (37') to the rear, stopping three feet (3') in from the rear property line. The rear setback does not meet the bulk regulations for the IR base zoning. However, the location is typical of additions to historic houses and only conflicts with the setback requirements because the lot is half the depth of the standard lot. The Commission may determine appropriate setbacks for new construction based on the shape of the lot, alley access or lack thereof, and proximity of historic structure to existing property lines. Given the peculiarities of the lot, Staff finds the addition to be compatible with the surrounding context and to meet guideline 2.2.1

### Massing and Scale

The addition sets in from the sides of the historic house by one foot (1') on the right side and eleven feet (11') on the left. The addition will be set three feet (3') in from the right property line, from which the existing structure sets only two feet (2'). This location is appropriate because it distinguishes the new construction from the historic structure, and meets the side setback requirements of the IR base zoning.

Though the addition sets in from the sides of the historic house, it will be taller. Immediately behind the house the new roof will be approximately eighteen inches (18") taller, rising to four feet (4') taller toward the rear. Likewise, the eaves will match the height of the existing house and rise two feet (2') toward the rear. The foundation of the addition will be minimal because grade rises going toward the rear of the lot. The visibility of the taller portion will be minimal because it is roughly sixty feet (60') back from the front of the building, and because the addition sets in from the house on both sides. The three-story townhouse structure on the right will also help to screen the addition from the right-of-way. Staff finds that the addition does not obscure or negatively affect the historic character of the structure and therefore meets guidelines 4.2.1-3.

### Rhythm and Proportion of Openings:

The left side of the addition will have garage doors facing the interior of the lot with windows in the upperstory. Although garage doors are not typical of side elevations, they will be obscured behind a side-gabled wing of the historic house. The upperstory windows are appropriate in proportion and rhythm. The right side of the addition will not have any doors or openings. Typically, historic houses would not have an expanse of wall greater than twelve feet (12') without an opening or articulation. With the introduction of a more appropriate window pattern on the right side, staff finds that the addition will meet guidelines 2.4-2.6.

### Materials

The exterior of the building will be clad with cement-fiber clapboard siding, matching the exposure of the existing siding. The new roof will also match the existing roof: gray composition shingles. Staff asks to review the material of the windows and doors prior to selection, as well as the materials of the trim, foundation, railing, and garage doors. The existing asphalt driveway will remain. With the unknown materials approved by administratively, Staff finds that the addition will meet guidelines 2.4-7.

### Roofs

The roof of the addition will be a side-facing gable matching the pitch of the existing roof. This roof will be connected to the rear of the historic house by a front-to-rear gabled "saddle" that is set in from the right slope of the original roof.

### Garage

The addition will include an attached garage at the first floor level, accessed from the street by an existing driveway shared with the adjacent property to the left. Typically, garages in the historic neighborhood were not attached and were accessed via an alley; however, this isn't possible because the lot is not deep enough to accommodate a detached garage and there is no alley. The garage will not be visible from the street and will therefore not be visually disruptive of the historic character of the neighborhood. Staff finds that the attached garage in this location will meet guideline 2.9.

### Utilities, Appurtenances

No changes to the location of HVAC or other utilities, fences, or permanent landscape features have been proposed.

### **Recommendation:**

Staff recommends approval of the proposed addition to 1209 4<sup>th</sup> Avenue, with the setbacks shown on the submitted drawings, finding it to be compatible with the surrounding historic context and to meet the design guidelines for additions in the Germantown Historic Preservation Zoning Overlay.



