



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1817 4th Avenue North
June 3, 2013

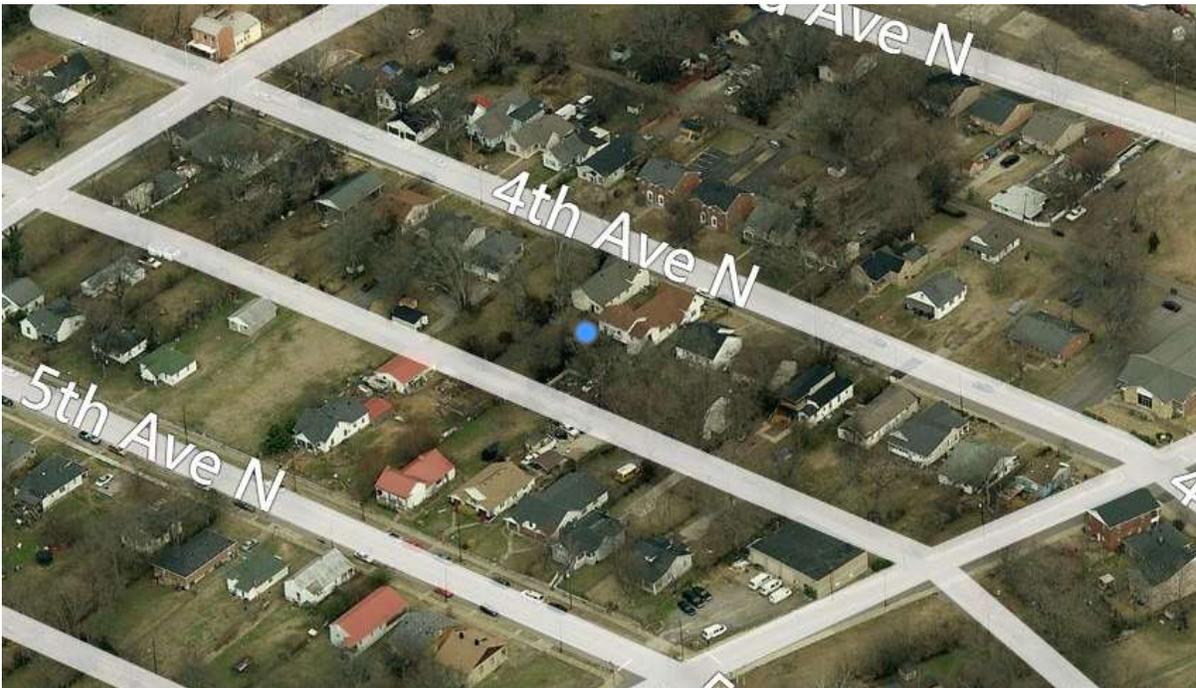
Application: New construction-addition and Setback reduction
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108029000
Applicant: Lynn Taylor, Taylor Made Plans
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant proposes a one-story addition that is wider than the existing house and requires a side setback reduction that will be similar to the existing setback.</p> <p>Recommendation Summary: Staff recommends approval with the condition that the applicant obtain administrative approval for windows, doors, gate and brick. With this condition, Staff finds the project to meet the guidelines for an addition in the Salemtown Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

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

C. Setback and Rhythm of Spacing

1. The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.
2. The Commission has the ability to reduce building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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

D. Materials, Texture, Details, and Material Color

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
 - Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
 - Four inch (4") nominal corner boards are required at the face of each exposed corner.

- Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

G. Proportion and Rhythm of Openings

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.
2. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

3. Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
4. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings. III.G.

I. Utilities

1. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
2. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

J. Public Spaces

1. 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 of compatibility with the character of the district. III.J.

IV. New Construction-Additions

A. Location

1. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building. IV.A.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
 - a. The addition should 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.
 - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that an addition has achieved proper scale, the addition 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 or an 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. IV.B.

b. 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.

