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# STAFF RECOMMENDATION
## 1231 5th Avenue North
## December 18, 2019

**Application:** New Construction—Addition and Outbuilding; Setback Determination
**District:** Germantown Historic Preservation Zoning Overlay
**Council District:** 19
**Base Zoning:** MUN
**Map and Parcel Number:** 08209029100
**Applicant:** Van Pond, Architect
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

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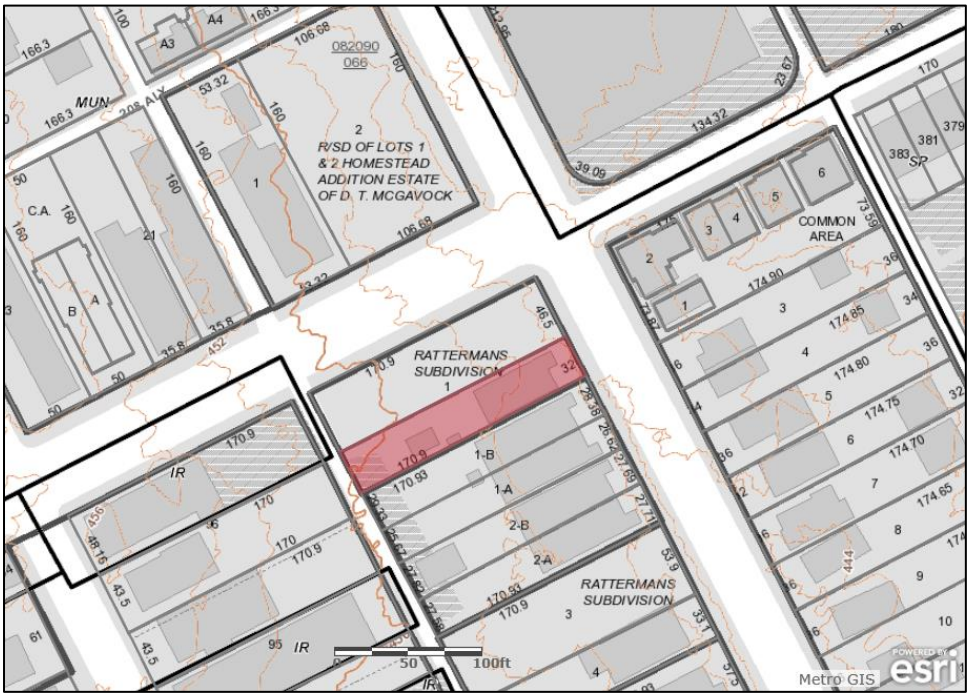
| **Description of Project:** An application to construct an addition to an historic house and construct an outbuilding at the rear of the lot. The addition requires a side setback determination to match the width of the historic house. The site is located within the National Register Development Zone of the overlay.<br><br>**Recommendation Summary:** Staff recommends approval of the proposed rear addition to 1231 5th Avenue North with the condition that the brick selection, roof color, and window and door selections are approved prior to construction.<br><br>Meeting that condition, staff finds that the proposal meets the design guidelines for Additions and Outbuildings in the Germantown Historic Preservation Zoning Overlay. | **Attachments**<br>**A:** Photographs<br>**B:** Site Plan<br>**C:** Elevations |

## Vicinity Map:




## Aerial Map:

## Applicable Design Guidelines:

### II. REPAIRS, REPLACEMENT & ALTERATIONS

*Italicized sections of the guidelines contain interpretive information clarifies the guidelines and memorializes past decisions of the MHZC. 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.*

### A. GENERAL PRINCIPLES

1. These guidelines apply only to the exteriors of structures. Any interior alterations that require exterior alterations or change the look of the exterior such as changing floor lines or removing load bearing walls should not be undertaken. Care should be taken during rehabilitation not to remove stabilizing factors such as plaster lathe and original siding.

2. Exterior repairs, replacement and alterations 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, alleys or greenways. Non-public facades are those not visible from the public right-of- way, street, alleys or greenways.

4. The color of paint used on wood surfaces is not reviewed. The inherent color of materials, such as masonry and metal, is reviewed.

5. Alterations and repairs to non-contributing (non-historic) buildings should be appropriate for the historic context. Alterations and repairs to contributing (historic) buildings should be appropriate for the individual historic building.

### B. REPAIR, REPLACEMENT & ALTERATIONS GUIDELINES

1. Materials & Features

   a. All original materials and features shall be repaired. Replacement may be appropriate when the existing material or feature no longer exists or is beyond repair. Alterations may be appropriate on secondary facades, when original conditions no longer exist, or when there is no evidence of original conditions. Also see "Materials and Features-Additional Guidance."

   b. Repair

- The distinguishing qualities or character of a building, structure, or site and its environment should not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- Original dimensions, form, pattern, color and texture of historic materials and features and locations of features should be retained and preserved.
- Original materials and features shall not be covered with new materials.
- Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event replacement is necessary, see "replacement" below.
- 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.

   c. Replacement

- When original materials or features no longer exist or are beyond repair, replacement may be appropriate. New material should be the same as the original material. In cases where the original

material is not readily available or unreasonable to use, substitute materials shall match the original in composition, design, texture, other visual qualities and workability.
- Replacement of missing architectural features should be based on historic, physical, or pictorial evidence.

d. Alterations
- 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
- Changes that 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, removal of inappropriate additions is encouraged.
- Conjectural features should not be added to buildings unless there is physical or photographic evidence to show that the detailing was original to the building.
- Alterations that remove cover historic features should not be undertaken.

## C. ADDITIONAL GUIDANCE BY MATERIALS AND FEATURES

1. Masonry
   a. Painting masonry, whether for a sign or mural, is generally not appropriate. Painting or staining 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. In this case, a brick-color, water-based stain approximating the original color of the building's brick should be used. If the original color is unknown, a historic brick color from a building of similar style and era may be used.

   b. Murals (painted art) and decals are not appropriate on historic or commercial buildings. See "signage" for painted signs.

   c. Re-pointing should be done with care to match the original mortar color and joint profile.

   d. 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.

   e. Silicone-based water sealants are not recommended on historic masonry as it may cause damage to the brick-face over time. Building owners are encouraged to remove paint from masonry. Gentle, non- abrasive chemical cleaning is an appropriate method to remove paint. 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.

2. Wood
   a. Replacement wood siding, when necessary, should be consistent with the original in terms of size, profile, lap direction, and lap exposure. Typical material lap is between 3" and 5".

3. Doors & Windows
   a. Door and window openings on the front half of a building or those visible from a public right-of-way should not be filled in. New window and door openings, not original to the building should not be introduced to the front half of the building or elevations visible from a public right-of-way.

   b. Full glass storm doors are permitted where their dimensions match existing door dimensions to conceal their presence, frames should be set within the existing door frame. Unpainted aluminum storm doors are not appropriate.

c. Storm windows are permitted where their dimensions match window dimensions. To conceal their presence, frames should be set within the window opening (blind-stop) and attach to the exterior sash stop. Unpainted aluminum storm sash, screens, and windows are not appropriate.

d. Exterior security doors may be appropriate on rear facades.

e. If original windows no longer exist and there is no pictorial evidence of the original design, replacements should be appropriate for the building's style and period or may be 1/1 double-hung wood sashes.

f. Replaced glazing or the glazing for new windows and doors should be 100% clear.

g. Snap, clip, glue, or interior type muntins or between-the-glass blinds on windows are not permitted.

h. Shutters, where pictorial or other convincing historical evidence support their previous existence, should be appropriate to the building style, be operable, and fit the opening with respect to height and width so that, if closed, the entire opening would be covered.

i. Window grilles and balcony rails are not appropriate window treatments.

4. Porches & Balconies
   a. Enclosing front porches is not permitted.

   b. Enclosing side porches may be appropriate where the visual openness and character of the porch are maintained.

   c. Balconies should not be added to public facades unless historical documentation can be provided.

5. Roofs
   a. Appropriate roofing materials include metal, slate, and asphalt/ fiberglass shingles.

   b. Extant historic metal roofing should be replaced with a new metal roofing similar in design and dimension.

   c. Installation of gutters and downspouts should not result in the removal or obstruction of historic building elements. Gutters and downspouts should be located on non-public facades of buildings where possible.

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

## III. NEW CONSTRUCTION

### A. GENERAL PRINCIPLES

Germantown is an eclectic district with distinct that contain different types of development. For this reason, the district is divided into "Development Zones" for site planning and "Building Types" for building design. Each project should meet the guidelines provided for "All Development Zones" and follow the more specific guidance for the "Building Type" and the "Development Zone" in which project is located.

Each "Development Zone" identifies the "Building Types" appropriate for that zone. *The "Building Types" are very similar to those found in the Planning Department's "Community Character Manual" but with additional information and guidance specific to Germantown.*

Process for Planning New Construction in Germantown:
**1.** Determine the proposed "Building Type."
**2.** Determine the "Development Zone" in which the project will be located. Check to be sure that the desired "Building Type" is appropriate in that "Development Zone." If so,
**3.** Follow the guidelines for the "Building Type" in designing the building, the guidelines for the "Development Zone" when designing the site and the "General Design Guidelines" for both the design of the building and the site.

## B. BUILDING TYPES

The Commission only reviews the design of buildings, sites and improvements.
Applicants should check with the Metro Codes Department to assure that the intended use is permitted.

### 1. House Building Type

A House is a low-rise detached structure suitable as a residence. It is generally 1, 1.5 or 2 stories. Vehicular access is from the side street, or alley. The pedestrian entrance is located along the primary street frontage of the building. This building type typically has a pitched roof. Common forms in this district are side and front gables, hipped and pyramidal, hipped with gables and cross gabled forms.

Mansard roof forms are atypical and generally not appropriate. When used, mansard roof forms should be minimal and be proportional to historic mansard roofs. Typical pitch ranges from 7/12 to 14/12.

a. Patios and decks are not appropriate for the front setbacks of this building type.

| Building Type | Building Type | Building Type | Building Type |
|---|---|---|---|
| House | 1-2 | side and front gables, hipped and pyramidal, hipped with gables and cross gabled forms | National Register, East, North |

## C. DEVELOPMENT ZONES

The district is divided into Development Zones to provide guidance on new construction that is specific to that area, particularly as relates to setback and height requirements.

1. **National Register Development Zone**: properties located within the National Register of Historic Places boundaries.

## D. DESIGN GUIDELINES BY DEVELOPMENT ZONE

### 1. National Register Development Zone

a. Appropriate Building Types: House, Plex House, House Court, Townhouse, Corner Commercial, Low-mid-Rise Mixed Use & Commercial, Civic
b. Setbacks

- Residential building types (House, Plex House, House Court, Townhouse, and Low-mid Rise Flats) are appropriate on corner and interior lots. An appropriate front setback shall be one that is approximately half-way between the setbacks of the existing buildings to either side. If the buildings on either side are unusual for the neighborhood or are not of the same development type, such as a church or school, then the average of the existing buildings of the same building type on the block face shall be used. Rear setbacks are generally deep to allow for a rear yard and outbuilding.
- Side setbacks should be similar to the context in order to maintain the rhythm of the street. Often this is accomplished by matching the widths of historic buildings on the block face that are on similar sized lots.
- Wings, porches, and secondary building elements should be at similar setbacks to existing context.
- Corner New construction should appropriately address setbacks on both streets for corner lots.
- Setbacks that do not meet the historic context may be appropriate for Civic Building types.

c. Height

- Traditionally the residential portions of Germantown had 1 and 2 story homes next to each other; therefore 1, 1.5 and 2 story homes are appropriate. New construction should not exceed 2-stories (~35' for a pitched roof and ~30' for a flat roof) from grade to ridge or top of parapet wall as measured at the front two corners. Special features of limited height, such as towers or turrets may be acceptable, as long as they are kept to a minimum.
- A height that does not meet the historic context may be appropriate for Civic Building Types, depending on the massing and siting of the building.

