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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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STAFF RECOMMENDATION
2014 White Avenue
October 16, 2019

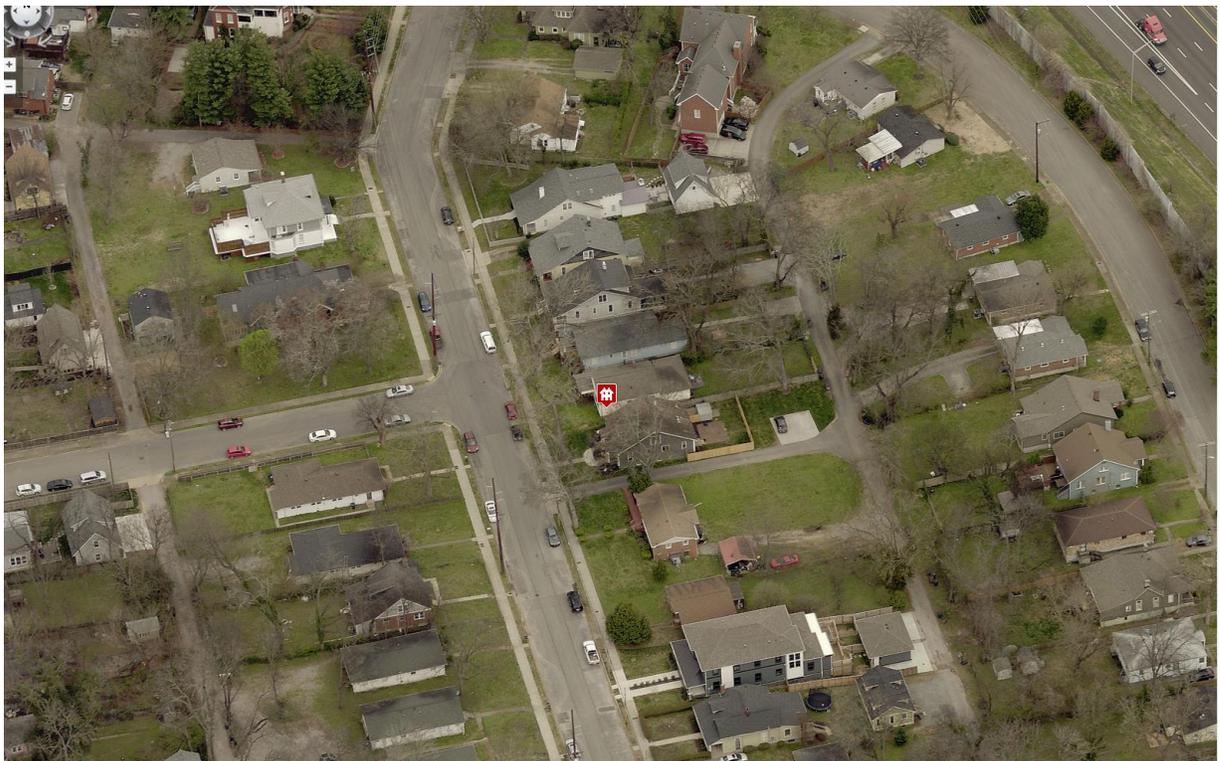
Application: Partial Demolition; Alterations; New Construction—Addition
District: Woodland in Waverly Historic Preservation Zoning Overlay
Council District: 17
Base Zoning: R6
Map and Parcel Number: 10510033300
Applicant: Mitch Hodge
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant proposes to demolish a non-contributing addition; alter the house’s front porch, eaves overhangs, siding, window openings, and roof material; and construct a rear addition that is two feet (2’) taller than the historic house.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. The applicant meet with MHZC staff after the vinyl siding has been removed to assess the condition of what historic materials remain and whether or not they are required to retain those materials; 2. The existing historic windows remain and be restored, if necessary, unless MHZC staff determines that they are beyond repair; 3. Staff approve the final details, dimensions and materials of windows and doors for the addition prior to purchase and installation; 4. Staff approve the roof color and masonry color, dimensions and texture; and 5. MHZC approve all appurtenances prior to purchase and installation, including, but not limited to, HVAC units, all utilities, lighting, railings, fencing, pathways, pavers, patios, and decks. <p>With these conditions, staff finds that the project meets Sections II., III., IV., and V. of the design guidelines for the Woodland-in-Waverly Historic Preservation Zoning Overlay.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. Alterations & Repairs

II.B.1 Roof Form and Roofing Materials

- a. Original roof pitch and configuration should be maintained.
- b. The original size and shape of dormers should be maintained. Dormers generally should not be introduced where none existed originally.
- c. Original roof materials and color should be maintained. If replacement is necessary, original materials should be used. Asphalt/fiberglass shingles may be substituted for original roofing when it is not economically feasible to repair or replace with original materials or when the original roof is beyond repair. The color and texture of asphalt/fiberglass shingles should be appropriate to the architectural style and period of the house. Generally, wood shakes are not appropriate.

