



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
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Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**1316 Fourth Avenue North**  
**September 17, 2014**

**Application:** New construction-addition  
**District:** Germantown Historic Preservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 08209019000  
**Applicant:** Craig Kennedy, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant proposes to partially demolish a one and one-half story rear addition to a one-story historic house, and to construct a new addition in its place. The new addition will be clad with cement-fiber siding and vertical-seam metal siding.

**Recommendation Summary:** Staff recommends approval of the application to construct a rear addition to the historic house with the condition that the selections for windows and doors are approved prior to ordering. Meeting that condition, Staff finds that the proposal meets the applicable sections of the Germantown Historic Preservation Zoning Overlay.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### 1.0 Alteration & Renovation of Existing Historic Buildings

#### 1.1 General Principles

- 1.1.1 Guidelines apply only to the exteriors of structures. Exterior alteration / renovation / construction / repair to be done on public facades shall be more carefully reviewed than that done on 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.*
- 1.1.2 The painting, including paint color, of wood and metal surfaces is not reviewed by the MHZC.
- 1.1.3 Painting of masonry materials is reviewed by the MHZC.
- 1.1.4 The distinguishing qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided.
- 1.1.5 Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on historic, physical, or pictorial evidence.
- 1.1.6 Renovations shall be consistent with the existing building in terms of height, scale, setback, and rhythm; relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.
- 1.1.7 Changes which may have taken place over the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected. Conversely, the removal of inappropriate additions is encouraged.
- 1.1.8 Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site should be treated with sensitivity.
- 1.1.9 The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting, high-pressure water cleaning, and other highly abrasive cleaning methods that damage historic building materials should not be used.

#### 1.2 Foundations

- 1.2.1 Original foundation materials should be retained whenever possible.
- 1.2.2 Original form, pattern, color and texture of historic foundations including decorative bents, grilles, lattice work, water tables, banding, etc., should be retained and preserved.
- 1.2.3 Front porches should utilize solid masonry or masonry pier foundations, constructed of brick, limestone, or split-face CMU. Spaces between masonry piers may be filled with open lattice.
- 1.2.4 Main building foundations may be of the pier or solid perimeter form, utilizing brick, limestone or split-face CMU.
- 1.2.5 Painting of stone, brick and other masonry is generally not appropriate. The painting or staining of brick may be appropriate if: brick has previously been painted; or if brick has been sandblasted or otherwise damaged and is too deteriorated to withstand weather. A brick color approximating the original color of the building's brick should be used.

#### 1.3 Walls/ Exterior Materials

- 1.3.1 Original building materials should be retained whenever possible.
- 1.3.2 Appropriate wall materials include brick and wood clapboard with stone, terra cotta, and stucco being used for decoration/trim.
- 1.3.3 If material replacement is necessary, it should be with original materials or close visual approximations of the original.
- 1.3.4 Wood Siding: Original wood siding should be retained and should not be replaced with a material or texture not original to the building. Coverings or replacements over wood siding including aluminum, vinyl siding, or a brick veneer are specifically prohibited.
1. Replacement wood siding should be consistent with the original in terms of size, profile, lap direction, and lap exposure. Typical material lap is between 3 and 5 inches.

2. Street façade(s) shall match original wood materials for repairs/replacement. Original materials from other facades should be salvaged for use on the street façade(s).
- 1.3.5 Masonry: Original masonry including brick, stone, and terra cotta should be retained and shall remain visible. Concealing or obscuring historic masonry is not permitted.
  1. Deteriorated or damaged brick, stone or other masonry should be repaired with materials that match the original.
  2. Re-pointing should be done with care to match the original mortar color and joint profile. Portland cement can damage historic brick and should not be used. Soft, lime based mortars are more appropriate for use with historic brick. Original tooling configuration and joint width and depth should be maintained. Extreme care should be taken when cutting out joints for repointing.
  3. Painting of stone and brick is generally not appropriate. The painting or staining of masonry may be appropriate if: brick has previously been painted; or if brick has been sandblasted or otherwise damaged and is too deteriorated to withstand weather. A paint color approximating the original color of the building's brick should be used.
  4. Silicone-based water sealants are not recommended for use on historic masonry. Brick sealers are not recommended for exterior brick as it may cause damage to the brick face over time. Building owners are encouraged to remove paint from masonry. Gentle, nonabrasive chemical cleaning is an appropriate way to remove paint. The use of detergent cleaners and chemical stain and paint removers to clean masonry or remove paint is appropriate under most conditions. Abrasive or high-pressure cleaning methods are destructive and should not be used.

#### 1.4 Doors and Doorways

*(Features may include panels, trim, transoms, sidelights, and number and configuration of lights.)*

- 1.4.1 The original size and shape of door openings should be maintained.
- 1.4.2 Original transoms, sidelights, and doors should be maintained.
- 1.4.3 Replacement doors should be compatible with original doors in terms of style and materials.
- 1.4.4 Original door openings should not be filled in.
- 1.4.5 Deteriorated or damaged doors or entryways should be repaired using historically appropriate materials.
- 1.4.6 Storm Doors: Full glass storm doors are permitted where their dimensions match existing door dimensions in order to help conceal their presence. Frames should be set within the existing door frame. Raw aluminum storm doors are not appropriate.
- 1.4.7 Exterior Security Doors: These will be reviewed for their appropriateness and should be compatible with respect to size, style and material.

#### 1.5 Windows

*(Features may include sash, trim, number and configuration of lights, frames, hoods and lintels)*

- 1.5.1 The original size and shape of window openings, windows and window surrounds should be maintained.
- 1.5.2 The original number and arrangement of panes (*lights*) should be maintained.
- 1.5.3 Generally, existing openings should not be altered and new window openings should not be introduced. Where required for building safety or accessibility, new or altered openings should match the existing proportion and rhythm of the existing openings.
- 1.5.4 Storm windows are permitted where their dimensions match window dimensions in order to conceal their presence. Frames should be set within the window opening (*blind-stop*) and attach to the exterior sash stop. Raw aluminum storm sash, screens, and windows are not appropriate.
- 1.5.5 Deteriorated or damaged window openings, windows, and window surrounds should be repaired using historically appropriate materials.
- 1.5.6 Replacement Windows: If replacement of windows or window surrounds are necessary due to extensive deterioration, replacements should replicate original designs (see 1.5.1 and 1.5.2).. If the original windows no longer exist, replacements should be appropriate for the building's style and period. Replacement windows should be wood with clear glass and a muntin pattern that is typical of the building's style.
- 1.5.7 Snap, clip, glue, or interior type muntins on windows are not permitted.