**Summary of Development Zones.** Please refer to text for additional guidance.

| Development Zone | Setback | Height | Appropriate building types |
|---|---|---|---|
| National Register | Follows historic context | 1-2 stories | House, Plex House, House Court, Townhouse, Corner Commercial, Low-mid-Rise Mixed Use & Commercial, Civic |

## E. DESIGN GUIDELINES FOR NEW CONSTRUCTION IN ALL ZONES

### 1. General Policy

a. This section provides design guidelines for all new construction. Additional guidance is provided based on the Building Type proposed and the Development Zone in which the project will be located.

b. Guidelines apply only to the exterior of new construction. Public facades shall be more carefully reviewed than non-public facades. Public facades are visible from the public right-of-way, street, alley or greenway. Non-public facades are not visible from the public right-of-way, street, alley, or greenway.

c. Construction in the District has taken place continuously from the mid- 19th century through the present and a variety of building styles and building types have resulted. This variety reflects the style, culture, and values of the District over time. New construction that imitates historic architectural styles may compromise the value of authentic historic structures by confusing genuine history with reproduction. Exterior building design should avoid the creation of themed environments that create a false sense of being in an alternate time or place. The architectural building types of new

buildings should be appropriate to the general context of the historic portions of the neighborhood but may be contemporary in design.

d. Because new buildings should relate to an established pattern and rhythm of existing buildings as viewed along both the same and opposite sides of a street, a dominance of the pattern and rhythm should be respected and not be disrupted.

e. 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. Setbacks**

a. Specific setbacks will depend the "Development Zone" in which the property is located, the "Building Type" proposed, and the immediate context.

b. It is the intent of these guidelines to avoid the arbitrary establishment of setbacks resulting in haphazard building placement and a resulting interruption or absence of visual order within the District.

*c. Setback Determinations. The Commission has the ability to determine the bulk standard (setbacks and height) requirements (ordinance no. 17.40.410) for each lot. When the Commission finds that a setback is less than what is required by the zoning code's bulk standard is appropriate, it is called a "Setback Determination".*

- *Setback determinations may be appropriate when:*
- *The existing setbacks of the contributing primary building does not meet bulk standards;*
- *Original setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs; or*
- *Shape and size of lot makes meeting bulk standards unreasonable.*

**3. Orientation**

a. The orientation of a structure's primary facade shall be consistent with those of adjacent historic buildings or existing buildings where there is little historic context. This typically means that a primary entrance faces the street and has walkways leading from the entrance to the sidewalk.

b. Vehicular orientation is typically an access from the alley. Porte cocheres, front-yard parking and front loading driveways are atypical of the district.

c. The intent is to encourage pedestrian oriented development, interaction with the street environment and allow for transition between the street/public domain and the interior of the building/ private domain. Entries that are visible from the street generally make a building more approachable and create a sense of association among users, customers and neighbors. Clear entries should be provided off of public streets not solely from parking lots.

**4. Façade Articulation**

a. New structures shall employ design techniques that avoid large expanses of unbroken façade planes and/or materials, particularly on public facades.

b. For multi-story buildings, the width of any unbroken façade shall not exceed the building height. This width to height ratio is considered a minimum – more modulation is encouraged. Some appropriate techniques for building articulation include but are not limited to:

- Modulating the façade by stepping back or extending forward a portion of the façade. Articulating a building's façade vertically and/or horizontally in intervals are informed by existing patterns or structures within the Germantown is encouraged;
- Pilasters, recesses and or projections;
- Repeating window patterns at an interval that equals the articulation interval; and/or
- Changing the roof line by varying parapet heights, alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval and changing materials with a change in building plane. Changes in a materials, texture or color are appropriate techniques – however changes solely in paint color alone are generally not sufficient to meet the intent of this guideline.

**5. Materials**

a. The relationship and use of materials, texture, details and material color of a new buildings shall be visually compatible with and similar to or shall not contrast conspicuously with those of adjacent historic buildings.

b. The MHZC does not review paint color on wood. The MHZC reviews the inherent color of new materials, such as masonry and metal. Generally, painting masonry materials is inappropriate for existing and new construction.

c. The color of masonry should be similar to historic colors of the same or similar materials. Traditional brick colors range from red-oranges to dark red. The use of "antique" reproduction or multi-colored brick is not permitted.

d. Materials not listed in section e and f may be appropriate, if they possess characteristics similar in scale, design, finish, texture, durability, workability and detailing to historic materials and meet The Secretary of the Interior's Standards.

e. Foundation Materials:
   - Appropriate materials: brick, limestone, pre-cast stone if of a compatible color and texture to existing historic stone clad structures in the district, split-face concrete block, parge-coated concrete block
   - Inappropriate materials: dry-stack stone and "rubble stone" veneers
   - Intervening spaces of pier foundations may be filled with an open lattice work.
   - Slab-on-grade foundations may be appropriate for commercial building types but they are generally not appropriate for residential building types.

f. Facade Materials:
   - All facades shall be at least 80% brick. Appropriate accent materials include stucco, fiber-cement or metal panels, fiber-cement, milled and painted wood, or metal horizontal siding. A greater percentage of accent materials may be used on facades that are not visible from a public right-of-way. A greater percentage of accent materials may be appropriate to create a more varied and appropriately neighborhood scaled building façade and massing with the Werthan and Rosa Parks Development zone.
   - Lap and horizontal siding should have reveals that do not exceed 5".
   - Inappropriate materials: T-1-11- type building panels, "permastone", E.F.I.S., vinyl, aluminum, rustic and/or unpainted wood siding, stud wall lumber, embossed wood grain materials. Stone, board-and-batten and half-timbering are uncommon cladding materials in Germantown and are generally not appropriate.
   - Texture and tooling of mortar on new construction should be similar to historic examples.
   - Four inch (4") nominal corner boards are required at the face of each exposed corner for non-masonry walls.

- 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 wall materials are used, it is most appropriate to have such changes occur at floor lines.

g. Accent and Trim Materials:
   - Appropriate materials: wood or fiber cement
   - Shingle siding is appropriate as an accent material and should exhibit a straight-line course pattern or a fish scale pattern and exhibit a maximum exposure of seven inches (7").
   - Wood trim and accents were typically painted and milled. Rustic timbers and unpainted wood is generally inappropriate.
   - Composite materials may be appropriate for trim if they match the visual and durability characteristics of wood.
   - Stucco/parge coating may be appropriate cladding for a new chimney or a foundation.

h. Roofs and Chimneys Materials:
   - Appropriate roof materials: Asphalt shingle and standing seam metal Generally, asphalt shingle 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 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.
   - Rolled roofing material, such as EPDM, is appropriate for low-sloped roof planes that are not visible form the right-of-way.
   - Appropriate chimney materials: masonry or stucco.
   - Inappropriate chimney materials: clapboard/lap siding.

i. Door & Window Materials:
   - Front doors shall be painted or stained wood or painted metal and be at least half-glass.
   - Tinted, reflective, or colored glass are generally inappropriate for windows or doors.
   - For new commercial structures a significant portion of the street level façade (i.e., doors and windows) shall be transparent to provide visual interest and pedestrian access.
   - Windows on residential buildings or upper level facades of commercial/mixed-use buildings may be fixed, casement, single or double hung window sashes. Single-light (also known as 1/1) window 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. The use of brick molding on non-masonry buildings is inappropriate.
   - Door openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.

j. Walkways, Sidewalks & Curbing Materials:
   - For the purpose of these design guidelines, "sidewalks" are those that parallel the street in the public realm and "walkways" are typically on private property and lead from the sidewalk to a principal entrance.
   - Materials for new appurtenances should be in keeping with the loo, feel and workability of existing historic materials.
   - New sidewalks shall be brick, with the exception of sidewalks on Rosa L. Parks Blvd and Jefferson Street, which may be brick or concrete.
   - Brick, concreted, concrete pavers, stone and stepping stones are appropriate walkway materials.

- Planting strips are not appropriate in the interior of the district but may be appropriate on Rosa L. Parks Blvd.

k. Front Yard Fencing and Walls:
- Front yard fences can be up t 4' in height and shall generally have an open design.
- Appropriate materials: wood picket, metal fencing of simple design. Stone is an appropriate material for retaining walls. New stone should match existing historic retaining walls with characteristics similar in scale, design, finish, texture, durability, and detailing.
- Inappropriate materials: chain link or women fences are generally not appropriate for front or visible side yards. Salvaged metal fencing and dry stack masonry are not appropriate for new construction.

l. Rear Yard Fencing and Walls:
A rear yard is considered to be any location beyond the mid-point on the side facades of a building and surrounding the rear yard.

- Appropriate materials: wood planks, iron, and masonry and mortar may be appropriate along rear property lines. Stone with mortar and concrete are appropriate materials for retaining walls. New stone should match existing historic retaining walls with characteristics similar in scale, design, finish, texture, durability, and detailing.
- Inappropriate materials: Dry-stack masonry
- Privacy fences in rear yards can be up to 6' in height and solid in design.

**6. Rhythm Of Solids-To-Voids & Proportions Of Openings**

a. Large expanses of featureless wall surface are not appropriate. *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.*
b. The relationship of width to height of doors and windows and the rhythm of solids (walls) to voids (windows and doors) should be compatible with surrounding buildings.
c. Exterior doors often have transoms, giving them a tall, narrow proportions.
d. 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.
e. Double-hung windows should exhibit a height to width ratio of at least 2:1.
f. 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.
g. On corner commercial buildings, glazing shall address both streets.

**7. Primary Entrances**

a. Within the district, front porches, stoops and hoods, and recessed entries are common on residential and commercial buildings.

b. Primary entrances shall be in locations similar to those used historically for primary entrances.

c. New construction (specifically residential) shall provide an entry that utilizes elements of a porch or recessed entry to create a transition from the outside (public domain) to the inside (private domain).

c. Entrances to commercial buildings should be recessed.

**8. Roof**

a. The roofs of new buildings should be visually compatible by not contrasting significantly with the roof shape, pitch, and orientation of surrounding buildings. See Building Type descriptions.

b. Roof-top equipment, skylights, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. Typically screening does not meet the requirement for "minimal visibility" as if often alters the look and perceived height of a building. Generally, rooftop equipment should be placed behind the mid-point of the building. (For solar panels, please see "utilities.")

**9. Rooftop Decks**

a. Rooftop decks (flooring, railing and access structure) shall not be added to historic buildings.

b. Rooftop decks are not appropriate on new construction within the National Register Development Zones but may be appropriate in other Development Zones.
c. Rooftop decks are not appropriate for single-story new-construction.

d. Where Rooftop decks are appropriate:
- They should not cantilever or project from the building.
- The lighting of roof decks should point inward and downward and not be located more than 42" above the deck. The access structure shall not be illuminated, other than safety lighting near the entrance.
- No rooftop deck may be raised more than two feet (2') above the plane that is midway between the lowest and the highest points of the roof surface supporting the rooftop deck.
- A rooftop deck should sit back from the front wall of the building by at least 8' for a flat roof and 6' behind the ridgeline for a gabled roof or mansard roof. It should sit back a minimum of 5' from the side street-facing wall in the case of corner buildings.

h. Mechanicals or other elements shall not be located on top of a rooftop access structure.

i. Roof decks shall not have outside A/V equipment (for instance televisions and speakers but not including small security cameras), flags, signage, permanently installed structures such as pergolas, other than the access structure, or permanently installed furniture and appurtenances.

j. Access structures may only serve to enclose a single-door access, stair or elevator. Access structures should have flat or slight slope roofs and not exceed 9' in height. The 9' may be in addition to the maximum height allowed based on context, if the rooftop access structure is positioned in a minimally visible location.