Original roofing materials may include, but are not limited to, slate, metal, and, on twentieth century buildings, asphalt shingles.

Roof elements may include, but are not limited to, eaves, cornice, rafters, cresting, gutter systems, brackets, finials, pendants, vents, and chimneys.

New roof dormers are considered additions because they increase the habitable space of a building. Please see the additions section for further information.

II.B.2 Porches

- a. Original elements and shape should be maintained. If original materials cannot be used, the new material should be a close approximation of the original.
- b. The enclosing of front porches is not appropriate.
- c. The enclosing of side porches may be appropriate if the visual openness and character of the original porch is maintained.

The design of reconstructed porches should be based on documentary, physical, or pictorial evidence. When such evidence does not exist, a simple design, using the overall proportions and materials of porches appropriate to the style of the house, is usually best.

The Metropolitan Codes Department may require a railing on a new or repaired porch. On house styles for which porch railings are not historically appropriate, exemptions can be requested from the Board of Zoning Appeals.

Porch elements may include, but are not limited to, columns, railings, balusters, brackets, cornice, ceilings, decking, and steps.

II.B.3 Windows

- a. The original size and shape of windows should be maintained.
- b. The original number and arrangement of panes should be maintained.
- c. The characteristic window shape in the district is rectangular with a vertical proportion-- taller than it is wide. Horizontally proportioned windows are generally not appropriate.
- d. Unpainted raw aluminum storm windows are not appropriate. "Blind stop" storm windows, painted or anodized, are appropriate.

A "blind stop" storm window is attached to the inside of a window jamb (frame) rather than to the face of a window casing (trim). In this way, a storm window obscures as little of original features of a window as possible.

- e. Shutters, unless appropriate to the style of the building, should not be added. Where appropriate, shutters should be of a height and width that if they were closed, the window opening would be covered.
- f. New window openings should not be introduced unless they match the existing window configuration and their placement harmonizes with the existing rhythm of openings.
- g. Original window openings should not be filled in.

Window elements may include, but are not limited to, sash, casings (trim), aprons, number and configuration of lights (panes), hoods, lintels, mullions and muntins.

II.B.4 Doors

- a. The original size and shape of door openings should be retained.

- b. Original transoms, sidelites, and doors should be retained.
- c. Replacement doors should be compatible with original doors in terms of style and material. Flush doors are generally not appropriate.
- d. Original door openings should not be filled in.
- e. Generally, new door openings should not be introduced.
- f. Unpainted aluminum storm and screen doors are not appropriate. Blind stop, full-view storm doors, painted or anodized, are appropriate. Plain wood screen doors are generally appropriate.
- g. On front doors, full-view, painted or anodized security doors are appropriate. On visible side doors, full-view or glazing proportionate, painted or anodized security doors are appropriate.

II.B.5 Architectural Details

- a. Original architectural details should not be removed.
- b. The replacement of missing or irreparable original details should be based on accurate duplication, or should be close approximations of originals, based on historic, physical, or pictorial documentation.
- c. Architectural details of a period or style not original to the building should not be introduced.
- d. Changes that have taken place over the course of time are evidence of the history and development of a building and its environment and have sometimes acquired significance in their own right. If so, those changes should be recognized and respected.

For example, as tastes changed in the first quarter of the twentieth century, Victorian Era styles were replaced by Colonial Revival and Bungalow styles. In some instances, an addition or remodel in a new style to an earlier house can add to its historical significance rather than detract from it.

II.B.6 Materials

- a. Original building materials should be retained. If replacement is necessary, it should be accomplished with original materials or close approximations.

Original building materials may include wood, brick, stone, terra cotta, stucco, cast stone or concrete.

b. Masonry

- 1) Masonry repointing should be done with care to match the original mortar color. Original joint width, depth, and tooling profile should be maintained.
When repointing brick, new mortar with a high concentration of portland cement should be avoided. Temperature and moisture cause brick and mortar to expand and contract. During expansion, the two materials press against each other, and over time, the softer of the two deteriorates. Typical "redi-mix" type mortar, which contains a high concentration of portland cement, is harder than historic brick. In such circumstances, its use can damage brick. Mortar for repointing should have a low concentration of portland cement.
- 2) Cleaning of masonry should be done with the gentlest means possible. Sandblasting causes severe damage to brick, stone, and mortar, and shall not be used.
- 3) Generally, the use of paint, stain, water repellent, or any other type of coating on brick is not appropriate. Waterproof coatings shall not be used.

If brick is mismatched due to insensitive repairs, paint or stain on mismatched areas may be appropriate. If brick is so deteriorated that it cannot withstand the weather, a water repellent or paint may be appropriate. If painting is necessary, the paint color should approximate the natural material color of the original brick. Previously painted brick may be repainted using a color which approximates the natural material color of the original brick.