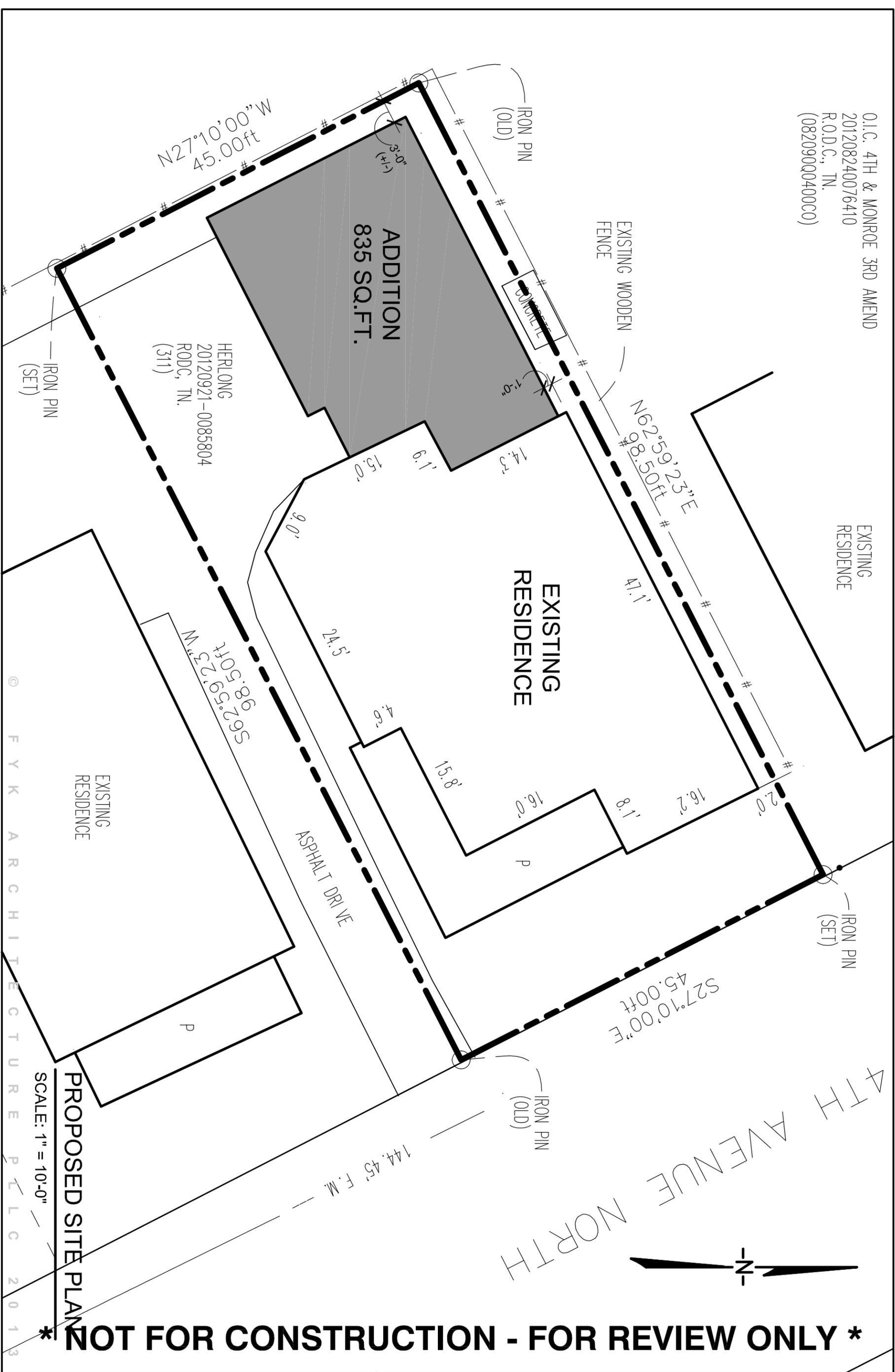
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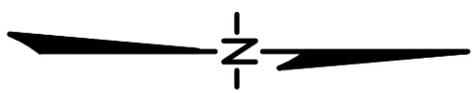
1209 4<sup>th</sup> Avenue North, rear.