**10. Utilities / Mechanical**

a. 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.

b. Exterior utilities and mechanical equipment shall generally be located in the rear or side yard and screened when visible from the street.

c. Solar panels should be located on the back of pitched roofs or on outbuildings, where possible. They should be installed to be flush with the roof pitch unless hidden behind a parapet wall, in which cases; they should not protrude above the parapet wall.

d. Satellite dishes shall be located beyond the midpoint of the building. In the case of corner lots, a satellite dish should be located on the interior side, beyond the midpoint.

e. Modern rooftop elements such as mechanical units, ducts, antenna, and vents should not be readily visible from the public right-of-way.

f. Security cameras should be installed in the least obtrusive location possible. Select camera models that are as small in scale as possible.

**11. Sidewalks & Walkways**

*For the purpose of these design guidelines, "sidewalks" are those that parallel the street in the public realm and "walkways" are typically on private property and lead from the sidewalk to a principal entrance. (Please also see "materials.")*

a. Curb cuts on public streets are generally not appropriate. 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.

b. Original sidewalks and walkways, including details such as original retaining walls, stone and concrete edgings, and brick sidewalks, etc., shall be preserved in their original state as closely as possible. Special care shall be taken to preserve existing trees and significant landscape elements.

c. Where historic sidewalks are no longer in existence, new sidewalks should be of brick in the dominant pattern closest to the development. A typical pattern for the neighborhood is a herringbone pattern or running bond.

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

**12. Exterior Lighting**

*See "Rooftop Decks" for lighting guidance regarding rooftop decks.*

a. Exterior lighting fixtures shall be compatible in style, size, scale and material with the character of the structure and neighborhood.

b. Lighting shall not spill onto adjacent structures, or properties.

c. Permanently installed lighting may be used to highlight architectural features and to illuminate walkways, parking ,and signage and should be a daylight color.
   - Lighting to illuminate walkways and parking should be ground-mounted with the light directed toward the ground, rather than be pole mounted.
   - Building lighting should be directed toward the façade instead of outward. Architectural features may be illuminated through uplights. It is inappropriate to wash an entire building or façade with light.
   - Ground mounted spotlights shall be screened from public view.
   - Dark metals or a color that matches the wall the light is installed on are appropriate materials for light fixtures.
   - Inappropriate types of lighting including:, flashing, chasing or moving lights, neon lighting, multi-colored lighting.
   - Rope and string lighting is only appropriate in ground-floor locations where neither the fixture not the illumination is visible from a public right-of-way or where it is located beneath ground-floor awnings or canopies.
   - See section for "signage" for illuminating of signage.

**17. Appurtenances**

Appurtenances include, but are not limited to, features such as curbs, steps, pavement, gravel, fountains, pergolas, pools and ponds, street furniture, bike racks, outdoor fireplaces/pits, vending, public art and mailboxes.

a. Appurtenances and other work planned in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

b. Appurtenances related to new buildings, should be visually compatible with the environment established by surrounding existing buildings and the site on which they are located. They should not contrast greatly with the style of associated buildings in terms of design, size, materials, material color and location and should not contrast greatly with comparable original features of surrounding buildings.

c. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate. Screened group mailboxes (cluster mailboxes) are appropriate for the House Court Building Type. For denser Building Types, such mailboxes should be located inside a building's common area.

d. Permanently installed front-yard fixtures such as fountains, ponds, or waterfalls are atypical for the district and not appropriate for new construction. They may be appropriate as new construction in front of historic buildings if there is documentary, physical, or pictorial evidence showing a similar original feature.

e. An appropriate location for flags is attached to the front of a building, on a porch or near a front entrance. Front yard, free-standing flag poles are atypical, except in front of Civic Building types.

f. Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning ordinance must comply with these design guidelines.

g. Structures such as gazebos and pergolas that are appropriately sized to the scale of the principle building should generally be located in rear or side yards.

h. Historic curbing, edging, brick sidewalks and stone retaining walls should be retained.

i. Vending/ATMs should be located inside. In instances where outside locations are necessary, they are only appropriate for new construction and should only be located on buildings directly associated with the use of the vending. For instance, an ATM is only appropriate on a bank building. Where such is appropriate, they should not be located on primary facades and should be pedestrian oriented rather than vehicular oriented.

j. Foundation/basement access doors shall be located on the side or rear of the building.

k. 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 dumpsters and trash containers is in the rear yard or alley and screened from public view.

## IV. NEW CONSTRUCTION-OUTBUILDINGS

### A. GENERAL PRINCIPLES

*The Commission does not review nor regulate use of an outbuilding.*

### B. GUIDELINES

#### 1. Height & Scale

a. The ridge height of an outbuilding should not exceed the primary ridge/peak height of the principle building. *The principle building should be measured from the floor line to the ridge of the main massing and the outbuilding from grade to ridge.*

b. If the outbuilding has a second level, the knee wall of the second level shall not exceed 6'.

c. The footprint of an outbuilding or a collection of outbuildings together shall not exceed 60% of the footprint of the principal building. All covered spaces, including features such as porches, carports, and covered walkways shall be considered part of the footprint of the outbuilding. Small hoods over stoops are not included in this calculation.

**2. Character, Materials & Details**

a. The principal cladding material shall be lapsiding or brick. *Please see "New Construction" for additional guidance on materials.*

b. Outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

c. Upper level balconies extending from a pitched roof should not exceed 86 square feet. Supportive posts are not appropriate for upper level balconies.

d. Lighting on an outbuilding should enhance the pedestrian experience of the alley at night. This may include ground-level porch lighting, bollards or garden lights. Lighting located on the building in a location higher than 10' from grade should be directed downwards.

**3. Roof**

a. Roof slopes and forms of the outbuilding should be similar to the roof slopes and form of the principal building.

b. The outbuilding may have shed, gable or hipped roof dormers that shall be subordinate to the roof slope by covering no more than fifty percent of any one roof plane. *The width of the dormer shall be measured from side wall to side wall and the roof plane from side wall to side wall.*

c. The front face of dormers should have primarily glazing.

d. Skylights and solar panels are appropriate additions to the roof of an outbuilding.

**5. Location, Setbacks and Site**

a. The addition of an outbuilding may not allow a property to exceed the lot coverage required in the bulk standards.

b. Generally new garages should be placed close to the alley, at the rear of the lot, whether or not they are attached to the principal building,

c. Rear setbacks shall be a minimum of 5'. If the alley-facing façade incorporates a balcony, the rear setback of the primary wall shall be a minimum of 8'. Additional rear setback is encouraged if the setback area is to be used as greenspace. Side setbacks may be zero but shall be 8' if the side includes an upper-level balcony.

## V. NEW CONSTRUCTION-ADDITIONS

Also see "New Construction-infill" for information on materials, roofs, utilities/mechanicals, sidewalks/walkways, exterior lighting, appurtenances and other applicable guidance.

## A. GENERAL PRINCIPLES

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, alley, or greenway. Non-public facades are those not visible from the public right-of-way, street alley or greenway.

2. The guidelines for New Construction shall also apply to all additions, where applicable.

3. Additions should be sited on their respective parcels in ways that are appropriate to the historic building and, in the case of non-historic buildings, in a way that is appropriate for the general context of the historic portions of the neighborhood.

4. The color of paint used on wood surfaces is not reviewed. The inherent color of materials is reviewed.

5. In the case of historic buildings, additions should be consistent and compatible with the historic buildings. In the case of non-historic buildings, additions should be compatible with historic 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.

6. Any interior alterations that require exterior alterations or change the look of the exterior such as changing floor lines or removing load bearing walls should not be undertaken. Care should be taken during rehabilitation not to remove stabilizing factors such as plaster lathe.

## B. GUIDELINES FOR ADDITIONS

1. Design
   a. Additions should not obscure or contribute to the loss of historic character-defining features or materials.
   b. 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.

   c. 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.

   d. 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.

   e. 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.

2. Height & Massing
   a. The height of the addition's roof, eaves and foundation must be less than or equal to the existing structure.

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

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

d. In order to achieve compatibility in scale, no matter the building's use, an addition should not be larger than the existing house, not including non-historic additions.

e. Additions should generally be shorter and narrower 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 should not 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.*

*When an addition needs to be wider:*
*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep. In addition, a rear addition that is wider should not wrap the rear corner.*

2. Placement

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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building's side walls or for the addition to have a different exterior cladding. A general rule of thumb is a 1' step- in for 1-story additions and a 2' step-in for 2-story additions. When an addition is small (i.e: one-room deep, 12' deep or less) and extends the full width of the a masonry building, and the addition is wood (or appropriate substitute siding), the typical insets are not necessary as the change in material from masonry to wood allows for a minimum of a four inch (4") inset.

b. Rooftop additions (not including dormers) are generally not appropriate for historic buildings. A minimal rooftop access, just large enough to accommodate a stair and that is not visible from a public right-of-way may be appropriate for flat roof historic buildings that are more than 1- story and 9'.

c. Dormers generally should not be introduced on the front or sides where none originally existed. Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer should attach below the ridge of the main roof or lower.

d. 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.

4. Awnings & Canopies
   a. Historically, awnings were used on commercial buildings for both storefronts and upper façade windows. Occasionally, awnings were found on residential structures.

   b. Awnings should be placed in locations historically used for awnings (within existing window and storefront openings) and should not obstruct transoms, columns, cornices, or other architectural features.

   c. Awnings may be fixed or retractable.

   d. Storefront awnings should project no more than seven feet from the building and should cover no more than one-third of a storefront window display height.

   e. The most appropriate design for awnings is a shed form. The use of shed awnings for upper façade windows is also appropriate. Curved forms are not appropriate, unless there is historical evidence for their use on a building.

   f. Opaque canvas, cotton duck, or similar woven materials are appropriate for awnings. Plastic sheet or vinyl awnings are not appropriate.

   g. Lighting within or immediately beneath an awning is inappropriate.

   h. Canopies may be appropriate at ground-floor level provided they complement a building's architectural style and do not conceal significant architectural features.

   i. Canopies should be constructed of materials compatible with the storefront of the building, such as metal and wood. Also see "New Construction-infill" for information on materials, roofs, utilities/ mechanicals, sidewalks/walkways, exterior lighting, appurtenances and other applicable guidance.

## VII. DEMOLITION

### A. GENERAL PRINCIPLES

Demolition of a building, or major portion of a building that contributes historically or architecturally to the character and significance of the district is not appropriate.

### B. DESIGN GUIDELINES

1. Demolition is Not Appropriate
   a. If a building, or major portion of a building contributes to the architectural or historical or character of the district.
   b. Or, 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 does not contribute to the architectural or historical character or significance of the district; or,
   b. If a building, or major portion of a building has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; 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:** The structure at 1231 5th Avenue North is a one-story brick house with a side-gabled roof and a small front-gabled stoop. This house, along with the two duplexes to the left, was constructed in the 1860s and is part of what is known as "Ratterman's Row" of workers' houses.

Figure 1. 1311 and 1313 2nd Avenue North

**Analysis and Findings:** The proposal is to enlarge the house with a rear addition and construct an outbuilding at the rear of the lot.

Rehabilitation: Due to the age of the house, it is likely that some repairs will be needed, although the proposal does not indicate if or how the front or sides of the historic house will be rehabbed. In an Historic Preservation Zoning Overlay all exterior work must be approved.

Staff recommends, as a condition of approval of the addition, that any exterior repairs to be performed on the original structure shall be reviewed by MHZC staff to ensure that they meet Section II.C.4. of the design guidelines.