- 1.5.8 Window openings, surrounds, or other elements not original to a building should not be introduced to the public facades of the building. The installation of new (not original to the building) window openings on the non public/rear of the building may be appropriate.
- 1.5.9 Shutters, where pictorial or other convincing historical evidence support their previous existence, should be appropriate to the building style, should be operable, and should fit the opening with respect to height and width so that, if they were closed, the opening would be covered.
- 1.5.10 Window grilles and balcony rails are not appropriate window treatments.

#### 1.6 Porches

*(Features may include foundations, columns, railings, balustrades, brackets, cornices, ceilings, floors and steps.)*

- 1.6.1 Original configuration, roof height, and roof pitch should be maintained.
- 1.6.2 Original porch materials and architectural features should be maintained. If replacement materials are necessary, they should be a close visual approximation of the original.
- 1.6.3 Enclosing front porches is not permitted.
- 1.6.4 Enclosing side porches may be appropriate where the visual openness and character of the porch are maintained.
- 1.6.5 Balconies should not be added to public facades unless historical documentation of their use can be provided.

#### 1.7 Architectural Details

*(Features may include brackets, finials, decorative trim and bargeboards, attic vents, etc.)*

- 1.7.1 Original architectural features should not be removed or obscured.
- 1.7.2 Irreparable features should be replaced with close visual approximations of the original using historically appropriate materials.
- 1.7.3 Architectural features of any period or style not original to the building should not be introduced.
- 1.7.4 Original decorative elements such as cornices, brick corbelling, arches, brackets, detailing should be retained without alteration.
- 1.7.5 Decorative or ornamental detailing should not be added to buildings unless there is physical or photographic evidence that shows the detailing was original to the building. New designs should be appropriate to the style and period of the building.

#### 1.8 Roof

*(Features may include, but are not limited to overhands, cornices, rafters, cresting, gutter systems, brackets, finials, pendants, vents and chimneys. In planning any renovation work, original features should be retained and consideration should be given to the following:)*

- 1.8.1 The original pitch and configuration should be maintained.
- 1.8.2 The original size and shape of dormers should be maintained.
- 1.8.3 The original roof materials and color should be maintained.
- 1.8.4 Skylights should be located on the non-public sides of the roof behind the midpoint of the historic structure.
- 1.8.5 Appropriate roofing materials include metal, slate, and asphalt/fiberglass shingles.
- 1.8.6 Historic roofs, chimneys, and related elements should be retained.
- 1.8.7 Guidelines for masonry should be followed for chimney maintenance.
- 1.8.8 Deteriorated or damaged roofs and chimneys should be repaired using historically appropriate materials and methods.
- 1.8.9 If replacement of a roof or chimney is necessary, the replacement should be appropriate for the building's style and period.
- 1.8.10 The installation of gutters and downspouts should not result in the removal or obstruction of historic building elements. Locate gutters and downspouts on non-public facades of buildings where possible.

#### 1.9 Utilities/Mechanical

- 1.9.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, and HVAC condenser units should be located at the rear of a building so as to minimize their visibility from the street. If the rear yard is not a viable location, then the rear half of the side yard

would be appropriate for their placement. Utilities or mechanical equipment shall be screened from view with no deciduous plantings or low walls/fencing. New utilities and mechanical equipment shall not be installed on the primary façades of buildings.

- 1.9.2 The installation of mechanical systems should not result in the removal or obstruction of historic building elements.

## **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.

### **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.

## **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.

### 5.2 Sidewalks

5.2.1 New sidewalks or walkways should remain visually compatible with the materials and placement of historic walkways.

5.2.2 Curb cuts on public streets are generally not appropriate. The removal of existing curb cuts on primary streets (where a lot can be accessed from the alley) is encouraged to bring non conforming properties into conformance.

5.2.3 Original sidewalks and walkways, including details such as original curbstones, brick, etc., should be preserved in their original state as closely as possible. Special care shall be taken to preserve existing specimen trees and significant landscape elements.

5.2.4 Pathways and walkways providing access to buildings shall be serviceable and relate to the building in scale, width, placement and material.

5.2.5 Brick, concrete, concrete pavers, stone, and stepping stones are appropriate walkway materials.

### 5.3. Paving/Driveways/Parking Areas and Parking Lots

- 5.3.1 The predominant vehicular access to properties within the District should continue to be through the use of alleys. 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.
- 5.3.2 Vehicular access to new developments (specifically large lot developments) shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment. Cross access between parking areas to minimize street curb cuts and adjacent driveway is encouraged.
- 5.3.3 Parking structures should generally be located below or behind buildings and landscaped to mitigate their visual impact.
- 5.3.4 Parking structures that are located close to the sidewalk are encouraged to include retail uses at street level to minimize the visual impact of the structure and engage the pedestrian network - Where street level retail uses are not feasible, architectural treatments shall be used to modulate the façade breaking the mass and horizontal lines typical of parking structures. Facades of parking structures facing public streets shall have flat (non sloping) floor plates.
- 5.3.5 Shared parking facilities that efficiently utilize parking spaces are encouraged.
- 5.3.6 Garages and carports shall be accessed from the service alley as is typical in the district. For residential lots new curb cuts on public streets are generally not appropriate. Where a lot can be accessed from the alley, the removal of existing curb cuts on primary streets is encouraged. Where an existing lot cannot be accessed from the alley executed vehicular access shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment.
- 5.3.7 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 or inance must comply with these design guidelines.
- 5.3.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

### 5.4 Exterior Lighting/ Miscellaneous

- 5.4.1 Dumpsters and other trash containers shall be located with techniques that minimize interruption to the sidewalk network and the pedestrian environment. The most appropriate location for dumpster and trash containers is in the rear yard or alley and screened from public view.
- 5.4.2 Exterior lighting fixtures shall be compatible in style, size, scale and material with the character of the structure and neighborhood.
- 5.4.3 Avoid spilling light onto adjacent structures, signs, or properties.
- 5.4.4 Ground mounted light fixtures/spotlights shall be 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 Miller House, a one-story brick Italianate cottage was constructed in the 1870s. It is a contributing building to the Germantown National Register of Historic Places district and the Germantown Historic Preservation Zoning Overlay. It has a current partially-constructed rear addition and the enclosure of a rear/side porch was approved in 2010.