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

3. 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.
4. The height of the addition's roof and eaves must be less than or equal to the existing structure.
5. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

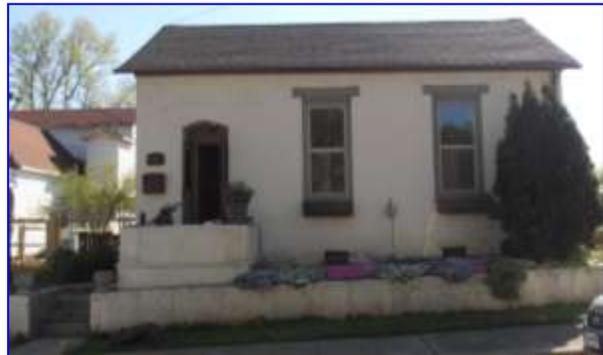
2. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

D. 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.

E. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

F. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Background: 1817 4th Avenue North is among the earliest homes in the district, constructed c. 1890. It is a contributing building in the Salemtown Neighborhood Conservation Zoning Overlay.



Analysis and Findings:

III and IV. New Construction/Additions

Location: The majority of the planned addition is at the rear of the building and a portion sits off to the left side of an existing rear addition. Although side additions are generally not appropriate, staff finds this one to be appropriate for multiple reasons: the house is less than thirty (30') wide, the house is situated to one side of the lot, the addition is attached to an existing non-historic addition, it is located more than thirty-eight feet (38' 6



¼") from the front wall of the house, the addition is minimal in size being significantly shorter than the house, the addition does not wrap the corner of the building.

The rear addition has a minimal connection of about eight feet (8') at the rear of the building, which helps to distinguish new from old and would allow the addition to be removed with minimal alteration to the existing house.

The project meets IV.A, B and F.

Partial Demolition: The applicant proposes to remove the four windows seen on the left side of the rear addition (see image to right) and replace them with two windows that are more appropriate in proportion to historic windows. Since these windows are not historic partial-demolition is appropriate.



A portion of this addition will be removed for the new side, extended addition. The project meets the design guidelines for demolition as the addition is not historic.

Height, Scale & Massing: Because of paint, the house does not have a distinguished foundation, which is a feature continued with the addition and the foundation heights are similar between the two. The ridge of the addition, at its tallest point, is approximately four feet (4') below the ridgeline of the existing house. Because the ridge is shorter, the eave heights of the addition are also below the primary eave heights of the house. An eight foot (8') tall brick wall with gate will enclose the open portion between the existing house and the addition on the left side. (The wall/gate is not included on the drawings so that the side wall can be seen.) The project meets sections III.A. and IV.B. of the design guidelines.

Setback and Rhythm of Spacing: The project meets bulk zoning requirements for the rear and left side setbacks; however, the right side setback is approximately three feet and

eight inches (3' 8") as opposed to the five feet (5') required by zoning. Staff finds the reduced setback to be appropriate since it is similar to the existing setback of the historic building, which is slightly more than three feet (3' 5 1/4"). The project meets section III.C of the design guidelines.

Materials, Texture, Details, and Material Color: The cladding is brick to grade and cement fiber lap siding with a four inch (4") reveal. The building will be painted, which is generally not appropriate for a masonry building; however, this building was already painted prior to designation of the overlay. The roof is asphalt shingle of a color to match the existing roofing material. The trim is cement fiber and concrete. The windows are not specified but brick mold is used on the brick walls and a 4" fiber cement casing on the lap sided walls. Doors are not specified. The wall between the addition and the existing house will be brick, the material for the gate is unknown. Staff recommends the applicant obtain administrative approval for windows, doors, gate and brick. With this condition, the project meets section III.D of the design guidelines.

Roof Shape & Additions: The roof form, pitch and overhangs are similar to the existing house. Three skylights will be located on the lowest roof section and will not be visible from the street. The project meets section III.E. and IV.C.