Demolition: A portion of the original rear wall of the building will be removed to accommodate the proposed rear addition. This portion of the building does not contribute to the historic character and significance of the building.

Staff finds that the partial demolition at the rear of building is appropriate under Section VII.B.2.a. of the design guidelines.

Location & Removability: The rear addition will tie into the rear of the existing building, stepped in from the side walls by sixteen inches (16") on the ground level with a partial upperstory stepped in seven feet (7'), with the new roof stepped eight inches (8") below the ridge of the rear-gabled roof.

By not impacting the front, sides, or original roof form, Staff finds the location and attachment of the addition to be appropriate and to meet Sections V.B.1.a., V.B.1.c., and V.B.3.a. of the design guidelines.

Design, Scale: The rear addition will have a cross-gabled roof which, after the shorter and narrower "hyphen" connection, will match the width and height of the original structure. The hyphen component will have a partial upperstory but because the roof and sides are stepped in from the existing house it will read as having a compatible scale The total depth of the addition will be forty feet (40'), whereas the existing building is fifty-one feet (51') deep.

Staff finds that the character and scale of the addition, matching the form, height, and width of the historic house is appropriate and meets Sections V.B.2.a., V.B.2.d., and V.B.1.e. of the design guidelines.

Setback & Rhythm of Spacing: The width of the addition's walls will match the width of the historic house. A window bay on the right side of the addition will be articulated from the main wall by the thickness of one brick, approximately four inches (4"). The addition will have side setbacks of one foot, six inches (1'-6") on the left and six feet (6') on the right. While the right side exceeds the three foot (3') minimum setback requirement of the bulk zoning for the lot, the left side will require a setback determination. Because the addition is matching the width and setbacks of the historic building, Staff finds the left-side setback determination to be appropriate.

Staff finds that the rear addition meets Section III.D.4.b. of the design guidelines.

Materials: The primary exterior materials on the addition will be brick for the walls and standing-seam metal on the roof. These materials match those of the historic house.

The windows on the addition will be aluminum-clad, which are appropriate for new construction; however, the model and manufacturer is not indicated.

With a condition that MHZC staff review the brick for compatibility of color, texture and dimensions, as well as the roof color and window selections prior to purchase and installation, Staff finds that these materials are compatible with the historic building and meet Section V.B.1.b. of the design guidelines.

Proportion and Rhythm of Openings: The rear addition will have double-hung windows, matching the height and vertical orientation of the house's windows. The windows will be set alone and in abutted sets of three, spaced in a rhythm consistent with the window pattern on the historic house.

Staff finds that the rear addition will meet Sections III.E.6.b. and V.A.2 of the design guidelines.

Appurtenances & Utilities: The proposal includes an in-ground pool and a "sunken courtyard" at the back of the addition. These features will be located behind the house, which is appropriate under section III.17 of the design guidelines. There will be a covered walkway with open sides between the rear of the addition and the proposed new outbuilding. The Commission has approved this type of covered walkway previously, provided that the sides are to remain open.

Staff finds that the project's appurtenances meet section V.A.17. of the design guidelines. Any additional above-ground fences or permanent landscape structures must be reviewed by MHZC prior to installation.

Outbuilding: The applicant is also proposing to construct an outbuilding behind the new house, at the rear of the lot. The outbuilding will have a cross-gabled form with eave and ridge heights matching the eaves and ridge of the historic house. The outbuilding will contain a second-story dwelling, but under MUN zoning it is not considered a DADU.

*Height & Scale:*

| | **Primary Structure** | **Potential Max** | **Proposed** |
|---|---|---|---|
| **Ridge Height** | 20'-7 | Match Primary | 20'-7 |
| **Eave Height** | 13' | Match Primary | 13' |
| **Kneewall Height** | | 6' Maximum | 4' |
| **Footprint** | 2,200 sq. ft. (Including Addition) | 1,300 sq. ft. | 1,100 sq. ft. |

Staff finds that the proposed height and scale meet Section IV.B.1. of the design guidelines.

*Character, Materials & Details:*

| | **Proposed** | **Color/Texture** | **Approved Previously or Typical** | **Requires Additional Review** |
|---|---|---|---|---|
| **Foundation** | Concrete slab | Typical | Yes | |
| **Cladding** | Brick | Matching Primary | Yes | Yes |
| **Trim** | Wood | Matching Primary | Yes | |
| **Primary Roofing** | Standing Seam Metal | Matching Primary | Yes | Yes |
| **Driveway** | Poured Concrete | Typical | Yes | |
| **Windows** | Double Hung 1/1 Sash | Unknown | Yes | Yes |
| **Pedestrian Door** | Clad Wood, Glass | Need Approval | Yes | Yes |
| **Vehicular Door** | Panel | Need Approval | Yes | Yes |

Staff finds that building meets Section IV.B.2. of the design guidelines.

*Roof Shape:*

| Proposed Element | | Proposed Form | Appropriate? |
|---|---|---|---|
| Primary form | | Cross-gable | Yes |
| Primary roof slope | | 12/12 | Yes |
| Rear roof slope | | 7/12 | Yes |

Staff finds that the outbuilding's roof form meets Section IV.B.3. of the design guidelines.

*Location, Setbacks and Site:*

| | MINIMUM | PROPOSED |
|---|---|---|
| **Space between principal building and DADU/Garage** | 20' | 24'-9" |
| **Rear setback** | 5' | 5' |
| **L side setback** | 3' | 1'-8" |
| **R side setback** | 3' | 6' |
| **How is the building accessed?** | From the alley or existing curb cut | Alley |

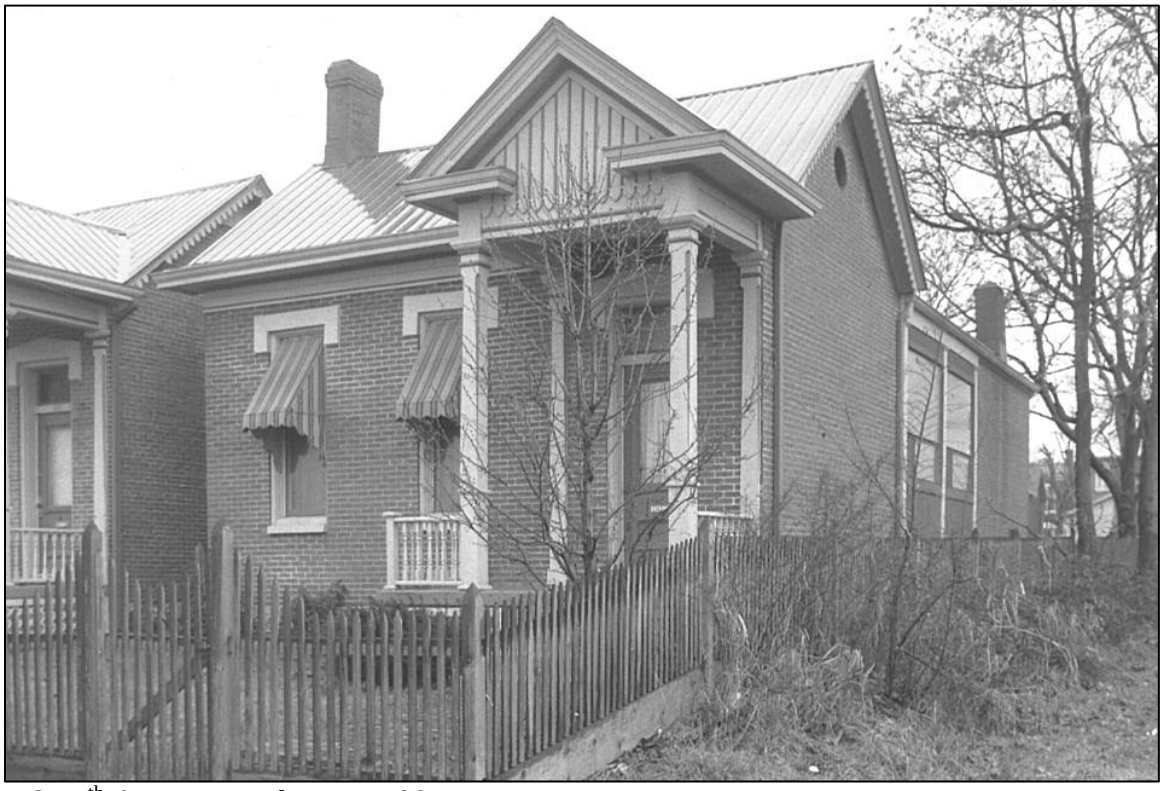
The width of the outbuilding will match the width of the historic house, and the setbacks will also match accordingly. There is no setback requirement for outbuilding in the Germantown Historic Preservation Zoning Overlay.

Staff finds the outbuilding to meet section IV. of the design guidelines.

**Recommendation:** Staff recommends approval of the proposed rear addition to 1231 5th Avenue North with the condition that the brick selection, roof color, and window and door selections are approved prior to construction.

Meeting that condition, staff finds that the proposal meets the design guidelines for Additions and Outbuildings in the Germantown Historic Preservation Zoning Overlay.

## ATTACHMENT A: PHOTOGRAPHS



1231 5th Avenue North, circa 1985.

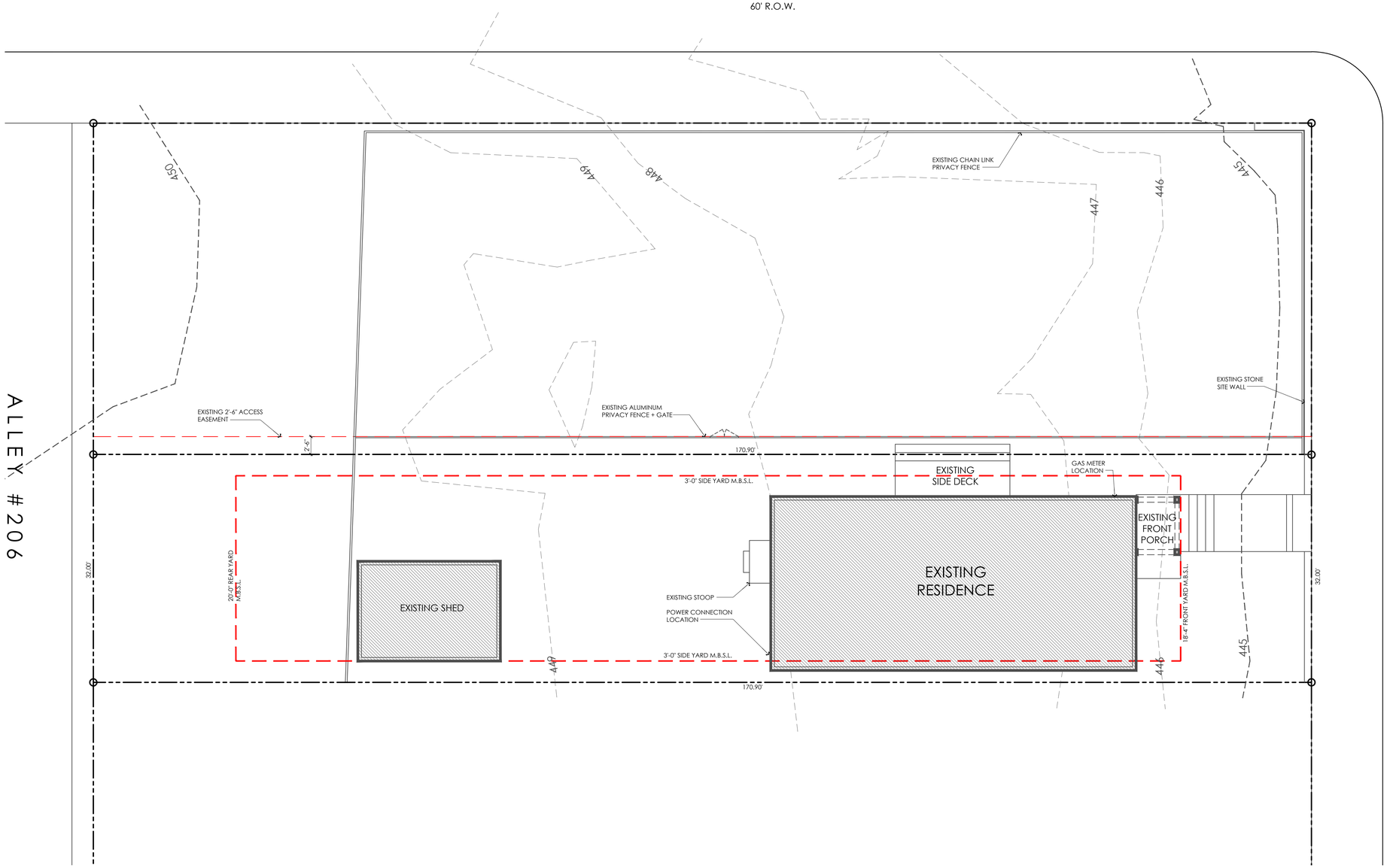
1231 5th Avenue North, circa 2011.

