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**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
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**STAFF RECOMMENDATION**  
**2402 9<sup>th</sup> Avenue South**  
**April 20, 2016**

**Application:** New construction-addition  
**District:** Waverly-Belmont Neighborhood Conservation Zoning Overlay  
**Council District:** 17  
**Map and Parcel Number:** 11801038000  
**Applicant:** Julie Davis  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

**Description of Project:** The proposal is to demolish an existing stoop on a contributing building and portions of the front wall and to construct a front porch and side lights flanking the main entrance.

**Recommendation Summary:** Staff recommends disapproval finding that the demolition of the existing porch does not meet section V.B.1.a for demolition and the proposed porch and side lights do not meet section IV for additions.

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

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **III. A. New Construction**

#### **A. Height**

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

#### **B. Scale**

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

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

1. The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. *17.40.410*).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;
- Shape of lot;
- Alley access or lack thereof;
- Proximity of adjoining structures; and
- Property lines.

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity
- Existing or planned slope and grade

3. In most cases, an infill duplex for property that is zoned for duplexes, should be one building as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;

*Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.*

1. These guidelines shall apply only to the exteriors of buildings and to new construction that would have at least a portion visible from a public right-of-way.

*For the purposes of neighborhood conservation zoning, alleys are not considered to be public rights-of-way.*

*New free-standing buildings less than 100 square feet in area and that do not have a foundation and are located at the rear of a property, are not required to comply with the design guidelines.*

2. The public facades—front- and street-related sides—of proposals for new buildings shall be more carefully reviewed than other facades.

*Specifically for corner lots, because they are visible from a public street, a secondary elevation and outbuilding is reviewed similarly to a primary elevation.*

3. New buildings do not need to imitate past architectural styles but should mimic historic forms found in the district. For an exception to this principle, see number 4. See image below for an example of inappropriate infill construction.

*This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.*

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

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings.
  - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
  - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding .
    - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
    - Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
    - Four inch (4") nominal corner boards are required at the face of each exposed corner.
    - Stone or brick foundations should be of a compatible color and texture to historic foundations.
    - When different materials are used, it is most appropriate to have the change happen at floor lines.
    - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
    - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
    - Texture and tooling of mortar on new construction should be similar to historic examples.
    - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.

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

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

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-

4/12 range.

2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

## **F. Orientation**

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house. Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.
5. For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.
2. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
3. Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
4. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

#### **IV. Additions**

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

1. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
  - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
  - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
  - a. The addition should sit back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
  - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
  - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.
- E. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
- F. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
- G. Additions should follow the guidelines for new construction.

#### **V. Demolition**

##### **B. GUIDELINES**

###### **1. Demolition is not appropriate**

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

###### **2. Demolition is appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical

integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

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

**Background:** 2402 9<sup>th</sup> Avenue South is a gabled-ell dwelling constructed c. 1939, according to the Property Assessor’s website. This date is supported by the fact that the address does not appear in the 1931 city directory but does appear in the 1944 directory. It is also supported by the style and form of the house which is a Minimal Traditional style primarily constructed between 1935 and 1950.



Figure 1: 2402 9<sup>th</sup> Avenue South

The house has undergone minor and typical changes. For instance the arched window on the projecting bay was originally square, the porch post was replaced, the masonry has been painted and a porch floor and railing were added; however, the building retains its original form and character.

A two hundred and five square foot (205 sq. ft.) rear addition was administratively permitted on April 1, 2016. The project includes replacing windows and repainting the previously painted brick, which are actions that are not reviewed in a historic overlay.

The current proposal includes removing the existing covered front stoop, creating a partial-width craftsman style porch, and adding side-lights to the primary entrance. The drawings show alterations to the front paired windows and the removal of the chimney; however, the applicant states that there are no changes proposed to those two features.



Figure 2: 2402 9<sup>th</sup> Avenue South in 1969.