O.I.C. 4TH & MONROE 3RD AMEND  
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EXISTING  
 RESIDENCE



4TH AVENUE NORTH

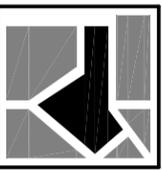


**\* NOT FOR CONSTRUCTION - FOR REVIEW ONLY \***

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

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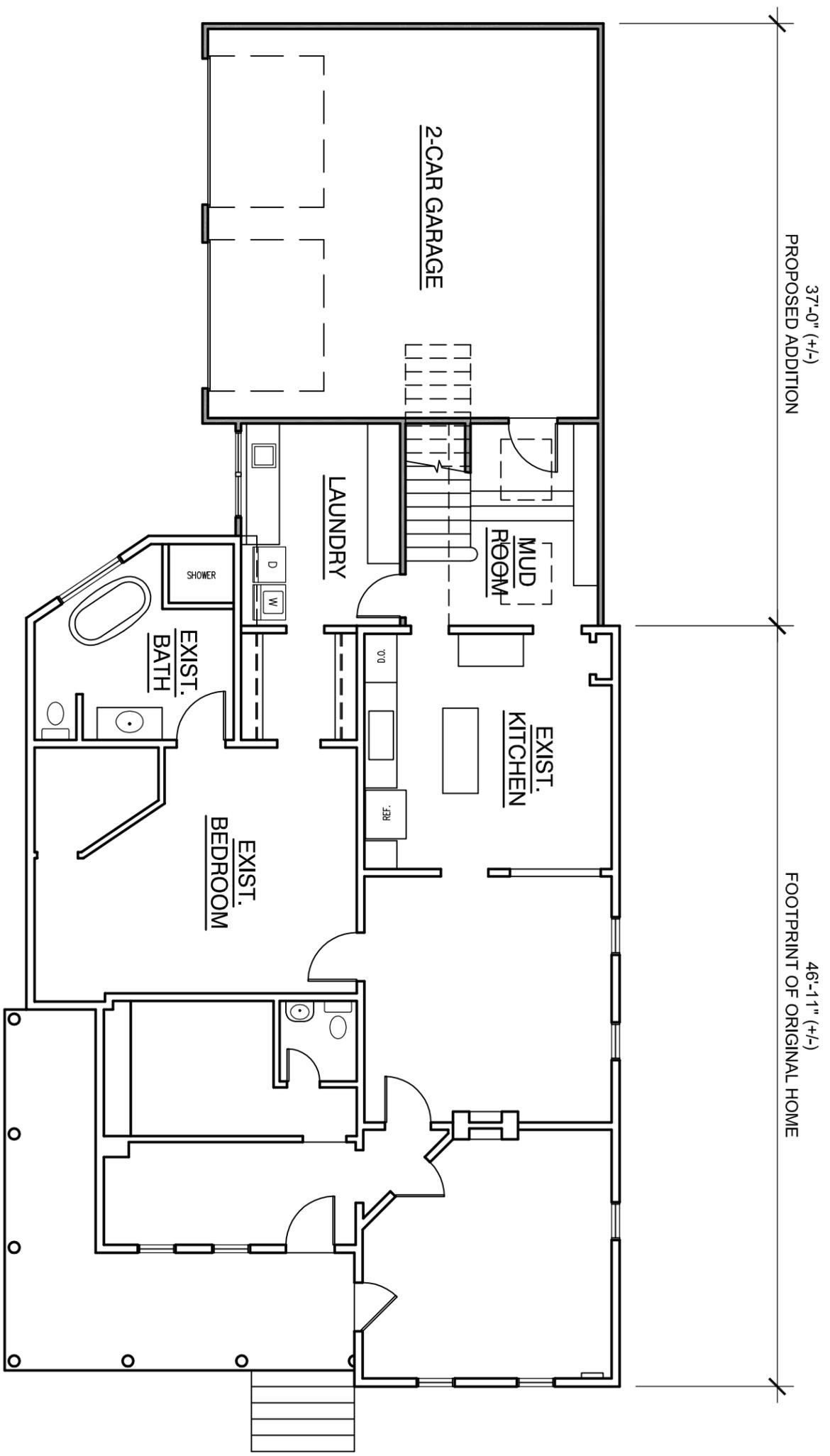
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SITE PLAN