- 4) The use of paint, stain, water repellent, or any other type of coating on stone is generally not appropriate. Waterproof coatings shall not be used.

If stone is so deteriorated that it can no longer withstand the weather, a water repellent or consolidant may be appropriate. Previously painted stone may be repainted using a color which approximates the natural color of the stone.

c. Wood

- 1) Wood siding should be maintained. Original siding should not be covered or replaced with a material or texture not original to the building.
- 2) Replacement wood siding should be consistent with the original in size, profile, course width, texture, and orientation.
- 3) Original wall shingles should be retained.

4) Aluminum, vinyl, T-1-11 panels, and other artificial sidings are not appropriate.

II.B.7. Paint Color

Paint colors on wood are not regulated. For guidelines on paint for brick or stone, see Materials section.

The MHZC maintains information on appropriate historic paint colors and paint analysis which is available to the public.

II.B.8 Lighting

- a. Original light fixtures should be retained. New or replacement light fixtures should be appropriate to the style of the building.
- b. Freestanding lampposts in yards are not appropriate.
- c. Ceiling fans are generally not appropriate.

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

1. ADDITIONS

- a. 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.

Placement

Additions should be located at the rear of an existing structure.

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

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions should tie-in at least 6" below the existing ridge.

In order to assure that an addition has achieved proper scale, the addition should:

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- *An extreme grade change*
- *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the

visual mass of the addition.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

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

Side Additions

When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.

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.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

- b. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

- c. 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.

- d. 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.

- e. Additions should follow the guidelines for new construction.

2. NEW CONSTRUCTION

a. Height

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.

b. Scale

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.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

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.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions 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*

In most cases, an infill duplex 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 width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

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. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding

materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped 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.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; 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; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

e. Roof Shape

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.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

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.

g. Proportion and Rhythm of Openings

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.

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.

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.

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.

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.

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.

i. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings.

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

IV.1 Permanent Landscape Features

- a. For historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should be compatible with the style of the house to which they relate in terms of design, materials, and location. For non-historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should not contrast greatly with such features on surrounding historic buildings.
- b. Existing retaining walls in front and side yards should be retained.
- c. Satellite dishes are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

IV.3 Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces, by any individual, group, or agency, shall be presented to the MHZC for review for compatibility and appropriateness.

IV.4 Fences

- a. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.
- b. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.
- c. Privacy fences are appropriate only around rear yards (see illustrations). Privacy fences can be up to 6' in height.
- d. Chain link or woven fences are generally inappropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is visible from the street, it should be camouflaged with plantings, or painted black or dark green.
- e. Rear privacy fences should stop before mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.

V. DEMOLITION

V.B.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.

V.B.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 of the historic zoning ordinance.

Background: 2014 White Avenue is c. 1920s, one-story frame house that contributes to the historic character of the Woodland-in-Waverly Historic Preservation Zoning Overlay (Figure 1). The house was altered sometime in the last twenty-five years of the twentieth century. General repairs were made in 1990 to comply with MDHA requirements. In 1975, the National Register nomination form for the Woodland-in-Waverly Historic District describes the house as “one story weatherboard, gable roof facing street, offset gabled porch with tapered wood columns.” This describes the house as it can be seen in the c. 1968 Property Assessor photo (Figure 2). Sometime after 1975, vinyl siding was installed, the house’s eaves were cut off, and the porch was significantly altered. The house’s roof forms, historic windows, and overall shape remain; therefore, the house still contributes to the historic character of the Woodland-in-Waverly Historic Preservation Zoning Overlay. The house is very similar in size, scale, and design to 2012 White Avenue next door (Figure 3). It is likely they were built at the same time, by the same person.



Figure 1. 2014 White Avenue.



Figure 2. c. 1968 photo of 2014 White Avenue.



Figure 3. 2012 White Avenue next door shows what 2014 White Avenue likely looked like originally.

Analysis and Findings: The applicant proposes to demolish a non-contributing addition; alter the house's front porch, eaves overhangs, siding, window openings, and roof material; and construct a rear addition that is two feet (2') taller than the historic house.

Partial Demolition: The applicant plans to remove an existing, non-historic addition (Figure 4). The footprint of the house shown on the c. 1968 Property Assessor card does not show this addition, so the addition was constructed after 1968 (Figure 5). Staff finds that it is not a significant part of the historic house and that its removal is appropriate.