1231 5th Avenue North, right side, from Monroe Street.

1231 5th Avenue North, right side rear, from Monroe Street.

MONROE STREET

60' R.O.W.




ALLEY # 206

16' R.O.W.

5TH AVENUE NORTH

50' R.O.W.

North

1 Existing Site Plan

12" 0 1' 2' 3' 4' 8' 16'

NOTE: SITE INFORMATION + TOPOGRAPHY TAKEN FROM NASHVILLE GIS. ALL SITE INFORMATION SHOULD BE VERIFIED IN FIELD.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Extensions & Renovations to:

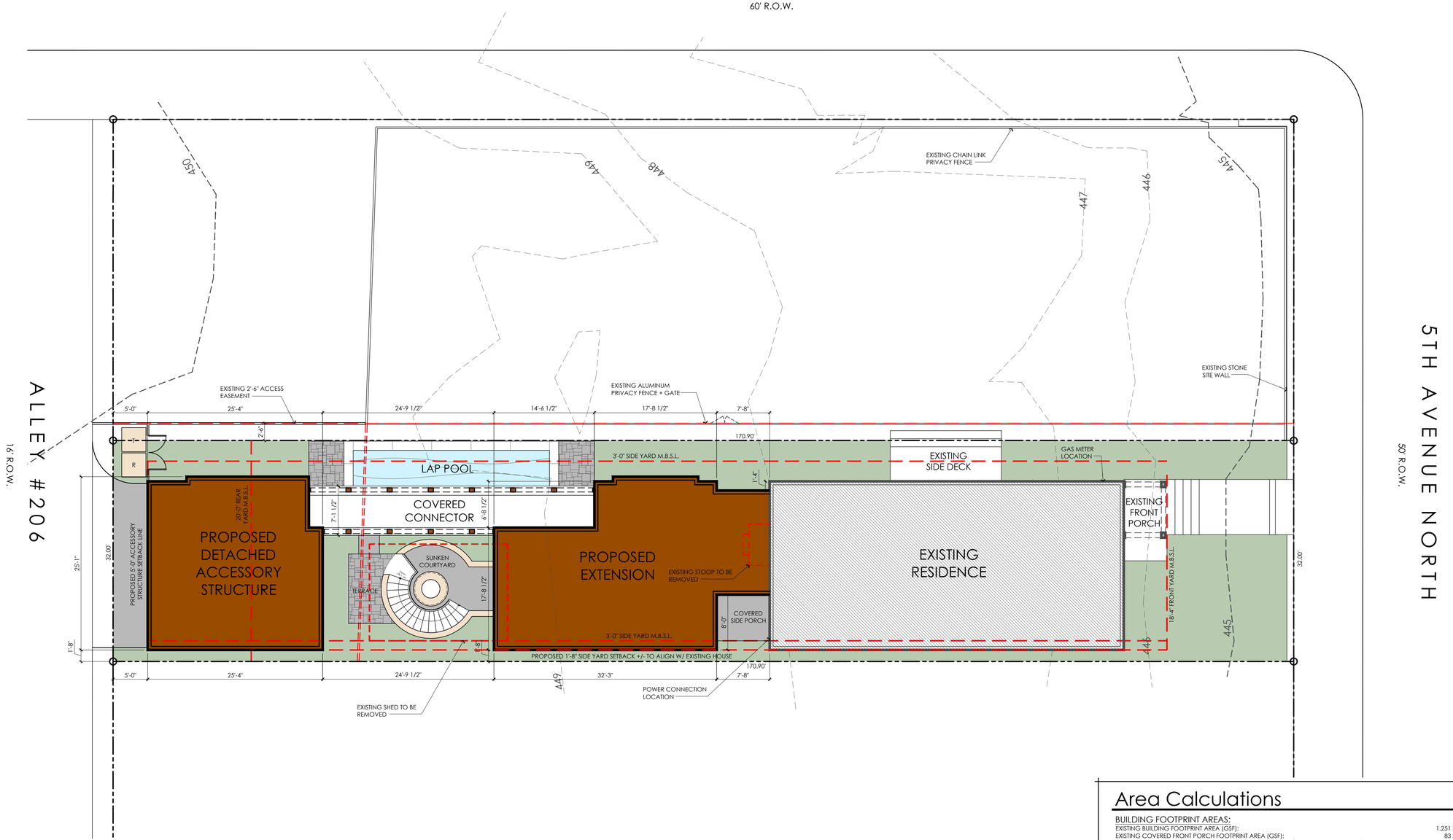
# The Creason Residence

1231 5th Avenue North
Nashville, Tennessee 37208

**METRO HISTORIC ZONING SUBMITTAL**
**NOT FOR CONSTRUCTION**

DATE OF ISSUANCE:
2 December 2019
REVISED:
5 December 2019
EXISTING SITE LAYOUT

L0




North

1 Proposed Site Plan

NOTE: SITE INFORMATION + TOPOGRAPHY TAKEN FROM NASHVILLE GIS. ALL SITE INFORMATION SHOULD BE VERIFIED IN FIELD.

## Area Calculations

| | |
|---|---|
| **BUILDING FOOTPRINT AREAS:** | |
| EXISTING BUILDING FOOTPRINT AREA (GSF): | 1,251 S.F. |
| EXISTING COVERED FRONT PORCH FOOTPRINT AREA (GSF): | 83 S.F. |
| ADDITIONAL BUILDING FOOTPRINT AREA (GSF): | 812 S.F. |
| PROPOSED COVERED SIDE PORCH FOOTPRINT AREA (GSF): | 51 S.F. |
| PROPOSED COVERED CONNECTOR FOOTPRINT AREA (GSF): | 276 S.F. |
| PROPOSED DETACHED ACCESSORY STRUCTURE FOOTPRINT AREA (GSF): | 617 S.F. |
| TOTAL FOOTPRINT AREA (GSF): | 3,090 S.F. |
| **HEATED AREAS:** | |
| EXISTING MAIN FLOOR HEATED AREA (GSF): | 1,251 S.F. |
| ADDITIONAL MAIN FLOOR HEATED AREA (GSF): | 821 S.F. |
| PROPOSED BASEMENT HEATED AREA (GSF): | 752 S.F. |
| PROPOSED UPPER FLOOR HEATED AREA (GSF): | 475 S.F. |
| PROPOSED GARAGE UPPER FLOOR HEATED AREA (GSF): | 554 S.F. |
| TOTAL HEATED AREA (GSF): | 3,853 S.F. |
| **UNHEATED AREAS:** | |
| EXISTING COVERED FRONT PORCH UNHEATED AREA (GSF): | 83 S.F. |
| PROPOSED COVERED CONNECTOR UNHEATED AREA (GSF): | 276 S.F. |
| PROPOSED COVERED SIDE PORCH UNHEATED AREA (GSF): | 51 S.F. |
| PROPOSED UPPER FLOOR DECK UNHEATED AREA (GSF): | 60 S.F. |
| PROPOSED GARAGE UNHEATED AREA (GSF): | 536 S.F. |
| PROPOSED GARAGE ATTIC UNHEATED AREA (GSF): | 94 S.F. |
| TOTAL UNHEATED AREA (GSF): | 1,100 S.F. |
| **BUILDING COVERAGE CALCULATIONS:** | |
| ALLOWABLE BUILDING COVERAGE FOR M.U.N. DISTRICTS IN DAVIDSON COUNTY: 60% (5,470 S.F. X 0.6) | 3,282 S.F. |
| TOTAL PROPOSED BUILDING COVERAGE (G.S.F.) | 3,090 S.F. |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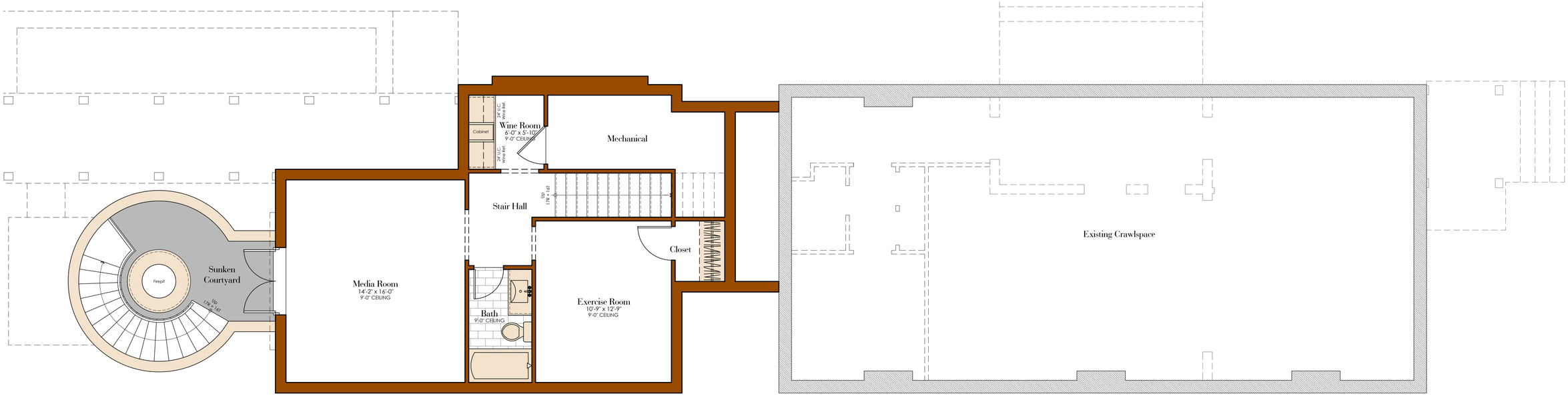
Extensions & Renovations to:
# The Creason Residence
1231 5th Avenue North
Nashville, Tennessee 37208

