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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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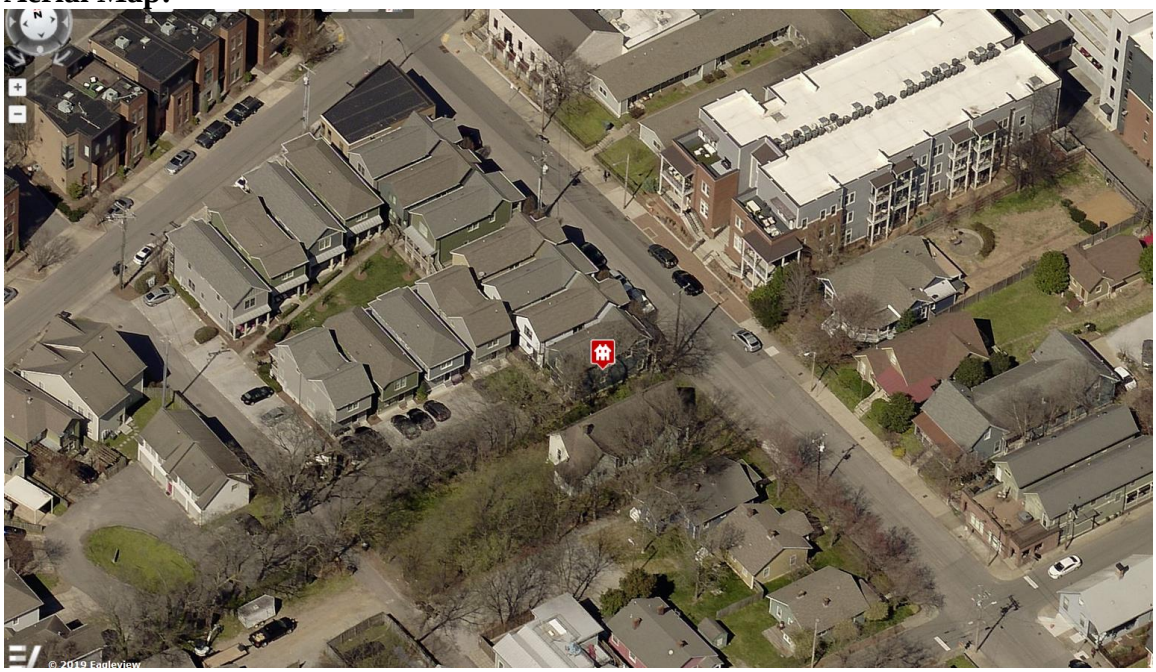
STAFF RECOMMENDATION
1415 4th Avenue North
October 21, 2020

Application: New Construction—Addition
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 082090T01300
Applicant: Benjamin Katz
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant proposed to construct a side porch. **Recommendation Summary:** Staff recommends disapproval of the side porch, finding that its location, setback, and scale do not meet Section V.B. of the design guidelines.	**Attachments** **A:** Site Plan **B:** Elevations

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

II. REPAIRS, REPLACEMENT & ALTERATIONS
B. GUIDELINES

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.

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

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
- 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.

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.

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.")

V. NEW CONSTRUCTION-ADDITIONS
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.

3. 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.

Background: 1415 4th Avenue North was constructed c. 2010 and is a part of a 17-structure development known as Germantown Station (Figure 1). MHZC approved the project in 2010 (Figure 2). The development was done under the existing MUN development and is not part of a Specific Zoning Plan.

Figure 1. 1415 4th Ave N.