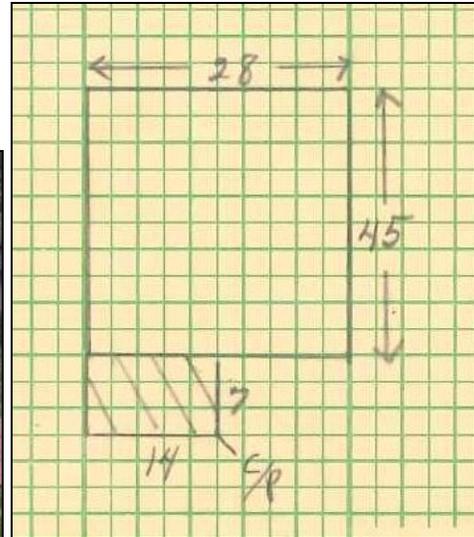


Figure 4 (left) is an aerial view of the addition that will be removed. Figure 5 (right) is the c. 1968 footprint of the house from the Property Assessor's office; the addition does not exist in this

Staff finds that the existing rear addition does not contribute to the architectural and historical character and significance of the house or the district, and that its demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Alterations to the Historic House: The applicant proposes to restore the house's eaves, porch design, and potentially the historic siding and cladding material if it still exists under the metal siding and is in good shape. Staff recommends that a condition of approval be that the applicant meet with MHZC staff after the vinyl siding has been removed to assess the condition of what historic materials remain and whether or not they are required to retain those materials. Staff also recommends that all historic wood windows remain and be restored, if necessary, unless staff determines that they are beyond repair and can be replaced.

The applicant is proposing some alterations of window openings on the side façade. On the left side façade, the applicant proposes to enlarge an existing window opening to match the dimensions of other openings on the historic house (Figure 6). Staff finds that this alteration is appropriate, as the c. 1968 photo seems to show a larger window opening in that area (See Figure 2). In addition, the house next door at 2012 White Avenue has window that is the same size as what is proposed in this location.

On the right façade, the applicant is proposing to remove a window opening towards the back (Figure 7). Again, this window opening does not appear to be original, and its removal is appropriate. If when the siding is removed, evidence of other window openings is shown, staff will work with the applicant on restoring the historic window pattern.



Figures 6 & 7 are c. 1980s photos of the house that show window openings to be altered.

With the condition that the applicant work with MHZC staff after the vinyl siding has been removed to assess the condition and potential retention or replacement of any historic materials and that the historic windows be retained, unless beyond repair, staff finds that the proposed alterations meet Section II.B. of the design guidelines.

Height & Scale: The proposed addition ties into the historic house six inches (6') below the house's roof ridge, which is appropriate. It is inset one foot, six inches (1'6") from the back corners of the house, which is appropriate because the addition's maximum scale is one-and-a-half stories in height. After a depth of eight feet (8'), the addition steps back out to match the width of the historic house.

This back portion of the addition is two feet (2') taller than the historic house, which staff finds to meet the design guidelines. Typically, staff recommends that taller portions of an addition be inset two feet (2') from the back corners of the house, but staff finds that the taller portion that is not inset to be appropriate for several reasons. Although the addition's ridge is two feet (2') taller, its eave height is just one foot (1') taller. Located over forty feet (40') back from the front of the house, staff find that this extra height will not be highly visible from the street and will not negatively impact the historic house. In addition, the existing house is just twenty-eight feet (28') wide, which is narrower than many other historic houses in the area, and it sits on a narrow lot. The addition's extra height helps to add space to the historic house while keeping the footprint reasonable compared to the size of the historic house. After the demolition of the existing addition and the construction of the new addition, the house's footprint will increase from approximately one thousand, three hundred and sixty square feet (1,360 sq. ft.) to approximately two thousand, one hundred, and eighty-six square feet (2,186 sq. ft.).

Staff finds that the addition's height and scale to meet Sections III.B.1., III.B.2.a., and III.B.2.b.

Location & Removability: The addition is located entirely behind the historic house, which is appropriate. Because the addition is inset at the historic house's back corners and is set six inches (6") below the roof ridge of the historic house, staff finds that it could be removed in the future without affecting the historic house's architectural integrity.

Staff finds that the proposed addition meets Sections III.B.1.a. and III.B.1.d. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition’s change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the proposed addition meets Sections III.B.1.c, III.B.1.d, and III.B.1.e. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It is located five feet (5’) from the left side property line, six feet (6’) from the right side property line, and approximately fifty-nine feet (59’) from the rear property line. Because the addition is no wider than the historic house, it will not affect the rhythm of spacing along the street.

Staff finds that the proposed addition meets Sections III.B.1. and III.B.2.c. of the design guidelines.

Materials, Texture, and Details and Material Color: This section only pertains to the materials on the addition. All material changes to the historic house will be reviewed and approved by MHZC staff prior to work being done.

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Slab or Split face concrete block	Typical	Yes	No
Cladding	Cement fiberboard lap siding, 5” reveal or match reveal of historic lap siding	Smooth	Yes	No
Roofing	Dimensional Asphalt Shingles	Not indicated	Yes	Yes

Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Rear doors	Not indicated	Needs final approval	Unknown	Yes

With staff’s final approval of the windows and doors and roof shingle color/texture for the addition, and with the condition that no changes be made to the historic house’s historic materials without staff’s approval, staff finds that the known materials meet Sections III.B.1. and III.B.2.d. of the design guidelines.