## Analysis and Findings:

Demolition: The earliest photo known, from 1969, shows the existing covered stoop configuration but with a different post. There is no physical evidence of a different porch configuration or an entrance with side lights. The porch seen in 1969 is typical of the era of construction, which is 1939.

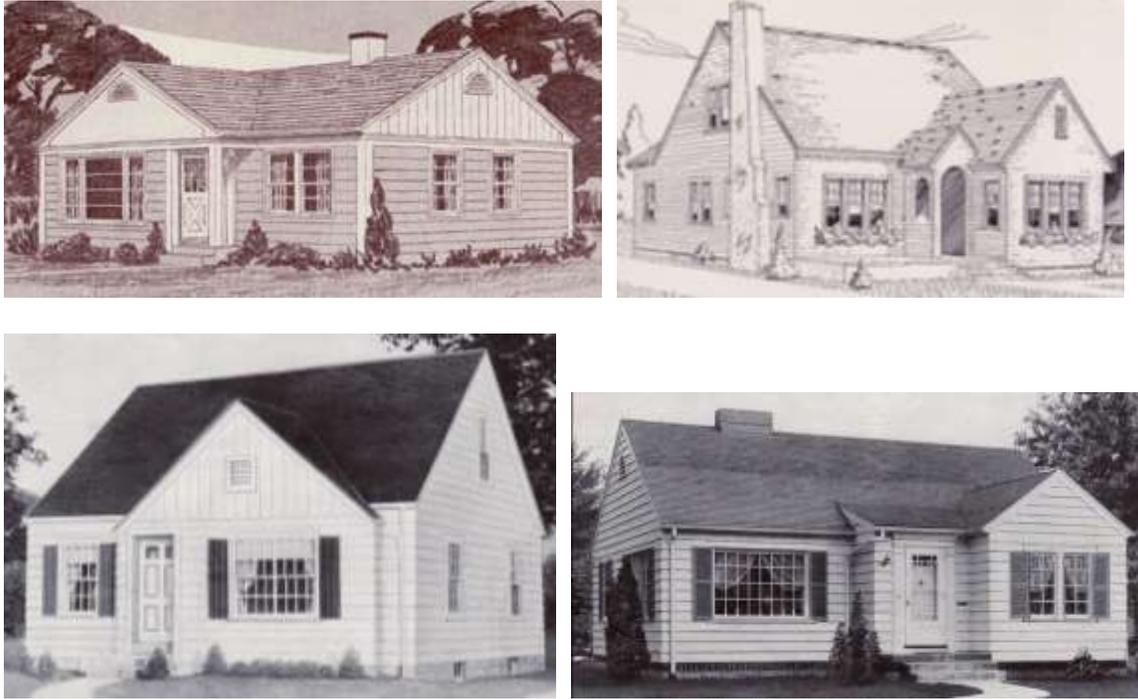


Figure 3: Images from early plans books show that the Minimal Traditional style favored small covered stoops over the large porches more typical of turn-of-the-century styles.

Porches and primary entrances are typically “character defining features” which the Secretary of Interior Standards requires be preserved. For this reason, demolition of the existing porch and the wall to accommodate the side lights does not meet section V.B.1.a. for demolition.

Location & Removability: Generally an addition should be located at the rear of the building in a way that will not disturb the front façade. The proposed porch and side lights is not appropriate as it will alter the design of the front of the historic building. Since the porch addition requires the removal of the existing front stoop it is not possible to remove the proposed porch in a manner that preserves the original look and configuration of the character defining stoop. In addition, the side lights require the removal of portions of the front wall. The project does not meet section IV.A. and F.

Design: A contemporary design is only appropriate when it does not require the removal of a historic feature. The proposed design will require the removal of the historic covered stoop. In addition, the proposed project is to place a historic design on a historic home of

a different style and error, rather than utilize a contemporary design. The proposal includes a craftsman-style porch but the house is a Minimal Traditional style home. The craftsman style is typical of the early 1900s and the Minimal Traditional style is associated with the late 1930s and 1940s. The side lights proposed are also more typical of earlier styles such as Colonial Revival and Greek Revival styles and atypical of Minimal Traditional style homes which are known for their lack of detail. The project does not meet section III.E and IV.E.