Orientation: The orientation of the existing house will not be altered. The existing vehicular access is from the alley. There is no additional access or outbuilding noted on the plans. An area is shown on the site plans for a potential garage but plans have not been submitted as a part of this application. The project meets section III.F.

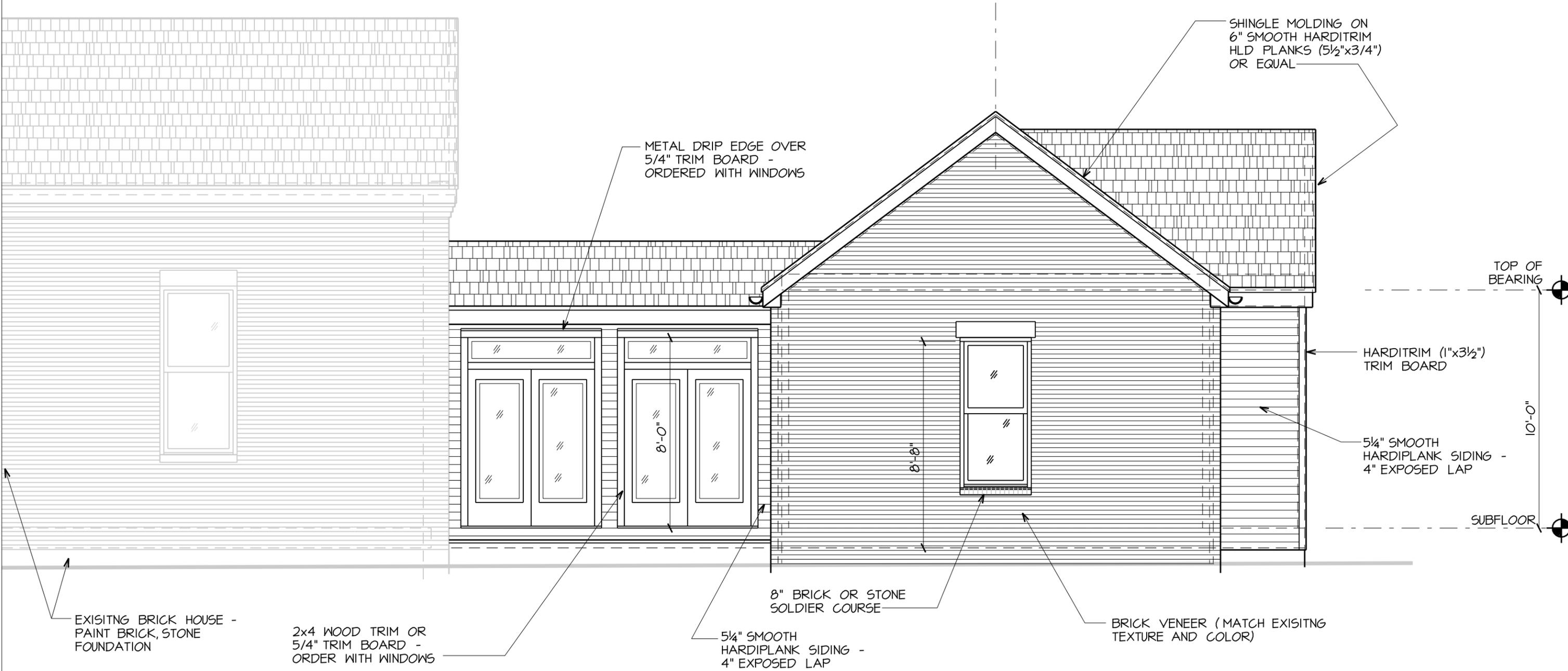
Proportion and Rhythm of Openings: The majority of windows are twice as tall as they are wide, in keeping with the existing window proportions. Windows towards the rear of the addition do not meet this proportion but will be minimally, if at all, visible from the street. The project meets section III.G of the design guidelines.

Utilities: Utilities locations are existing and are not planned to be moved.