Left: 1316 Fourth Avenue North today. Right: 1316 Fourth Avenue North in 1975.



Existing rear addition.

**Analysis and Findings:** The applicant proposes to partially demolish the existing one and one-half story rear addition that was never completed and to construct a new rear addition.

#### Renovation

The original structure will be renovated (brick work, window repair, reconstruct ornamental trim) to the appearance of the house depicted in a 1975 photograph. This work is not detailed on the submitted plans as it is being reviewed administratively for compliance with section 1.0 of the Germantown design guidelines.

#### Demolition

The existing rear addition, which was never completed, does not contribute to the historic character of the neighborhood. The demolition of this addition meets 7.2.2 for appropriate demolition and does not meet section 7.2.1 for inappropriate demolition.

#### Location, Height, Scale

The new addition will retain a portion of the existing addition where it meets the rear of the existing house. This addition does not set in from the sides of the house, but has a different exterior material to distinguish it from the historic building. This meets design guideline 4.2.3. The addition will extend back forty-six feet (46'), which is seven feet (7') further than the existing addition. On the left side, the addition will extend back fifteen feet (15') before stepping out six feet (6') to the left, and then continuing the remaining thirty-one feet (31'). The right side will be a straight wall without setting in, as it is with the existing addition.

The new addition will tie into the roof of the existing addition, a rear-oriented gable that sits two feet (2') taller than the original roof. Starting twenty-three feet (23') back from the rear of the original structure, or seventy-one feet (71) feet from the front of the house, the addition will rise to two-stories tall. The roof of this section of the addition will be flat with a deck four feet (4') above the peak of the original house, with four foot (4') high steel cable guardrail on top. This section continues back another sixteen feet (16') to where the third story begins. This third story of the addition will also have a flat roof topping out at thirty-three feet (33') tall, or fifteen feet (15') taller than the historic house. The walls of the third story will sit in from the side walls of the original house by ten feet (10') on the left side and six feet (6') on the right.

Although the addition is considerably taller than the historic house, staff finds that it would meet the design guidelines for additions for the following reasons. Because it is located at the rear, it will not obscure or destroy significant architectural features, and if it were to be removed later the historic house would remain unimpaired, which meets guidelines 4.2.1 and 4.2.2. The historic house itself, with its low-sloped roof, is a minimal height compared to other historic one-story buildings of this general depth and width. Additionally, section 2.2.4.1 of the Germantown design guidelines allow for adjacent properties, locations, and view corridors to be considered in determining compatibility of height for new construction. Staff found the proposed addition to be

compatible because the property is located next to a large non-contributing industrial parcel on the edge of the historic context. Currently there is a plan for this industrial property that will include a multi-family development that will be at least three and four stories tall. The addition is set back so far from the street that it will not be visible from the right-of-way. In summary, the additional height is appropriate in this instance because of the close proximity of the adjacent building to the left which minimizes the view, the industrial complex to the right, the low height of the historic building, the existing conditions, the fact that the addition does not physically attach to the existing building and the minimal massing of the taller portion of the addition.

#### Appurtenances & Utilities:

No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section 2.8.

#### Materials

The primary exterior material of the addition will be smooth-faced cement fiberboard with a five inch (5") exposure with cement-fiber trim and board and batten accent panels between the first and second story windows, with vertical seamed metal siding on the walls of the upper story. Staff finds cement-fiberboard to be an acceptable substitute for wood siding because it is similar in scale, appearance, and durability. Standing seam metal is also a common material in the historic mixed residential and industrial area, used most often as a roofing material. A portion of the roof will be asphalt shingle to match the roof on the historic houses, and the foundation will be split-faced concrete block. The material of the doors and windows is not known at this time, and must be approved prior to purchase and installation. With a condition that the unknown materials are approved administratively, Staff finds that the known materials are compatible with the historic house and meet guidelines 2.4.1.

#### Doors, Windows

The windows on the proposed addition are all generally twice as tall as they are wide, which is compatible with the proportions of openings on comparable historic buildings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet sections 2.5 and 2.6 of the design guidelines.

#### Design, Roof

With modern materials and the flat roofs, the addition will be very contemporary compared to the traditional architecture of the Italianate style historic house. Because the addition is situated entirely to the rear of the original structure and will not destroy or obscure significant architectural features of the historic house, and because it will sit far enough back from the front of the house that it will not impact views of the house, Staff finds that the proposal meets guideline 4.2.5.