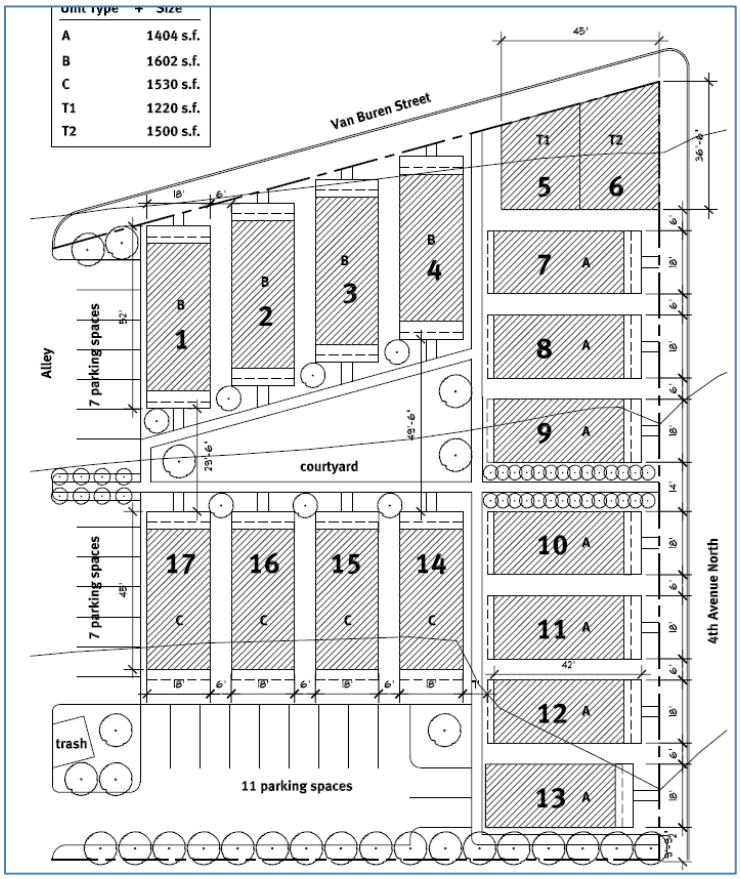


Figure 2. Site plan for the Germantown Station development.

Analysis and Findings: The applicant proposed to construct a side porch.

Location: The addition is proposed on the left side of the house. It will be six feet (6') behind the front wall of the house and eleven feet (11') behind the wall of the porch. It will be visible from the street. The design guidelines states that side additions can be appropriate when lots are wider than sixty feet (60'). Although the development's lot is over sixty feet (60') wide, the portion of the lot that this particular house has is just about thirty feet (30') wide.

Although the house is non-contributing, staff finds that the side addition does not meet the design guidelines and the historic context because the house is part of a larger development. At the time the Commission approved the plan for the overall development, the project was already quite large and the structures closely located. Increasing the size of these structures, particularly to the side where the additions will be highly visible, is not appropriate because the development is already quite dense. While MUN does not have a required side setback, the Commission approved the existing left side setback of ten feet (10') in 2010 so that there could be adequate space between the dense townhouse development and the historic houses to the left of the development along 4th Avenue North (Figure 3). Staff finds it is not appropriate to reduce the side setback further with this proposed side porch addition.

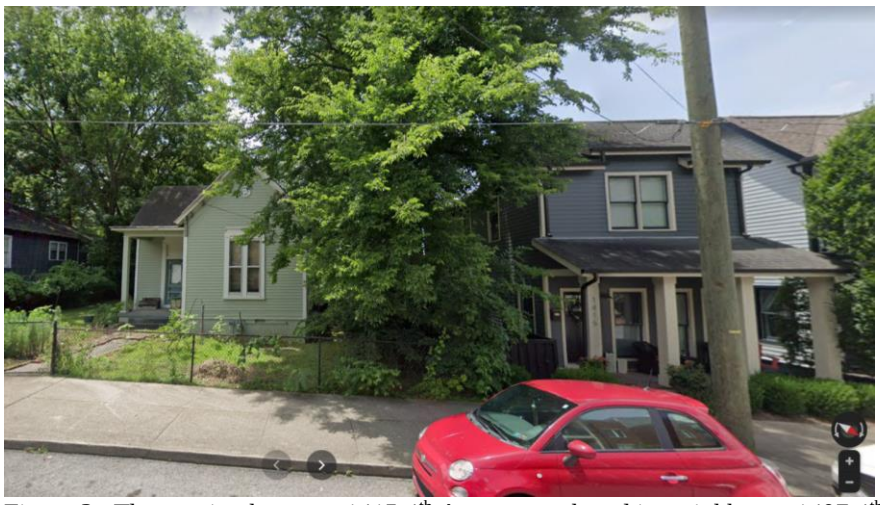


Figure 3. The spacing between 1415 4th Avenue north and its neighbor at 1407 4th Avenue North.

Staff finds that the proposed addition does not meet Sections V.B.3.a. and V.B.3.d. of the design guidelines.