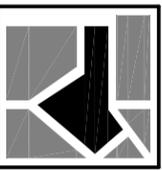
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**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

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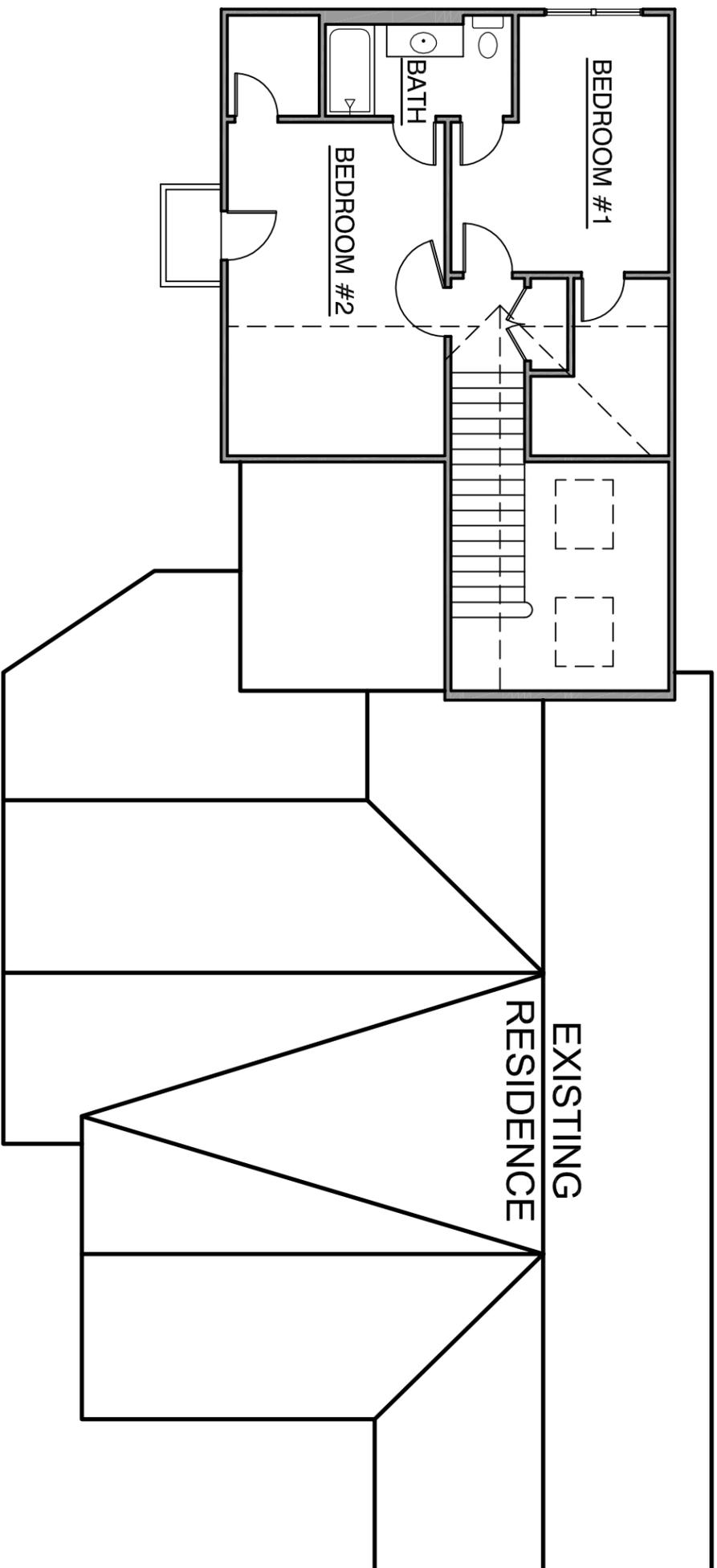
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FLOOR PLAN  
**A1.1**