Setback & Rhythm of Spacing: Not applicable.

Materials: The materials were not indicated on the drawings. More information is required to know if the project meets section III.D.

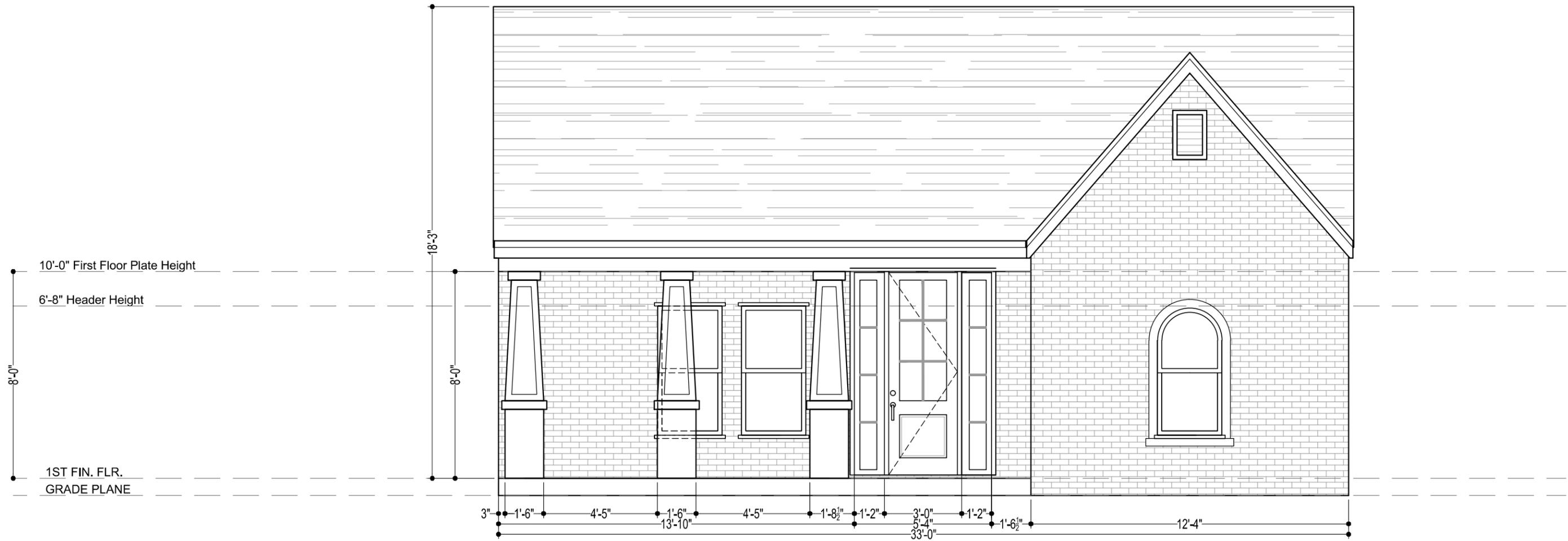
Roof form: The porch itself is not appropriate, as discussed previously, and the original stoop was a front gable; therefore, the shed roof form proposed is not appropriate. The project does not meet section III.E.

Orientation: The orientation will not change. This design guideline is not applicable.

Proportion and Rhythm of Openings: Side lights are proposed to be added to the front entrance. Because this addition will change the original rhythm of openings, Staff finds the project's proportion and rhythm of openings does not meet Section III.G and IV.E.

Appurtenances & Utilities: This design guideline is not applicable.

**Recommendation:** Staff recommends disapproval finding that the demolition of the existing porch does not meet section V.B.1.a for demolition and the proposed porch and side lights do not meet section IV for additions.



**1 PROPOSED FRONT ELEVATION**

Scale : 1/4" = 1'-0"

2402 9th Ave South, Nashville TN, 37204