Massing, Scale, and Height: The existing house is two stories and the proposed addition is just one story in height. The height of the porch will be approximately ten feet, six inches (10'6"). The porch addition is proposed to be eight feet, six inches (8'6") wide and thirty-two feet, seven inches (32'7") deep, for a total footprint of approximately two hundred and seventy-seven square feet (277 sq. ft.). If one just looks at the house on its own, this size addition could be appropriate. However, because this house is part of a

large/dense development, the proposed addition increases the overall massing of the development beyond what the Commission found to be appropriate in 2010. In addition, if the addition is approved for this house at 1415 4th Avenue North, it could open the door for the other houses in the development to seek to increase their footprints too beyond what the Commission approved in 2010.

Because the proposed addition increases the scale of the overall development beyond what the Commission found to be appropriate in 2010, staff finds that the addition does not meet Section V.B.2. of the design guidelines.

Materials: The addition is a simple open porch with wood posts and a wood deck floor. The covering material for the roof and left side wall was not indicated on the plans. Should the Commission approve the side porch addition, staff recommends that a condition of approval be that staff approve the material of the roof and left side wall prior to the issuance of the preservation permit.

With staff's approval of the roof and left side wall material, staff finds that the known materials meet Sections III.E.5.f. through E.5.h. and V.B.1.b. of the design guidelines.

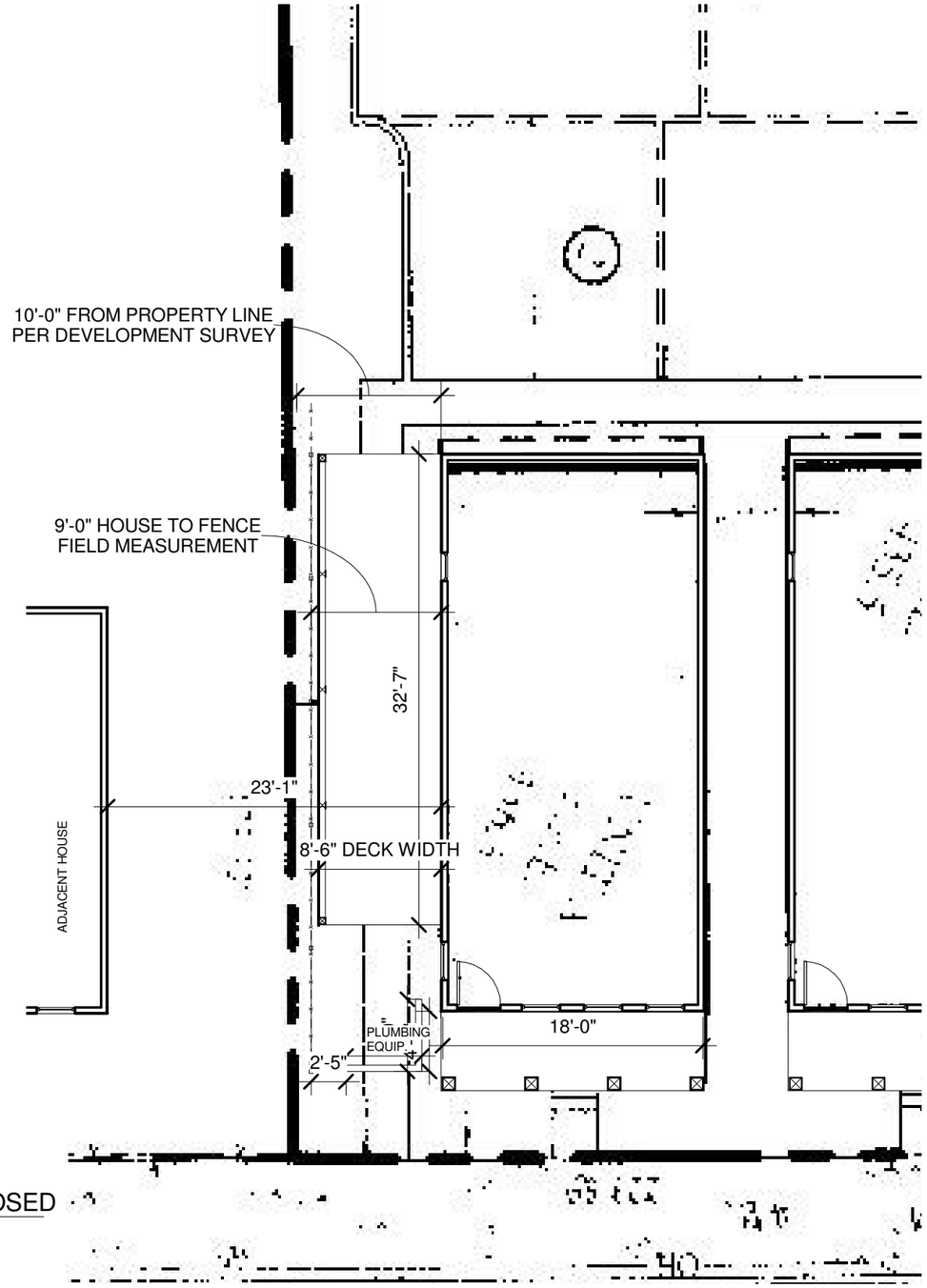
Roof: The roof of the addition will be a simple 2/12 shed roof, which is appropriate for a porch addition like this one to a non-contributing structure.