**Recommendation:**

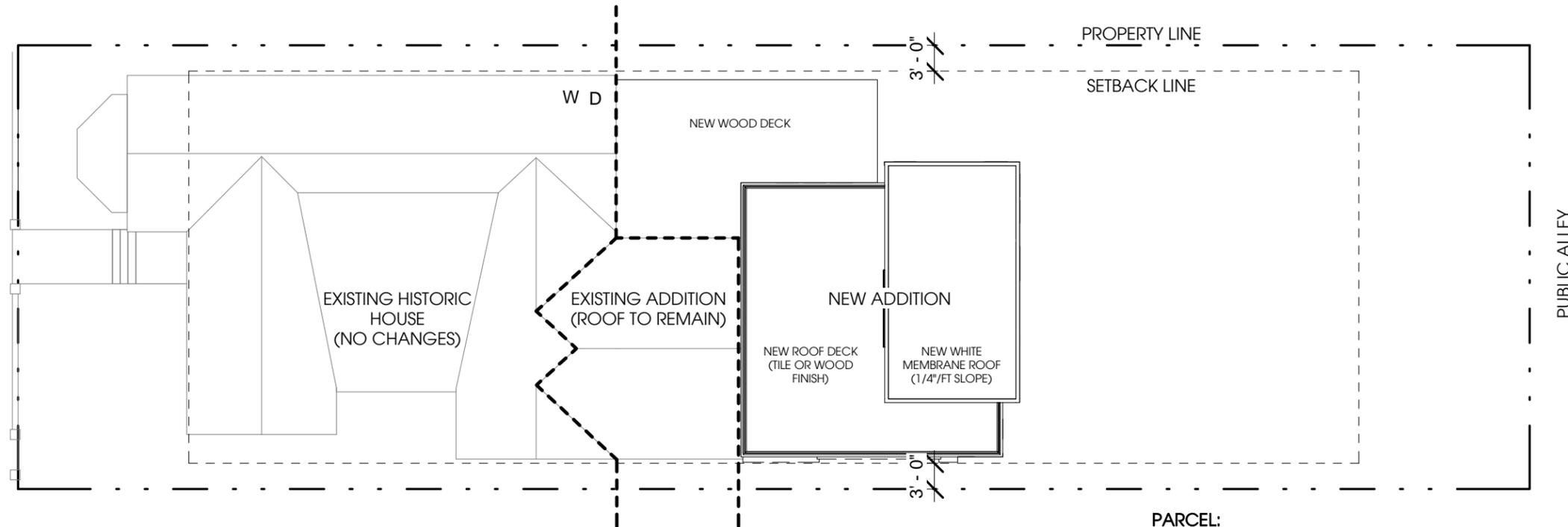
Staff recommends approval of the application to construct a rear addition to the historic house with the condition that the selections for windows and doors are approved prior to ordering. Meeting that condition, Staff finds that the proposal meets the applicable sections of the Germantown Historic Preservation Zoning Overlay.







4TH AVENUE NORTH



**1 SITE PLAN**



**PARCEL:**  
#08209019000

**ZONING:**  
- MUN  
- GERMANTOWN HISTORIC OVERLAY  
- URBAN ZONING OVERLAY

**PROJECT SUMMARY:**  
PARTIAL DEMOLITION OF EXISTING HISTORICALLY NON-CONTRIBUTING REAR ADDITION. FOUNDATION OF EXISTING ADDITION TO REMAIN. CONVERT EXISTING ADDITION TO A MULTI-STORY STRUCTURE. MATERIALS INCLUDE FIBER CEMENT SIDING SMOOTH, 5" EXPOSURE, SMOOTH FIBER CEMENT BOARD AND BATTEN, METAL SIDING, ASPHALT SHINGLE, AND MEMBRANE ROOFING.

**EXISTING HOUSE:**  
2,030 SF

**ADDITION:**  
MAIN LEVEL 1,535 SF  
UPPER LEVEL 1,075 SF  
DECK LEVEL 445 SF

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**SITE PLAN**

**HO.0**



## ALIGNED PERSPECTIVE STREET VIEWS

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IMAGES

# H0.1



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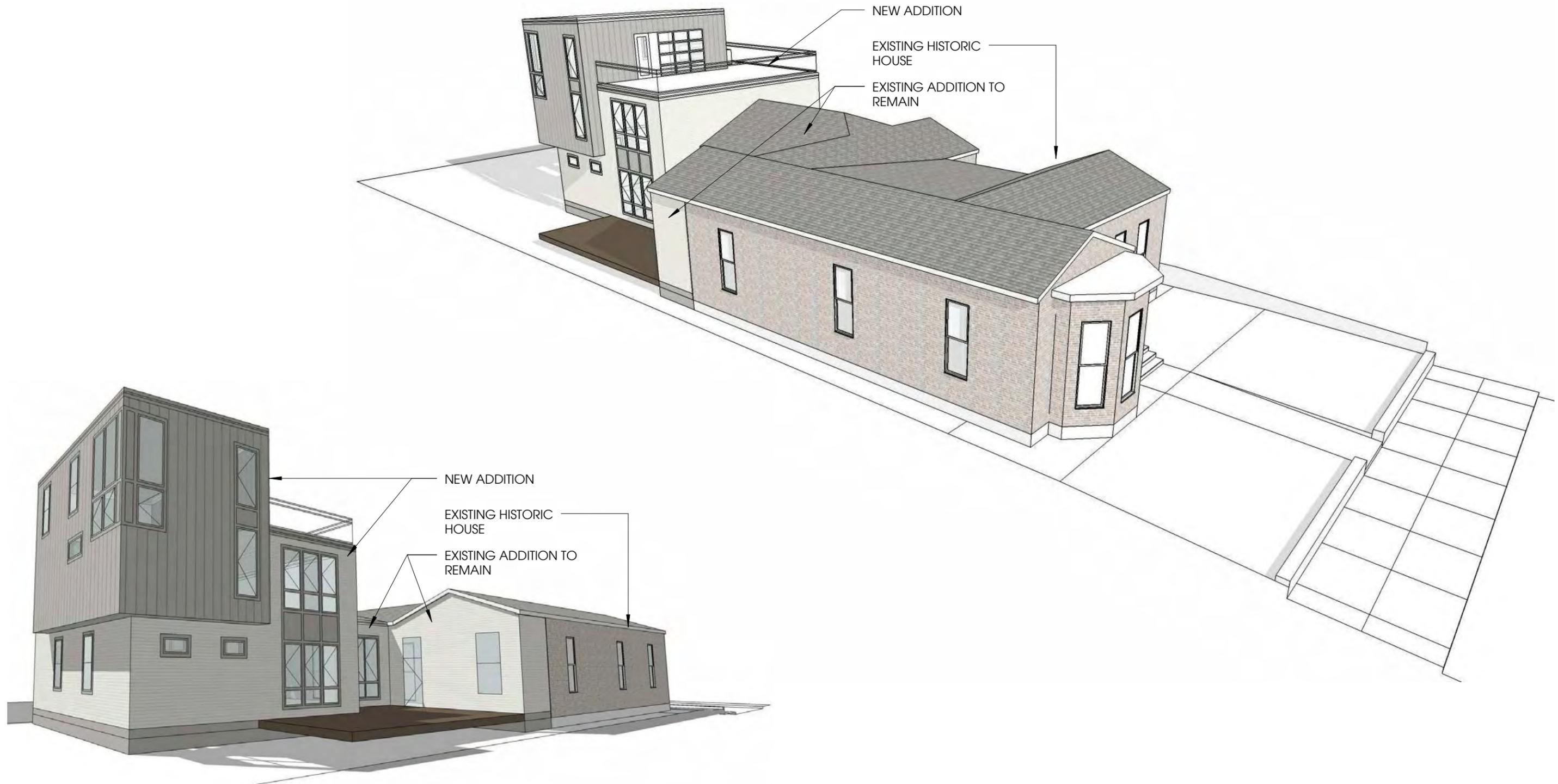
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IMAGES