**METRO HISTORIC ZONING SUBMITTAL**
**NOT FOR CONSTRUCTION**

DATE OF ISSUANCE:
2 December 2019
REVISED:
5 December 2019
PROPOSED SITE PLAN

L1




North

1 Proposed Basement Floor Plan

12" 6" 0 1 2 3 4 8

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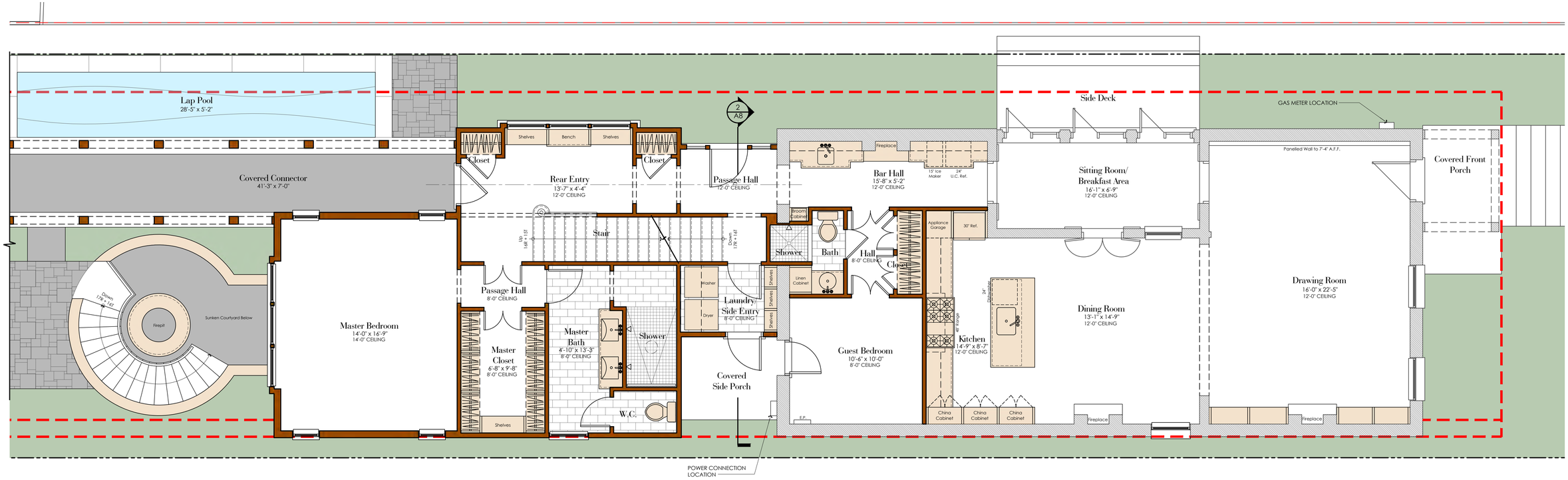
**METRO HISTORIC ZONING SUBMITTAL**
**NOT FOR CONSTRUCTION**

DATE OF ISSUANCE:
2 December 2019
REVISED:
5 December 2019
PROPOSED BASEMENT FLOOR PLAN

A1




North

1 Proposed Main Floor Plan

12" 6" 0 1 2 3 4 8

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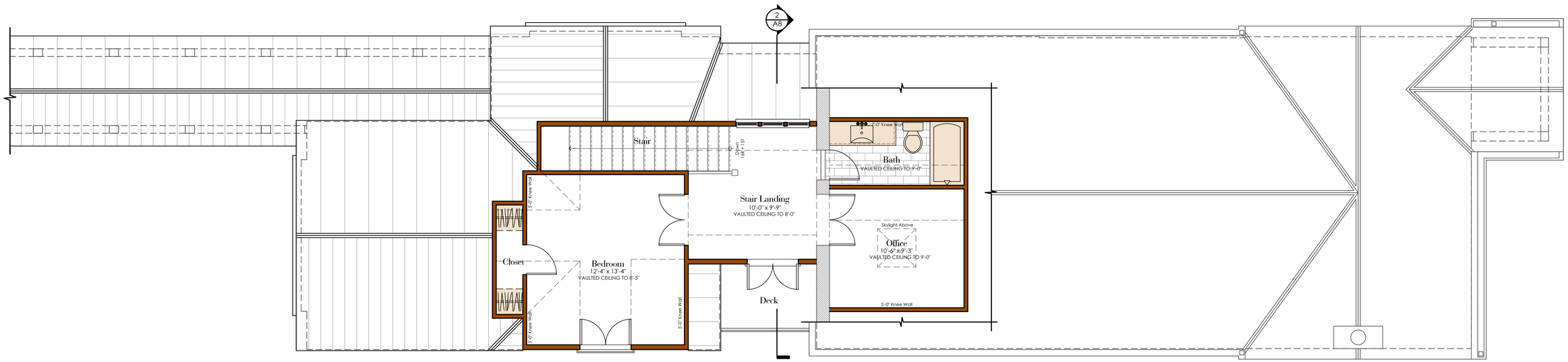
**METRO HISTORIC ZONING SUBMITTAL**
**NOT FOR CONSTRUCTION**

DATE OF ISSUANCE:
2 December 2019
REVISED:
5 December 2019
PROPOSED MAIN FLOOR PLAN

A2




North

1 Proposed Upper Floor Plan

12" 6" 0 1' 2' 3' 4' 8'

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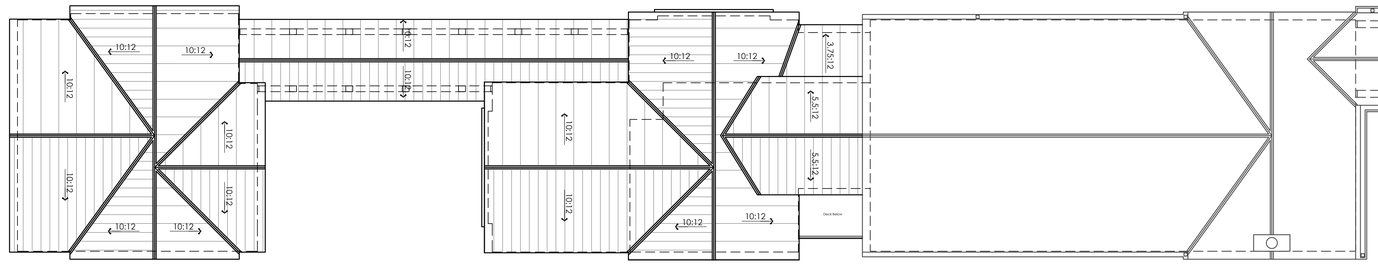
Extensions & Renovations to:
# The Creason Residence
1231 5th Avenue North,
Nashville, Tennessee 37208

**METRO HISTORIC ZONING SUBMITTAL**
**NOT FOR CONSTRUCTION**

DATE OF ISSUANCE:
2 December 2019
REVISED:
5 December 2019
PROPOSED UPPER FLOOR PLAN

A3




North

1 Proposed Roof Plan

1/2" 0 1' 2' 3' 4' 8' 16'

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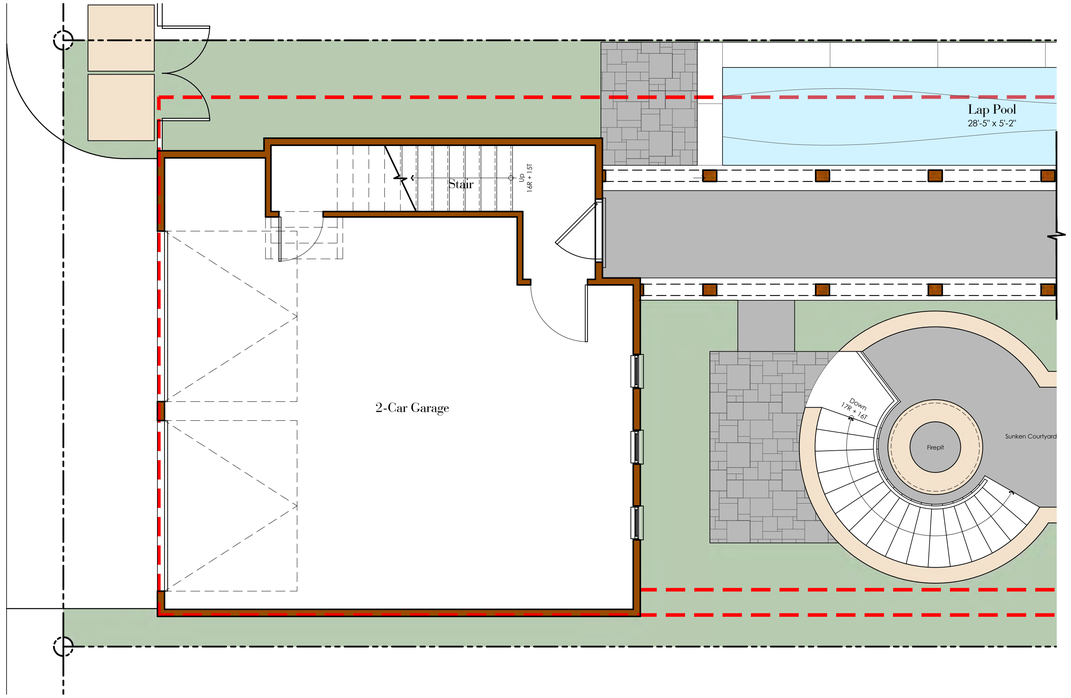
Extensions & Renovations to:
# The Creason Residence
1231 5th Avenue North
Nashville, Tennessee 37208

**METRO HISTORIC ZONING SUBMITTAL**
**NOT FOR CONSTRUCTION**

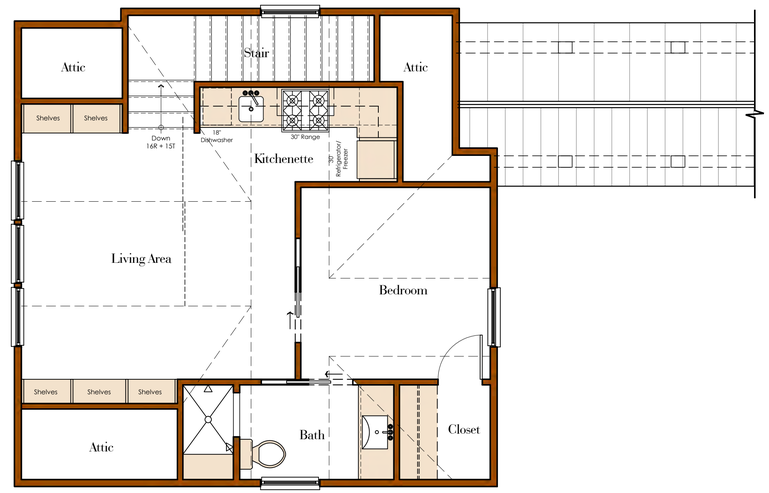
DATE OF ISSUANCE:
2 December 2019
REVISED:
5 December 2019
PROPOSED ROOF PLAN

A4




North

1 Proposed Garage Main Floor Plan




North

2 Proposed Garage Roof Plan

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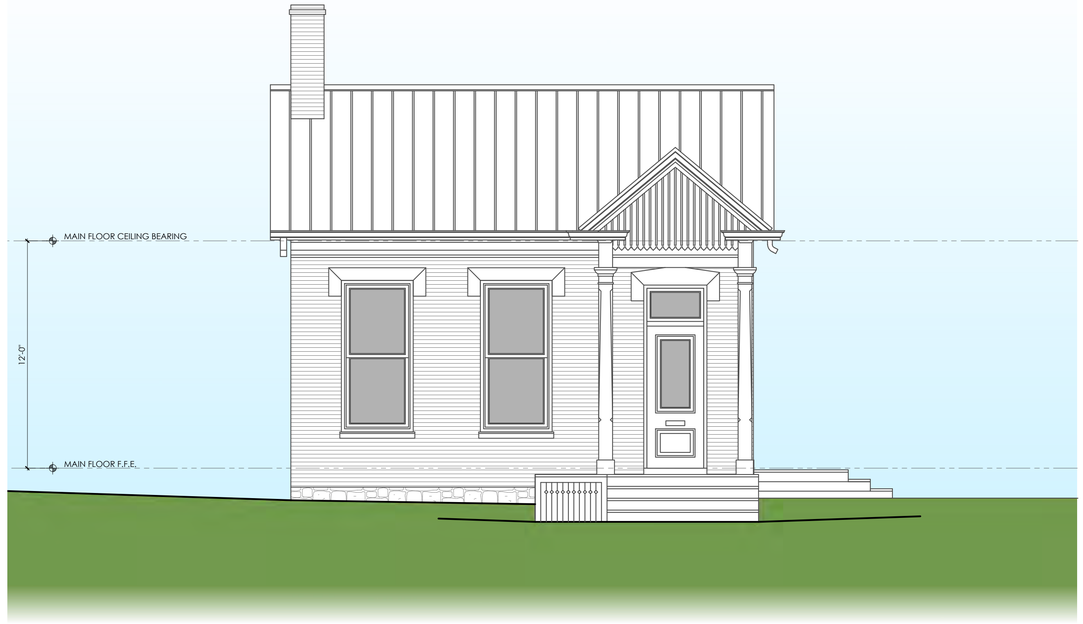
PROPOSED GARAGE PLANS