Roof form: The addition ties into the house with a front-facing gable. The taller portion of the addition has a side-gable form with a pitch of approximately 8/12. The rear portion of the addition has a rear-facing dormer that is inset two feet (2’) from the side walls and two feet (2’) from the back wall of the addition. Staff finds that the addition’s roof forms are compatible with the historic house.

Staff finds that the proposed roof forms meet Sections III.B.1. and III.B.2.e. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening.

Staff finds the addition’s proportion and rhythm of openings to meet Sections III.B.1. and III.B.2.g. of the design guidelines.

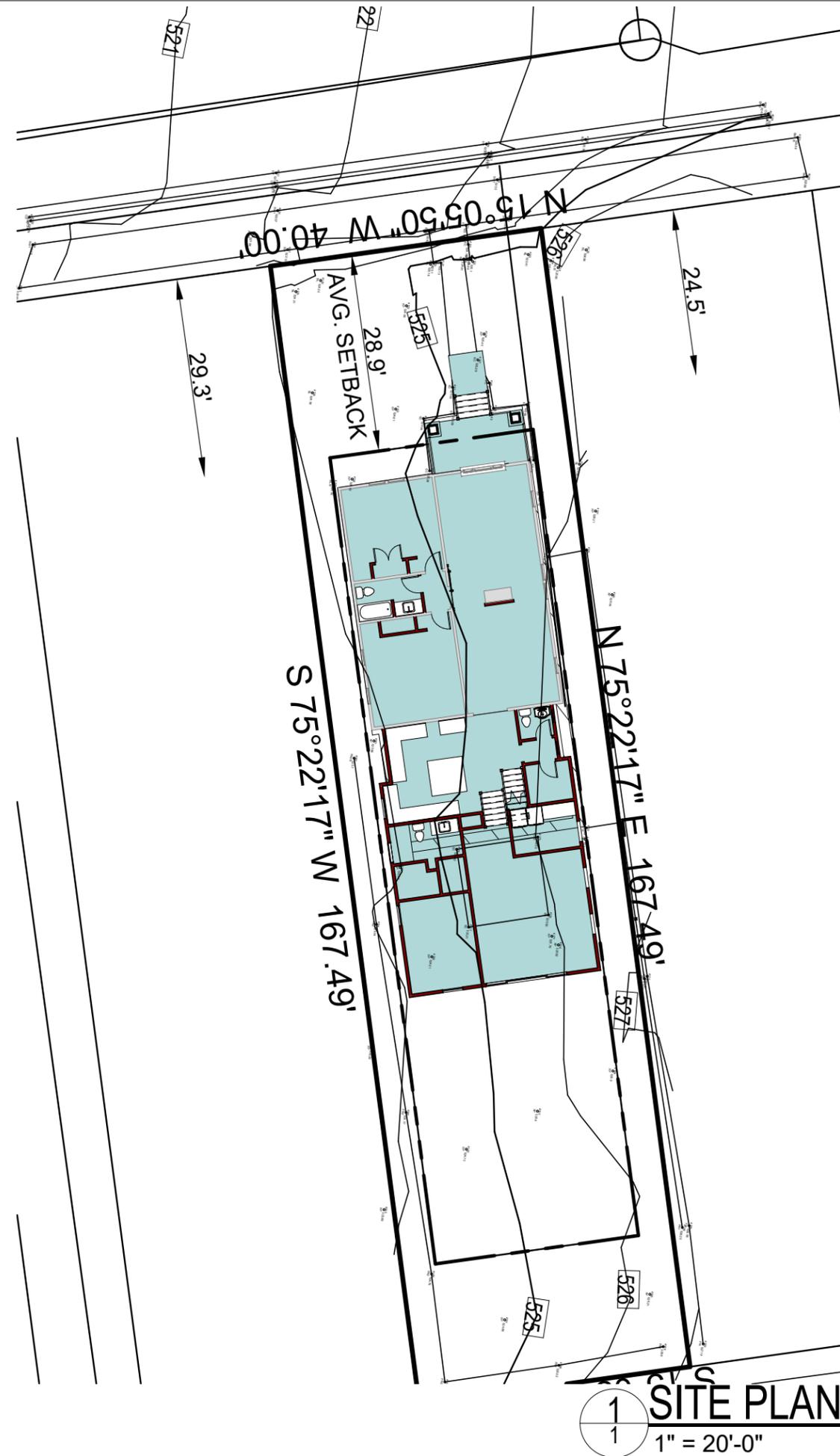
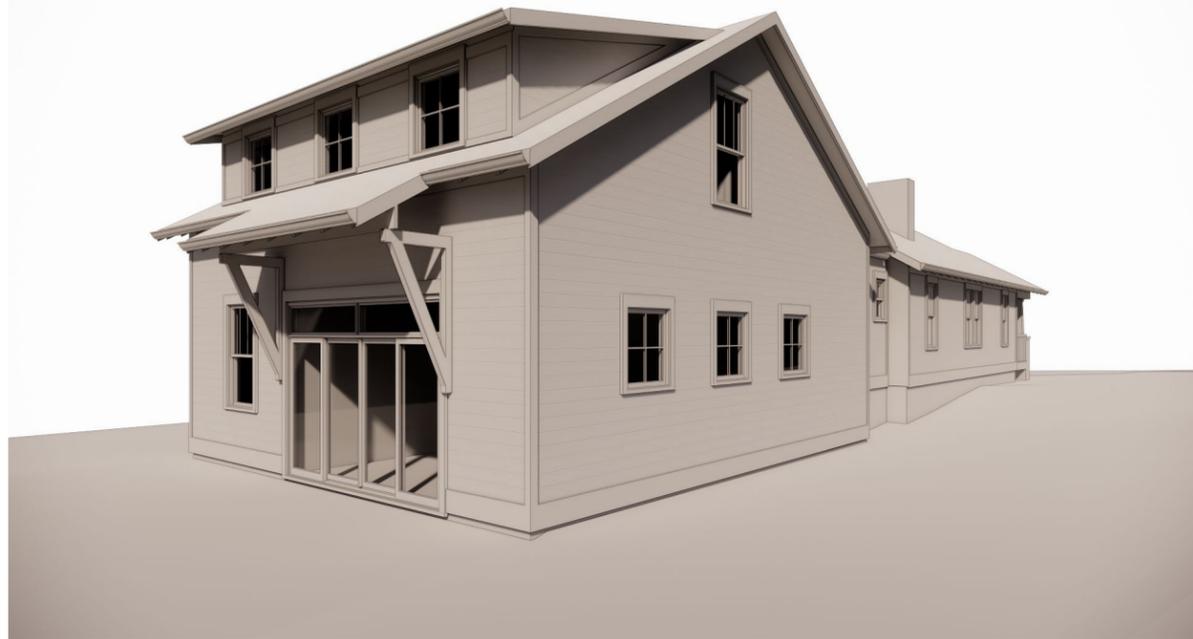
Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. Because this is an historic preservation zoning overlay district, MHZC must review and approve all appurtenances including, but not limited to, HVAC units, all utilities, lighting, railings, fencing, pathways, pavers, patios, and decks.