**PROPOSED SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

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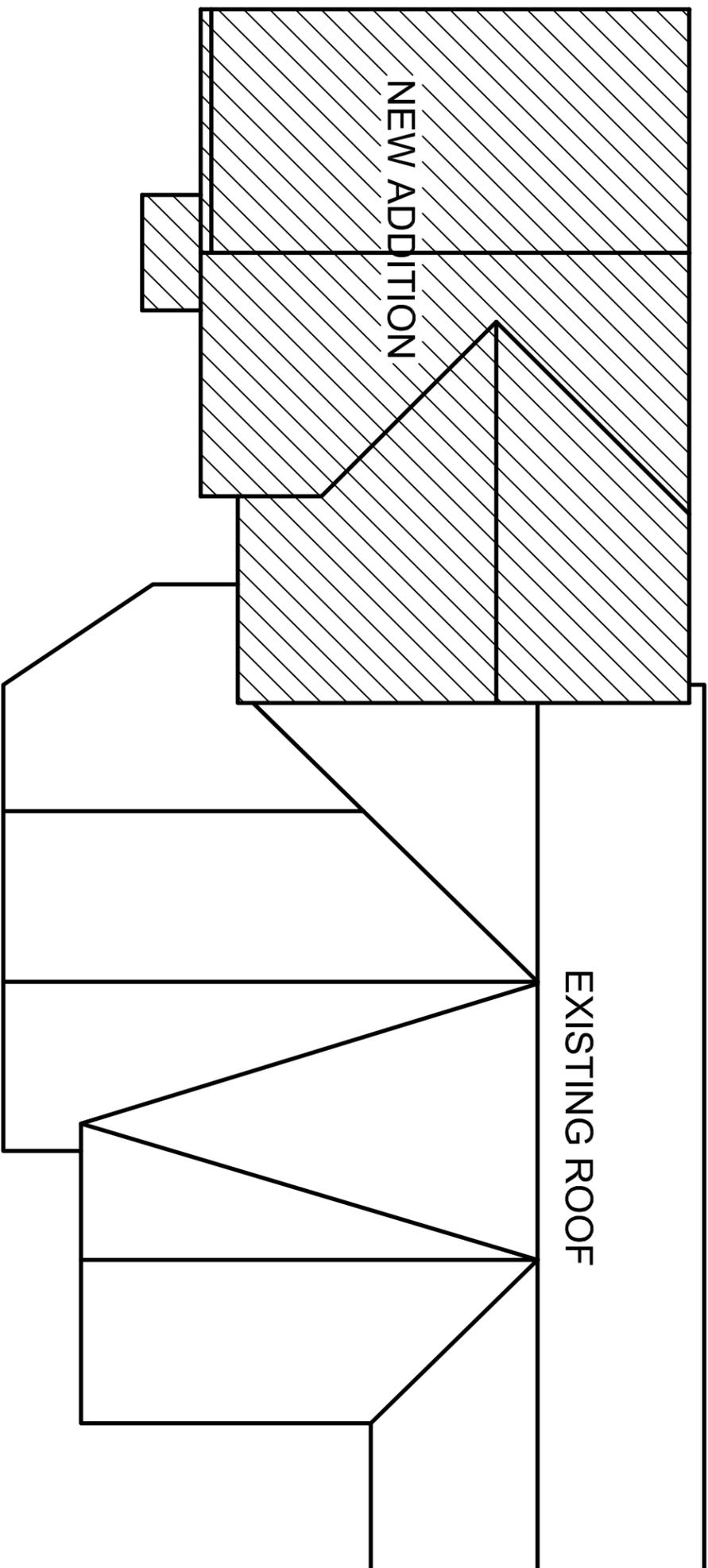
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FLOOR PLAN  
**A1.2**



**PROPOSED ROOF PLAN**

SCALE: 1/8" = 1'-0"