A5




1 Existing East (Front) Elevation

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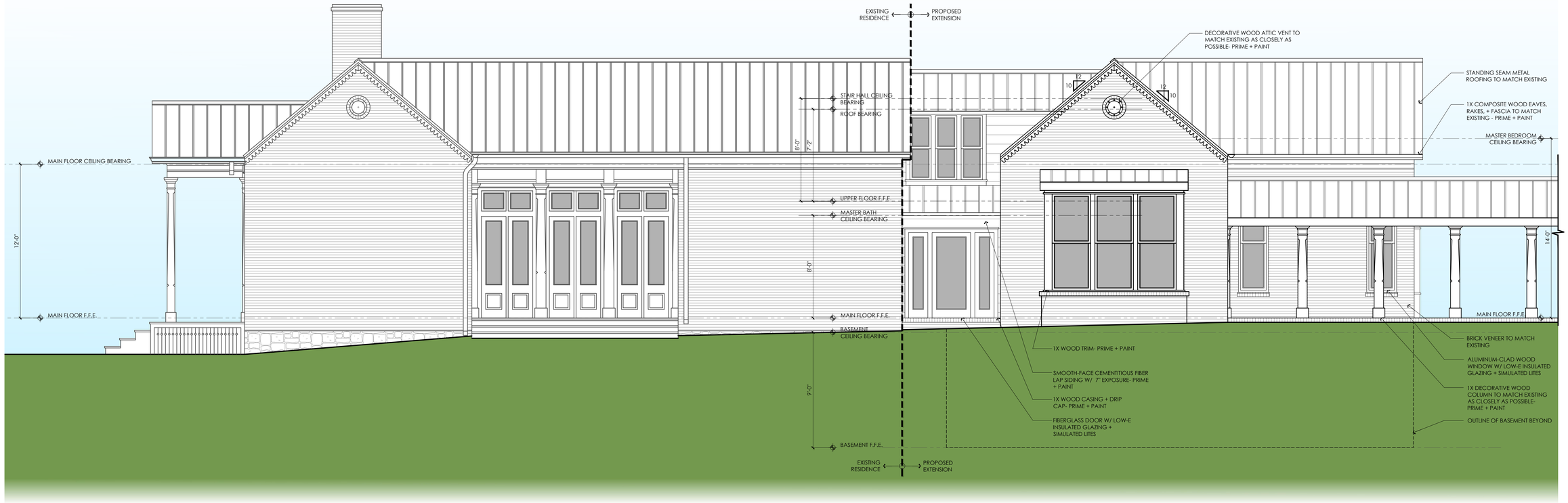
EXISTING FRONT ELEVATION

A6




1 Proposed North (Side) Elevation

12" 6" 0 1' 2' 3' 4' 8'

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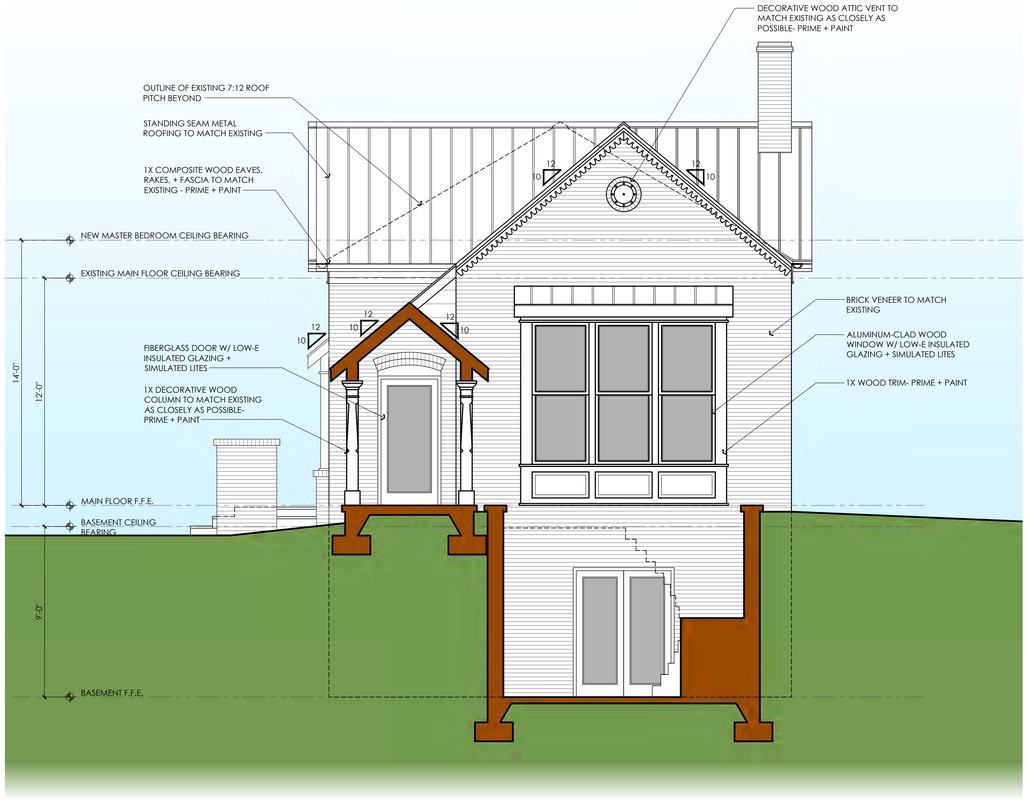
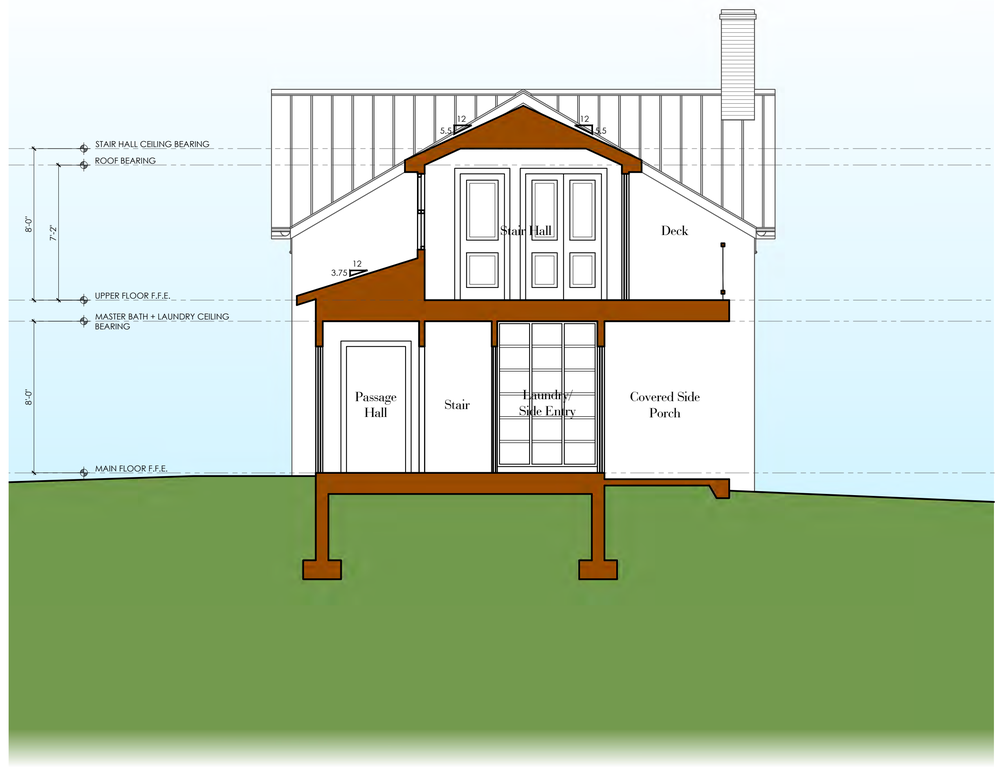
PROPOSED FRONT ELEVATION

A7




1 Proposed West (Rear) Elevation




2 Proposed Building Section

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DATE OF ISSUANCE:
2 December 2019
REVISED:
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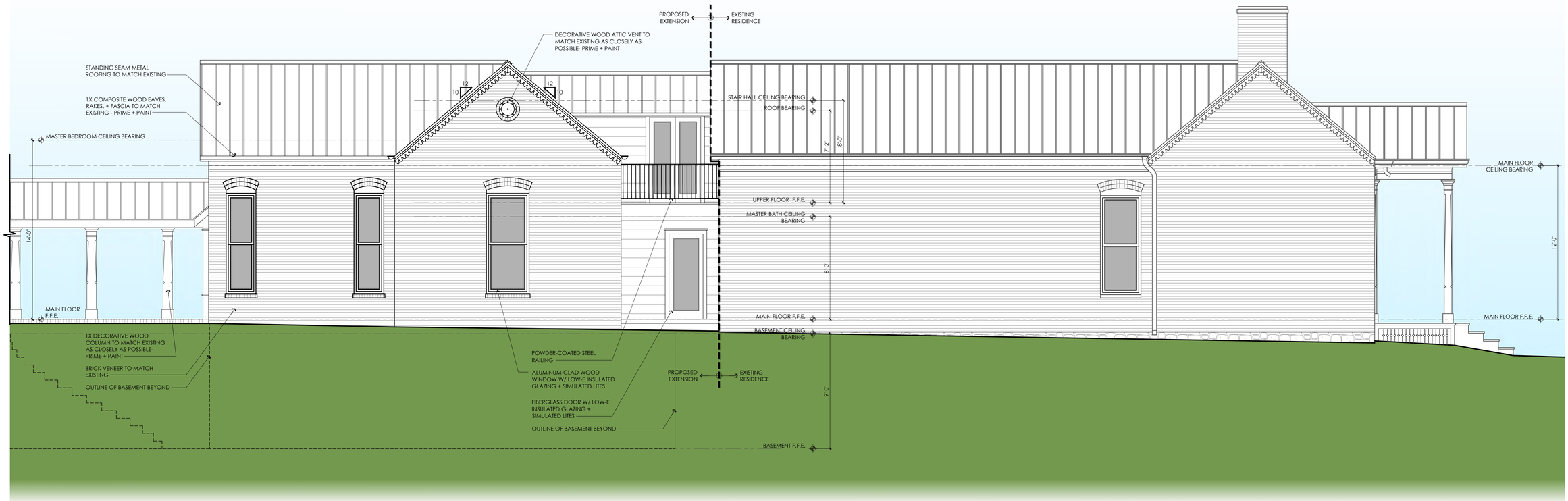
PROPOSED REAR ELEVATION + BUILDING SECTION