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

1. The applicant meet with MHZC staff after the vinyl siding has been removed to assess the condition of what historic materials remain and whether or not they are required to retain those materials;
2. The existing historic windows remain and be restored, if necessary, unless MHZC staff determines that they are beyond repair;

3. Staff approve the final details, dimensions and materials of windows and doors for the addition prior to purchase and installation;
4. Staff approve the roof color and masonry color, dimensions and texture; and
5. MHZC approve all appurtenances prior to purchase and installation, including, but not limited to, HVAC units, all utilities, lighting, railings, fencing, pathways, pavers, patios, and decks.

With these conditions, staff finds that the project meets Sections II., III., IV., and V. of the design guidelines for the Woodland-in-Waverly Historic Preservation Zoning Overlay.



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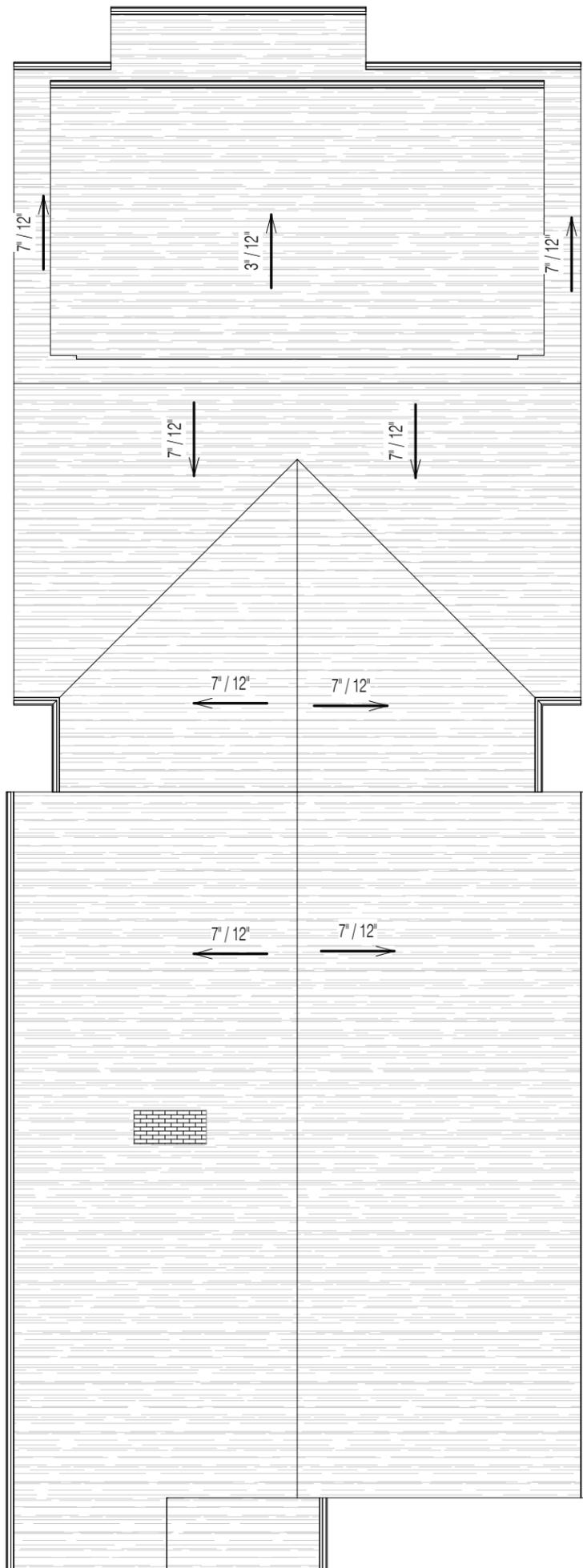
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RENOVATIONS AND ADDITIONS
2014 WHITE AVE
NASHVILLE, TN 37204