Staff finds the roof form of the addition to be compatible with the existing house and to meet Section III.E.8.a. and V.B.1.b. of the design guidelines.

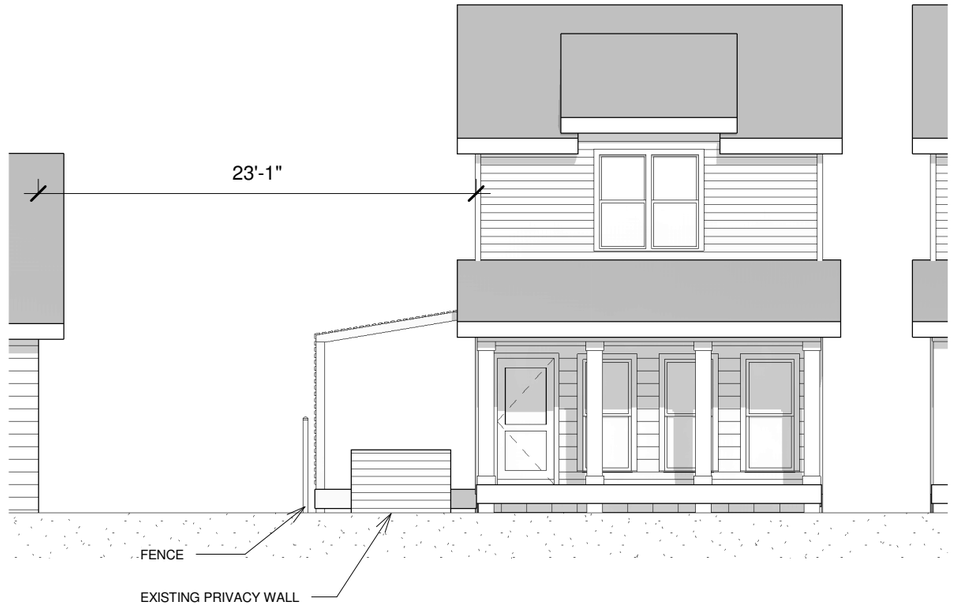
Design: If this house was on its own lot with ample room for a side addition, then its design would be compatible to the house and overall district. However, because this house is part of a larger, dense development, staff finds that its design does create an overall development that is in scale with the historic neighborhood. The addition's location so close to the side property line is not in keeping with the setbacks the Commission approved for the development in 2010.

Staff finds that the addition's design does not meet Section V.B.1.e. of the design guidelines.

Recommendation Summary: Staff recommends disapproval of the side porch, finding that its location, setback, and scale do not meet Section V.B. of the design guidelines.



1 SITE - PROPOSED
1" = 10'-0"



3 Proposal - Front
1/8" = 1'-0"

4 Copy of Copy (4) of 3D View 4

FELLER
HOME DESIGN
512.751.1160
jkfeller@gmail.com
DESIGN || DRAFT || AS-BUILT

1415 4th Ave N
NASHVILLE, TN 37208

Proposal 2

Date	10/12/20
Drawn by	J. Feller
Scale	As indicated

P