A8




1 Proposed South (Side) Elevation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Extensions & Renovations to:

# The Creason Residence

1231 5th Avenue North
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DATE OF ISSUANCE:
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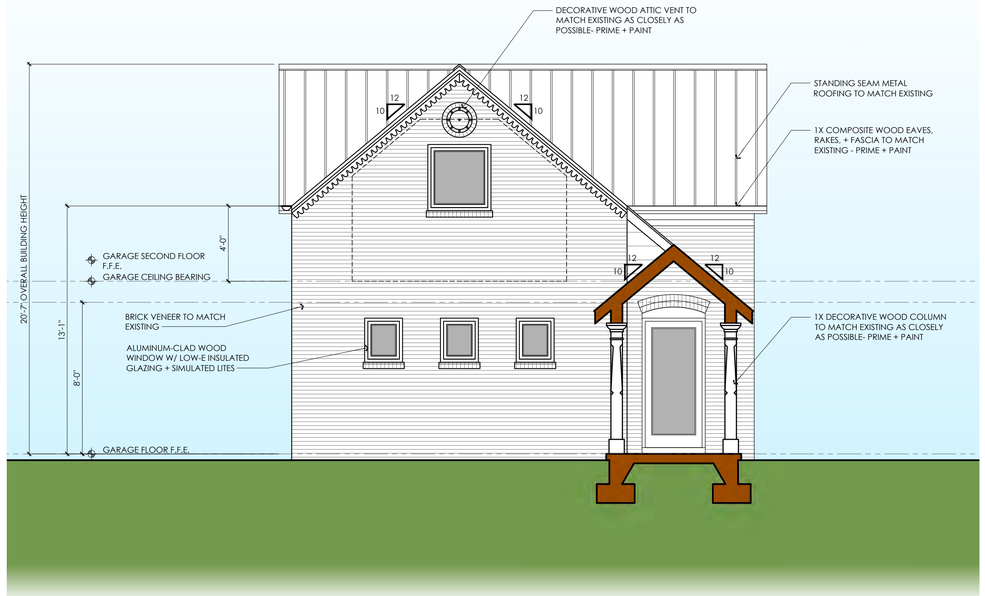
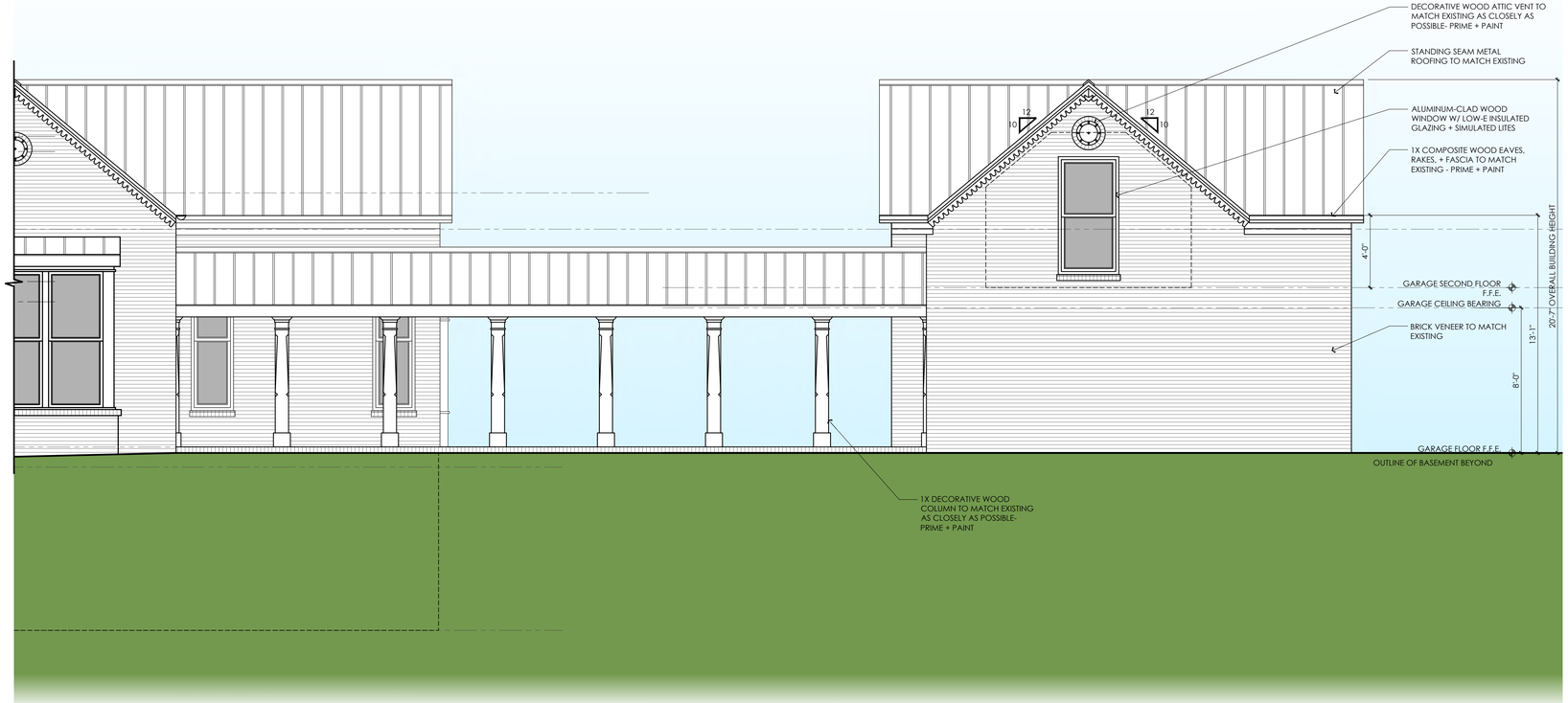
5 December 2019
PROPOSED SIDE ELEVATION

A9




1 Proposed Garage East Elevation Facing House




2 Proposed Garage North (Side) Elevation

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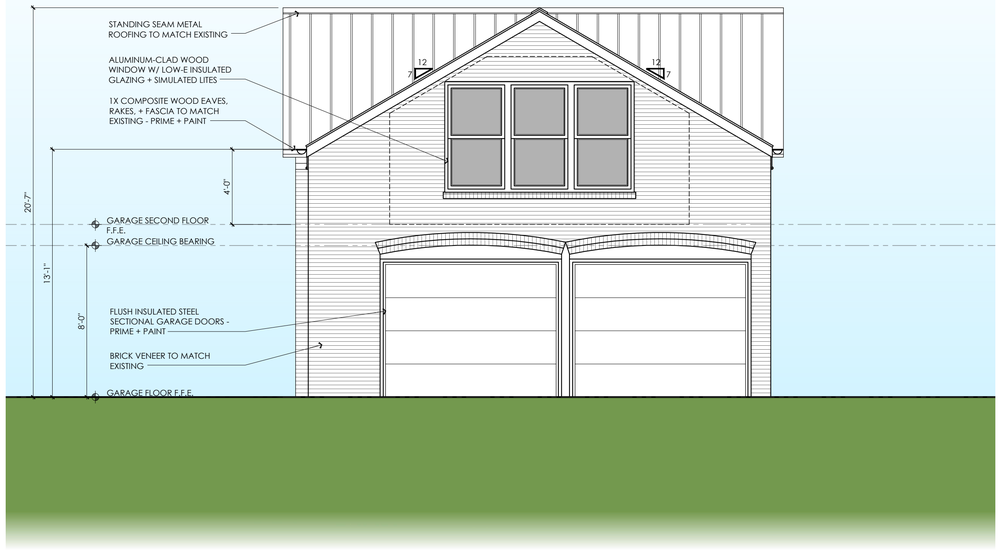
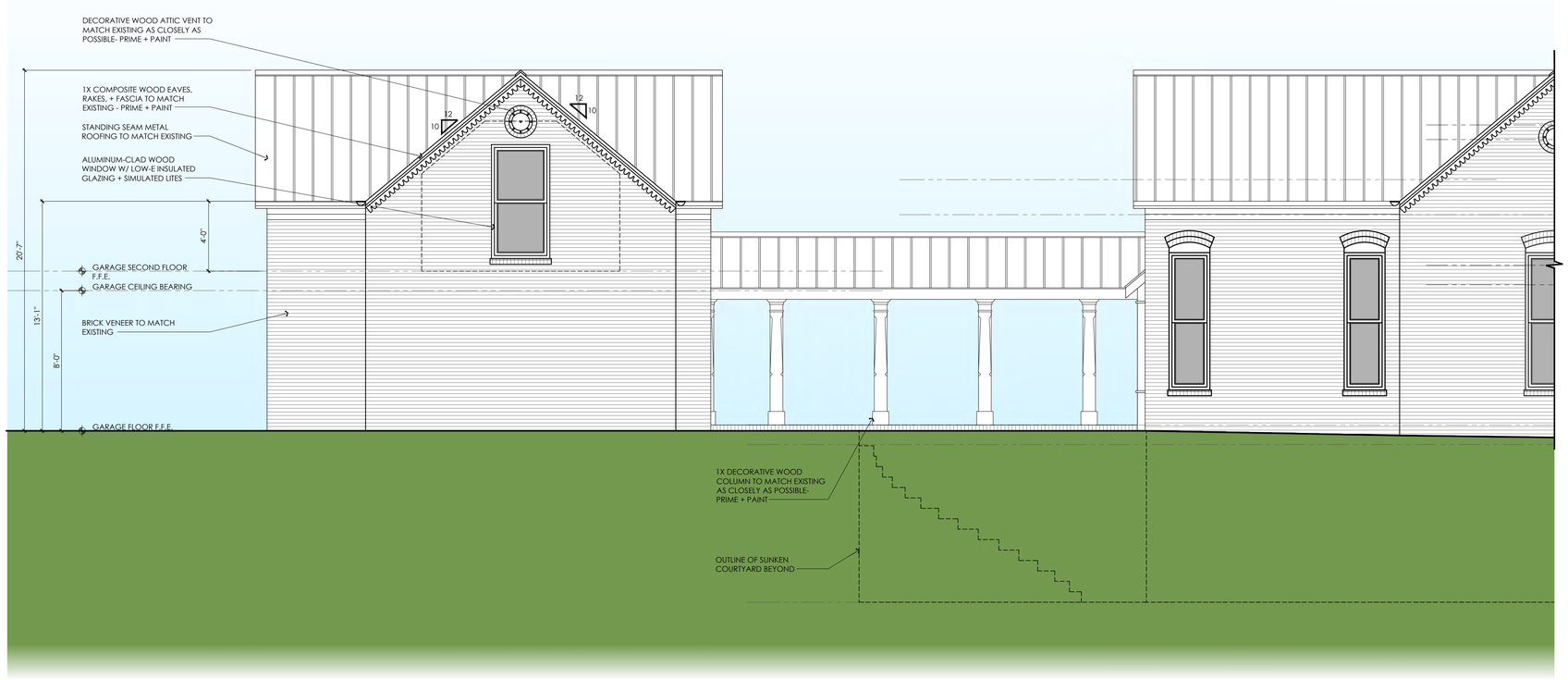
PROPOSED GARAGE ELEVATIONS

A10




1 Proposed Garage West Elevation Facing Alley




2 Proposed Garage South (Side) Elevation

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DATE OF ISSUANCE:
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REVISED:
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PROPOSED GARAGE ELEVATIONS

A11

1 Proposed North (Side) Elevation

2 Proposed South (Side) Elevation

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DATE OF ISSUANCE:
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REVISED:
5 December 2019
PROPOSED SIDE ELEVATIONS
REFERENCE

A12