**H0.2**



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**H0.3**



NEW ADDITION

EXISTING ADDITION TO REMAIN

EXISTING HISTORIC HOUSE

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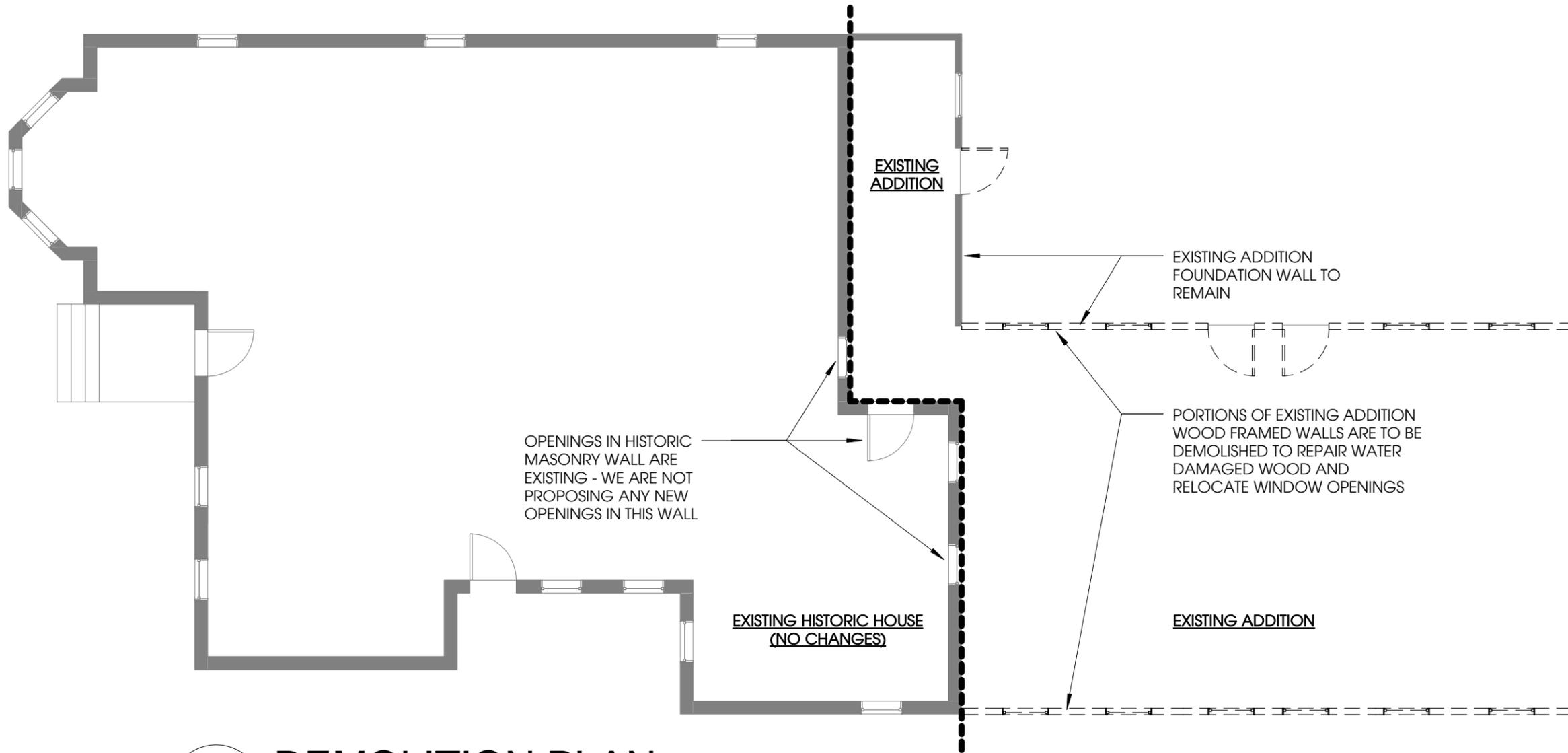
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IMAGES