Recommendation: Staff recommends approval with the condition that the applicant obtain administrative approval for windows, doors, gate and brick. With this condition, Staff finds the project to meet the guidelines for an addition in the Salemtown Neighborhood Conservation Zoning Overlay.

6-3-13

1817 4th Avenue North
Nashville, TN 37208



2

RIGHT SIDE ELEVATION

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

5/4" SMOOTH

1817 4th Avenue North
Nashville, TN 37208

6-3-13

EXISTING BRICK HOUSE -
PAINT BRICK, STONE
FOUNDATION

METAL DRIP EDGE OVER
5/4" TRIM BOARD -
ORDERED WITH WINDOWS



BRICK VENEER (MATCH EXISTING
TEXTURE AND COLOR)

BRICK VENEER (MATCH EXISTING
TEXTURE AND COLOR)

TOP OF
BEARING

SUBFLOOR

10'-0"

1817 4th Avenue North
Nashville, TN 37208

5/4" SMOOTH
HARDIPLANK SIDING -
4" EXPOSED LAP

8" SPLIT FACE CMU
ABOVE GRADE

HARDITRIM (1"x3 1/2")
TRIM BOARD

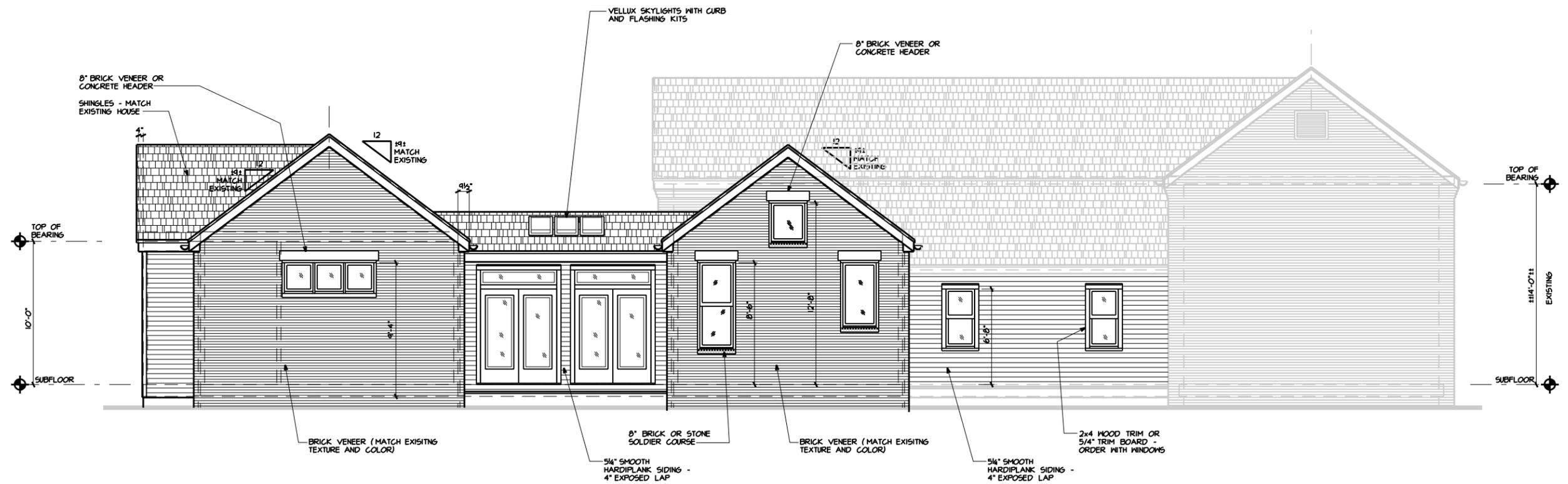


REAR ELEVATION

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

6-3-13

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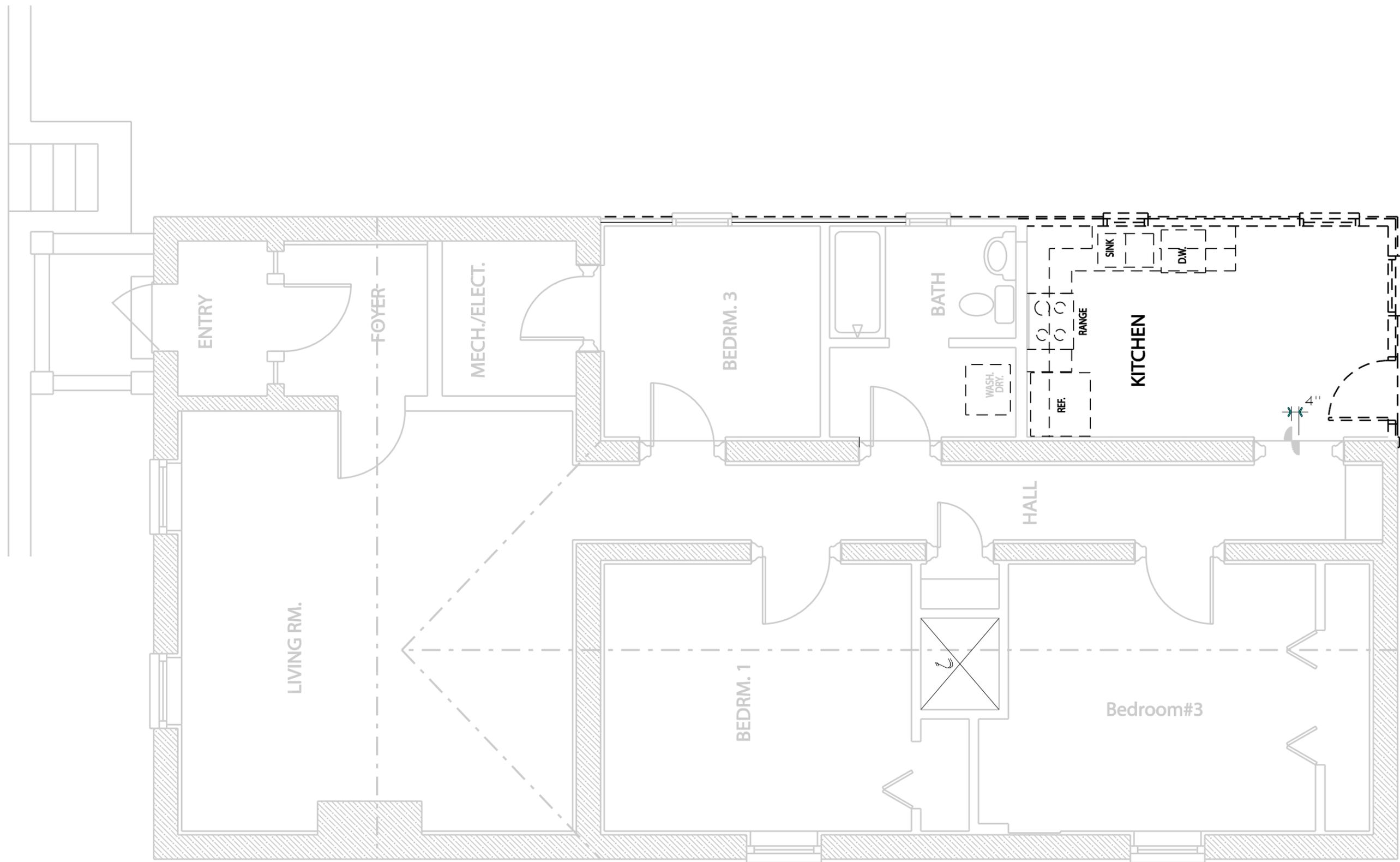


② LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

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



DEMOLITION FIRST FLOOR PLAN

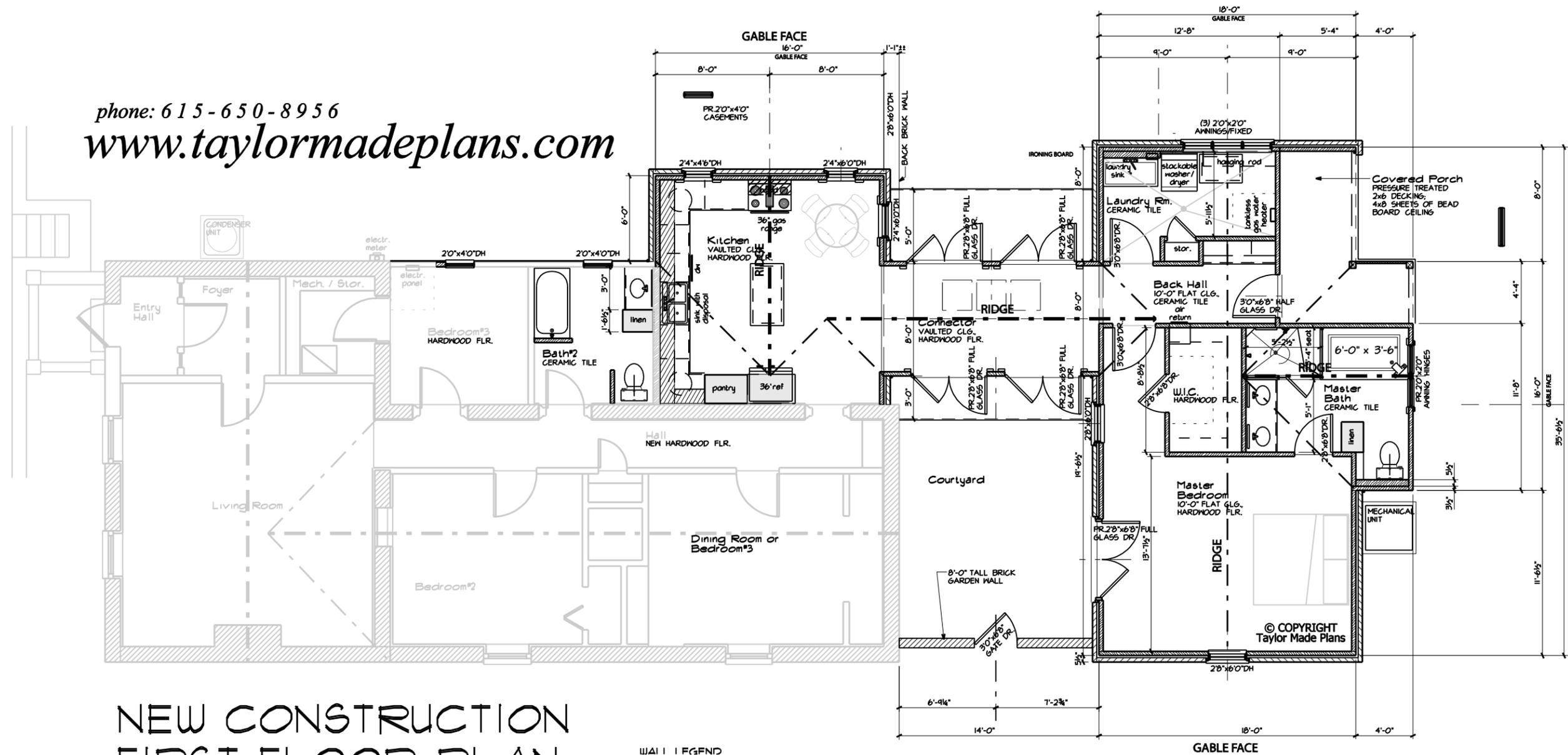
SCALE: 1/4" = 1'-0"

6-3-13

1817 4th Avenue North
Nashville, TN 37208

phone: 615-650-8956

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NEW CONSTRUCTION FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

WALL | FGFND

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