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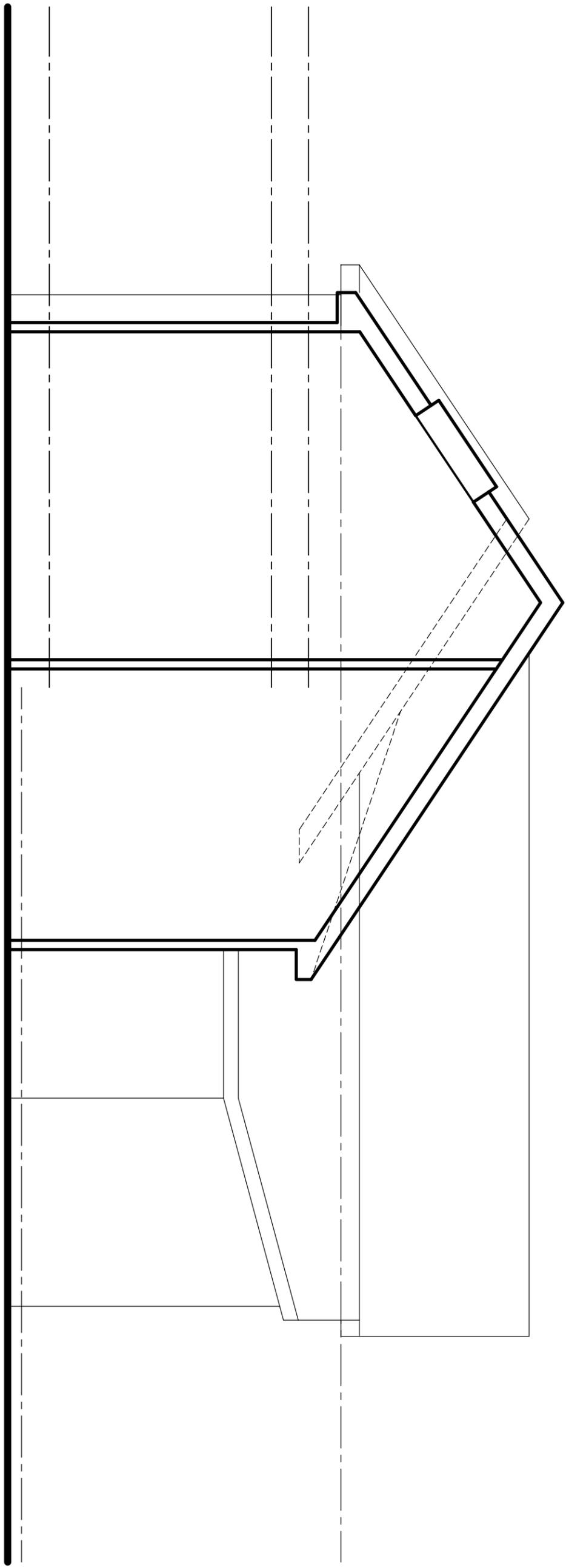
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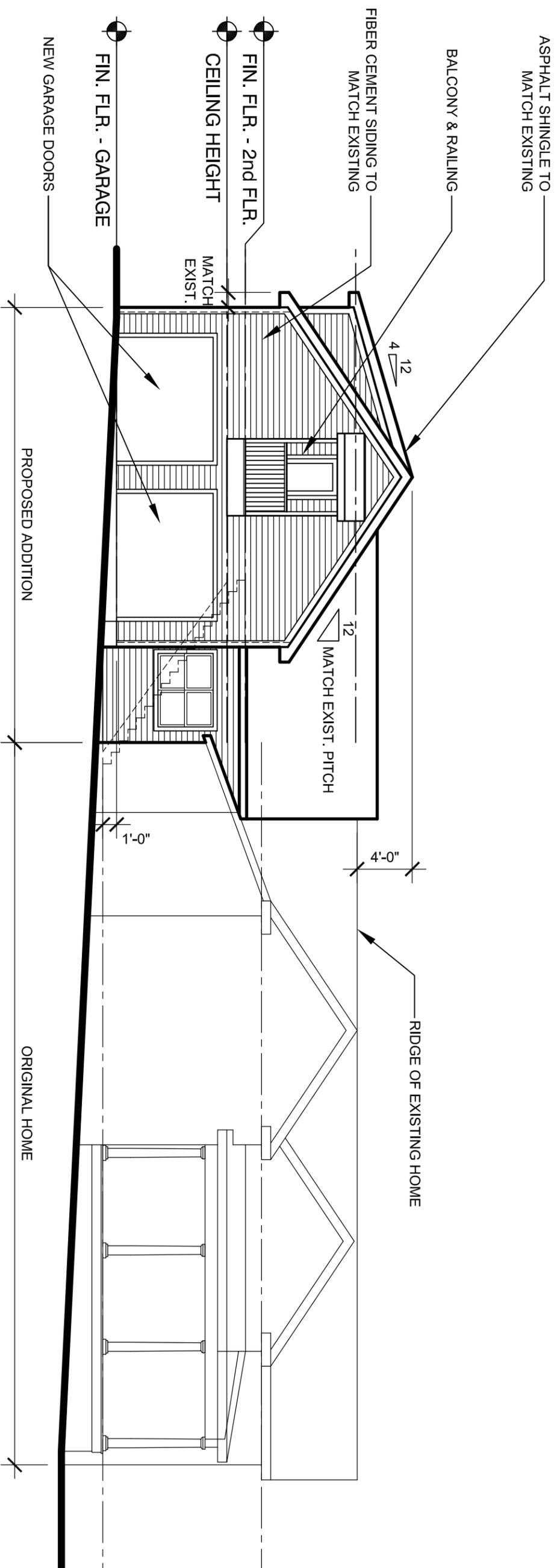
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ROOF PLAN