# H0.4



**1 DEMOLITION PLAN**



WALL LEGEND	
	EXISTING TO REMAIN
	DEMOLISHED
	NEW CONSTRUCTION

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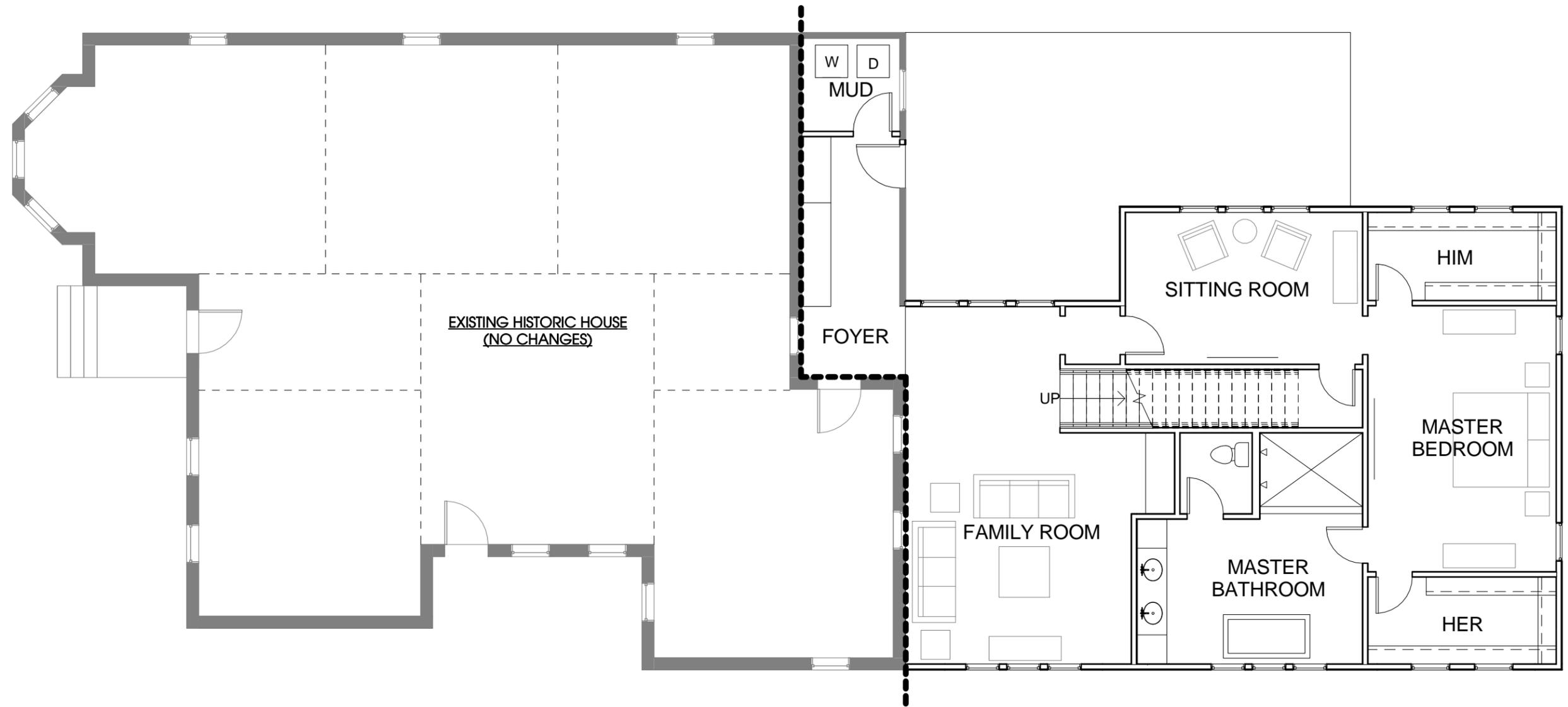
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**DEMOLITION PLAN**

**H1.0**



**1** MAIN LEVEL FLOOR PLAN



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FLOOR PLAN

**H1.1**



**1** UPPER LEVEL FLOOR PLAN



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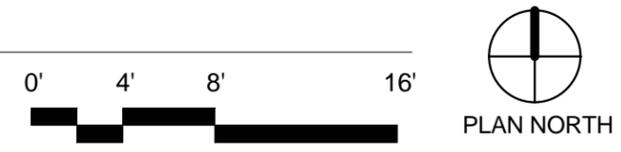
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**FLOOR PLAN**

**H1.2**



**1 DECK LEVEL FLOOR PLAN**



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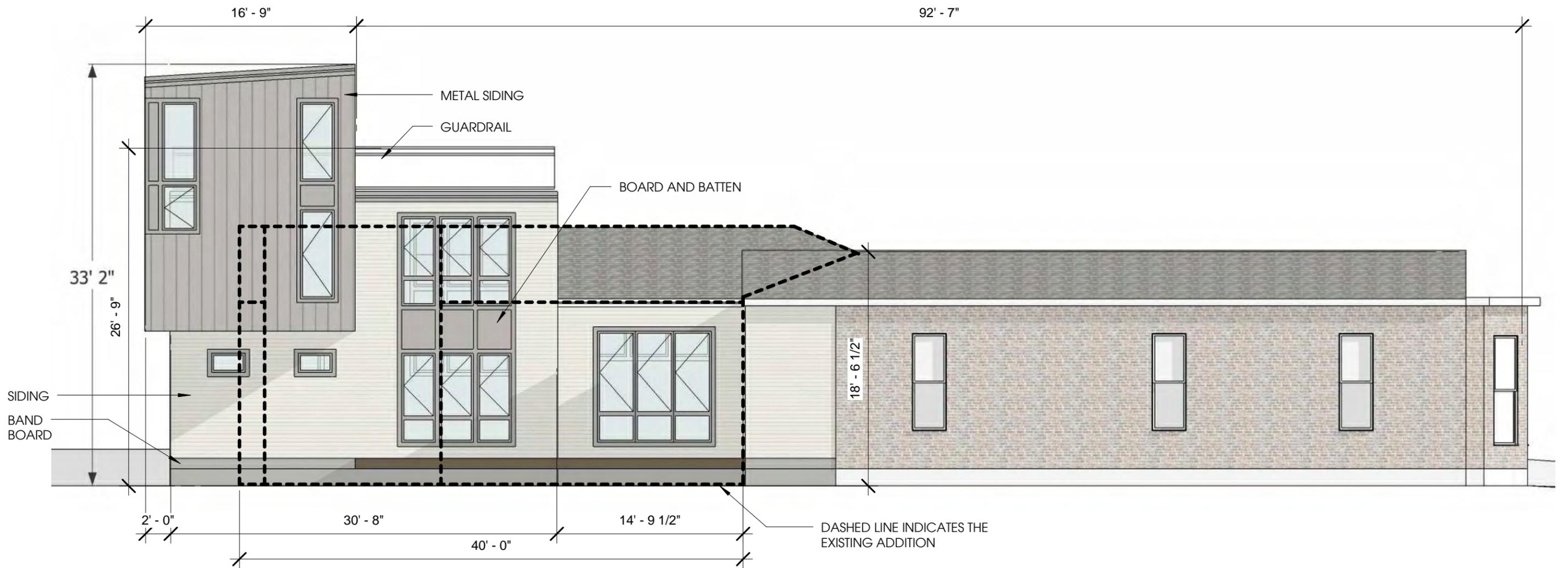
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**FLOOR PLAN**

**H1.3**



**1 NORTH (SIDE) ELEVATION**



**MATERIAL NOTES**

- **SIDING** - FIBER CEMENT 5" EXPOSURE SMOOTH FACED
- **METAL SIDING** - VERTICAL SEAMED METAL SIDING
- **BOARD AND BATTEN** - FIBER CEMENT SMOOTH PANEL AND TRIM
- **BAND BOARD** - 5/4X8 FIBER CEMENT BOARD
- ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS AND DOORS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.
- SHINGLE ROOFING WILL BE OF A BLACK, GRAY, OR BROWN PALATE.