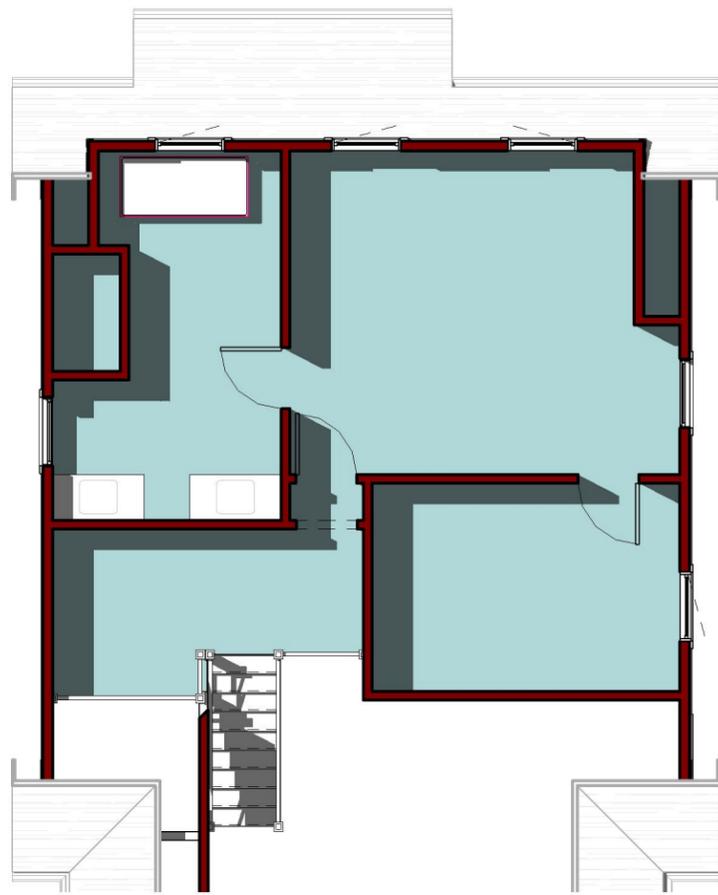
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SITE PLAN	
1	
PROJECT	1920
DATE	09.30.19
	REV

1
SITE PLAN
1" = 20'-0"



3
2 **ROOF PLAN**
1/8" = 1'-0"



2
2 **2-SECOND FLOOR**
1/8" = 1'-0"



1
2 **1-FIRST FLOOR**
1/8" = 1'-0"

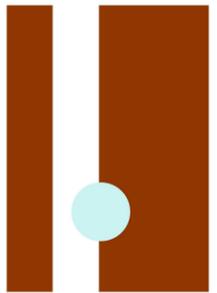
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FLOOR PLANS	
2	
PROJECT	1920
DATE	09.30.19
REV	