**A1.3**

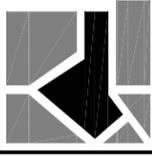




**1** SOUTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

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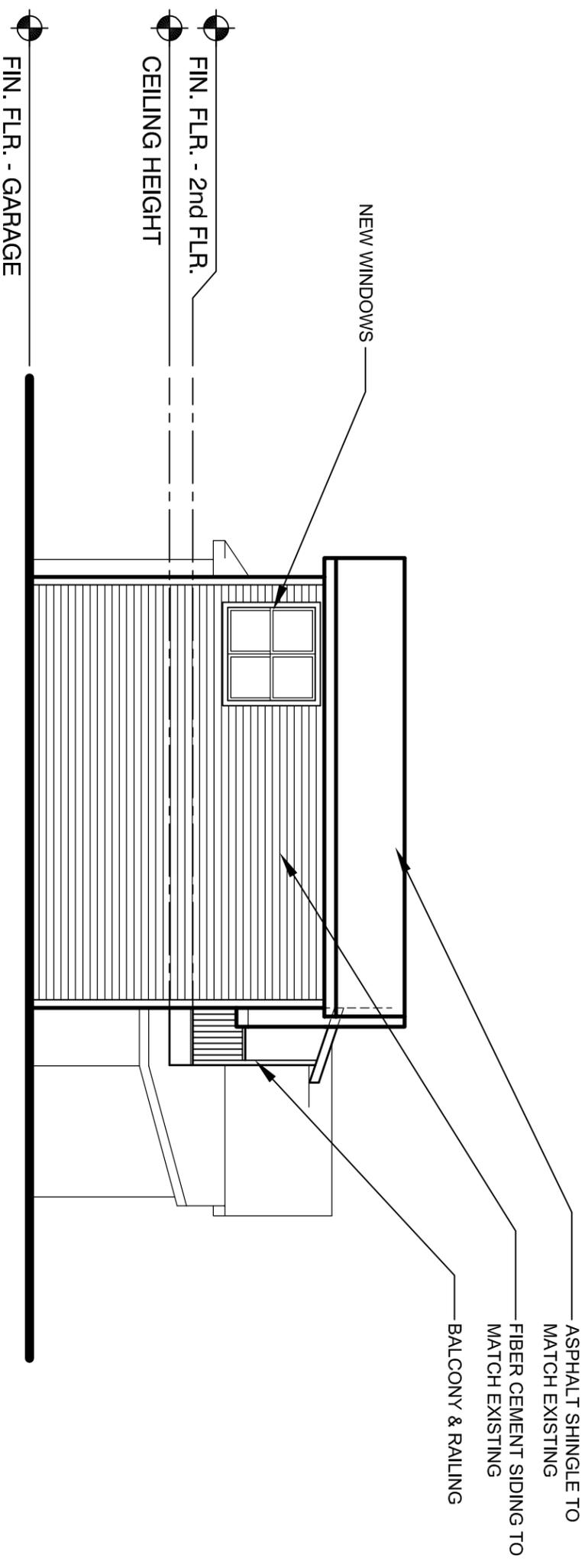
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EXTERIOR  
ELEVATIONS  
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**1** WEST EXTERIOR ELEVATION  
 SCALE: 1/8" = 1'-0"