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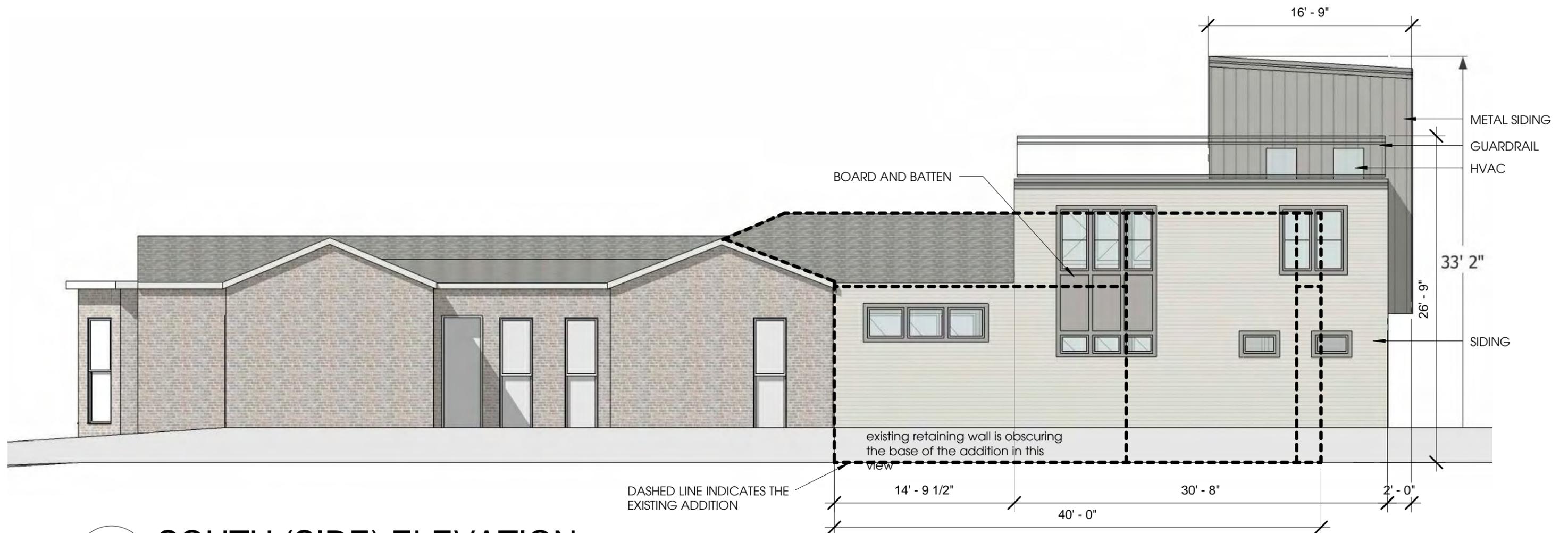
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**ELEVATION**

**H2.0**



**1 SOUTH (SIDE) ELEVATION**



**MATERIAL NOTES**

- **SIDING** - FIBER CEMENT 5" EXPOSURE SMOOTH FACED
- **METAL SIDING** - VERTICAL SEAMED METAL SIDING
- **BOARD AND BATTEN** - FIBER CEMENT SMOOTH PANEL AND TRIM
- **BAND BOARD** - 5/4X8 FIBER CEMENT BOARD
- ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS AND DOORS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.
- SHINGLE ROOFING WILL BE OF A BLACK, GRAY, OR BROWN PALATE.