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ELEVATIONS

3

PROJECT 1920

DATE 09.30.19

REV

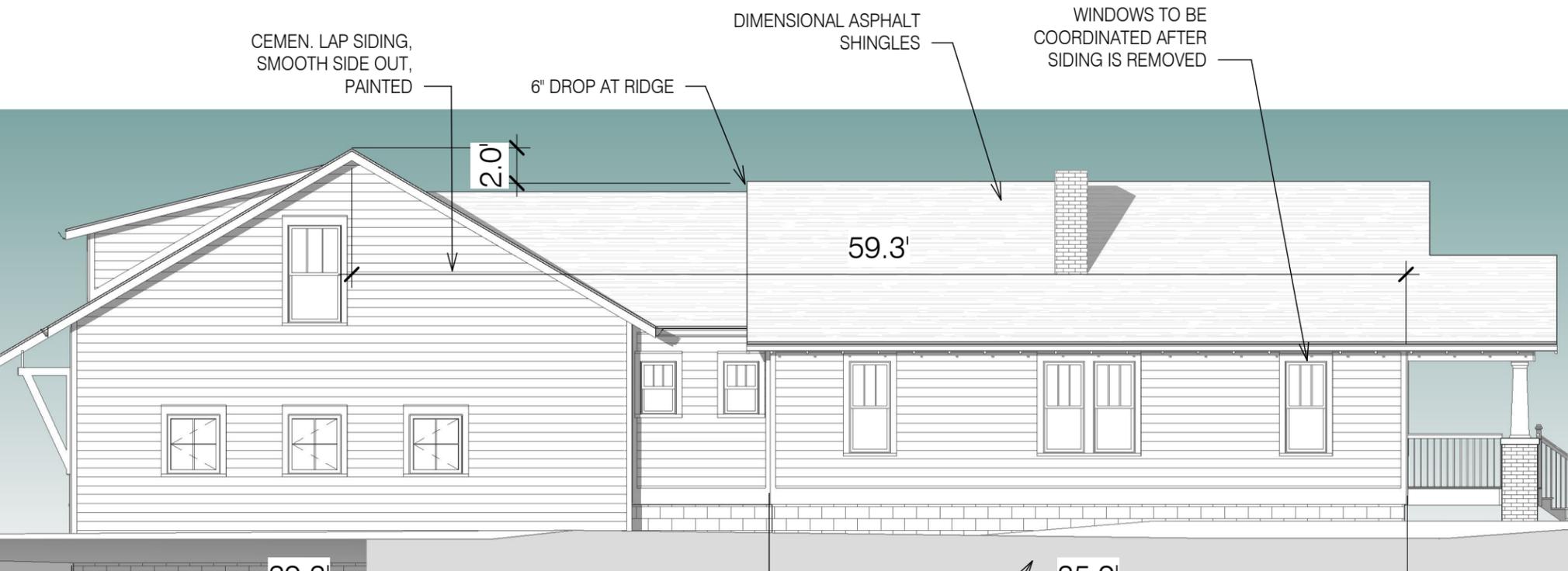


2
3 **SIDE B**
1/8" = 1'-0"

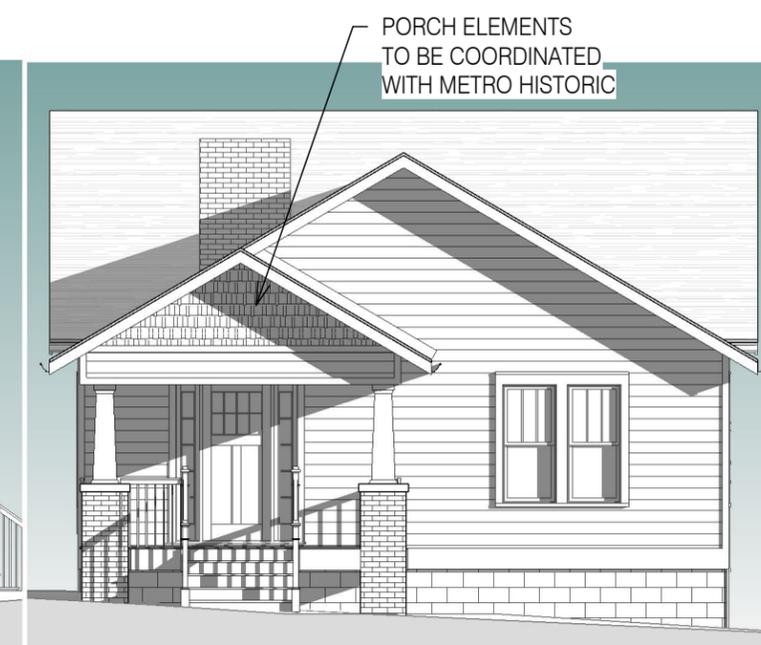


4x6 CEDAR BRACKETS

3
3 **BACK**
1/8" = 1'-0"



5
3 **SIDE A**
1/8" = 1'-0"



PORCH ELEMENTS
TO BE COORDINATED
WITH METRO HISTORIC

1
3 **FRONT - 2014 WHITE AVE**
1/8" = 1'-0"

CEMEN. LAP SIDING,
SMOOTH SIDE OUT,
PAINTED

6" DROP AT RIDGE

DIMENSIONAL ASPHALT
SHINGLES

WINDOWS TO BE
COORDINATED AFTER
SIDING IS REMOVED

2.0'

59.3'

39.3'

NEW

19.6'

LATER ADDITION TO BE REMOVED

CMU FOUNDATION

35.9'

EXISTING