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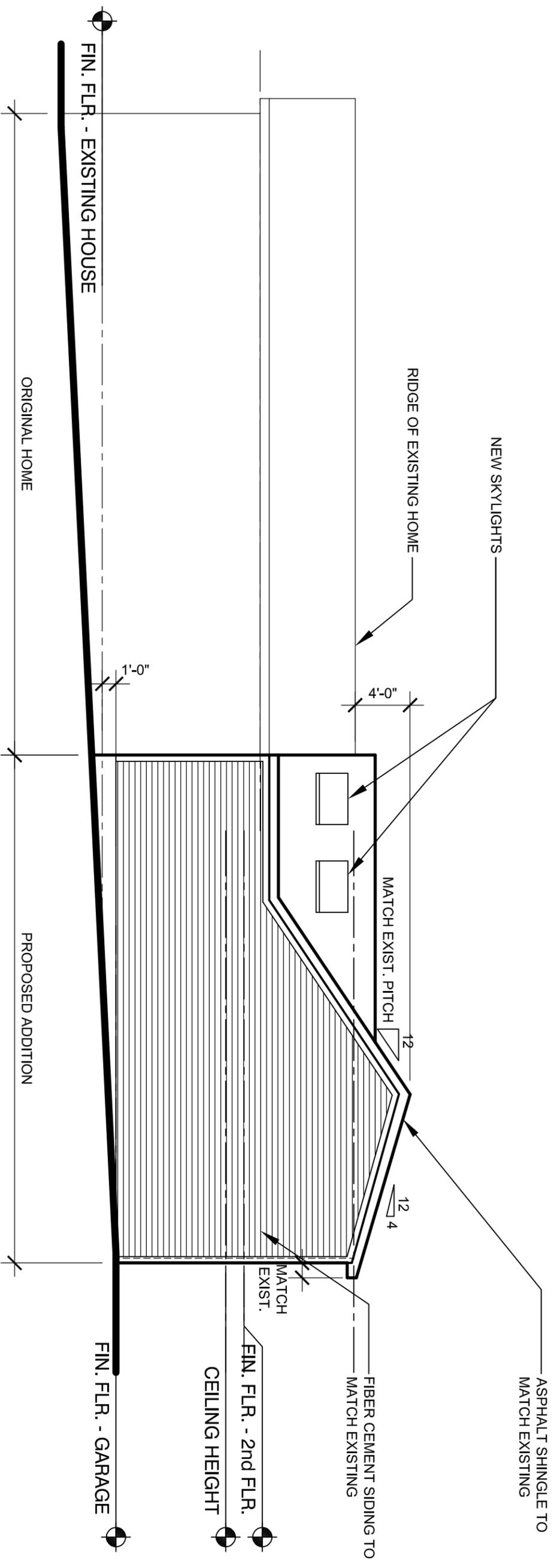
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EXTERIOR  
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**A2.1**



**1** WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

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EXTERIOR  
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