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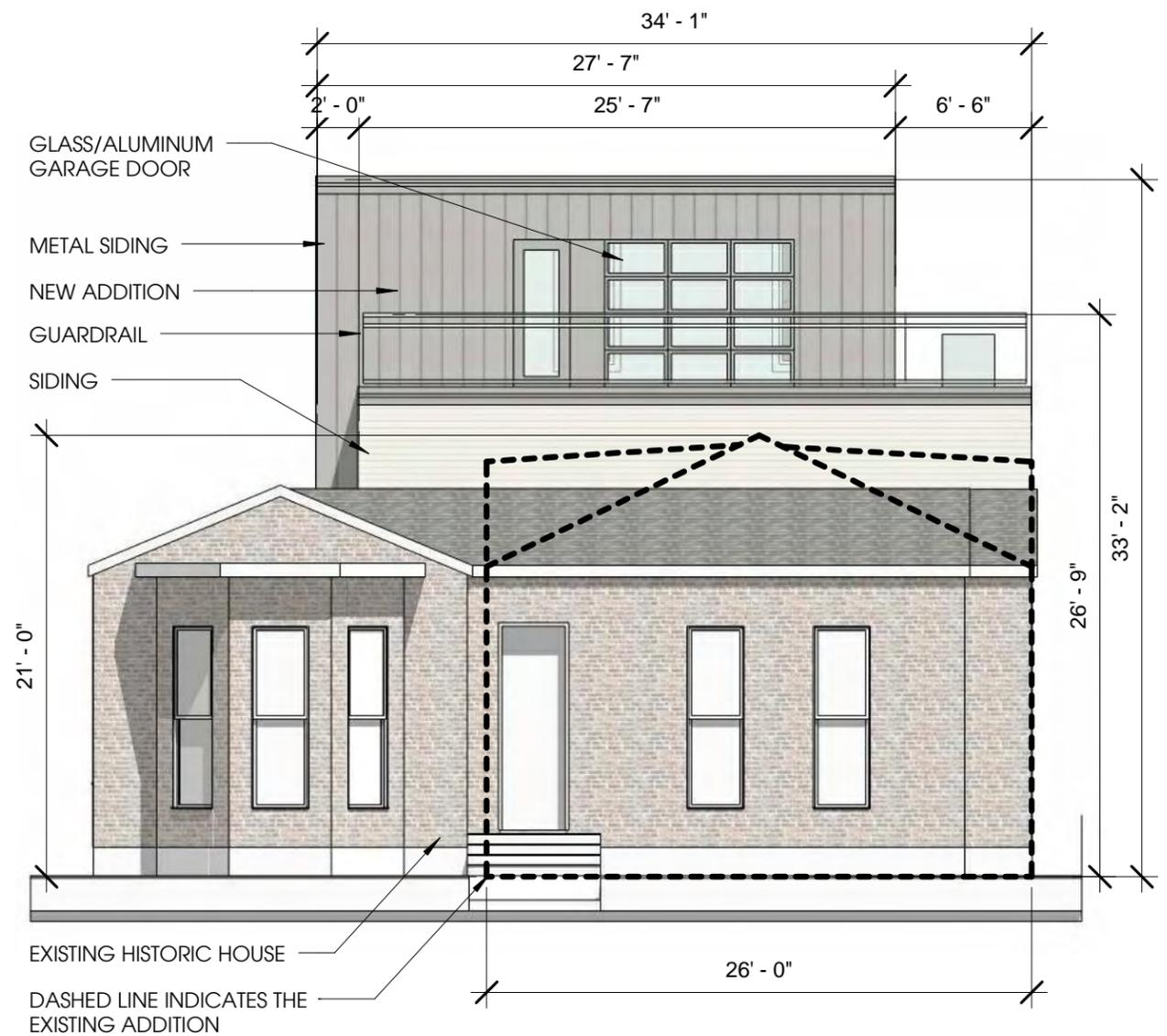
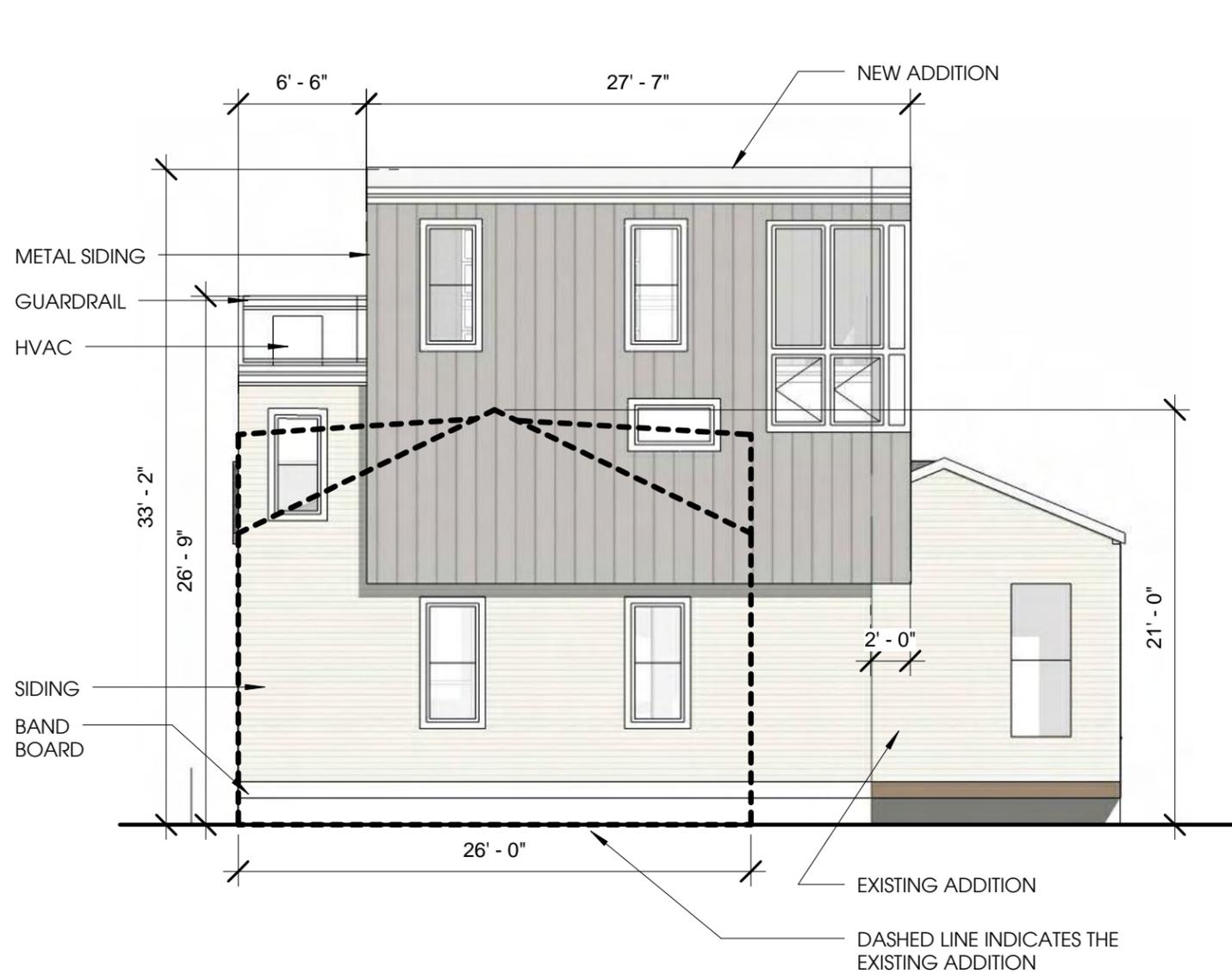
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**ELEVATION**

**H2.1**



**2** EAST (BACK) ELEVATION



**1** WEST (FRONT) ELEVATION



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ELEVATION

**H2.2**