



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION
1035 Chicamauga Avenue
March 16, 2016

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

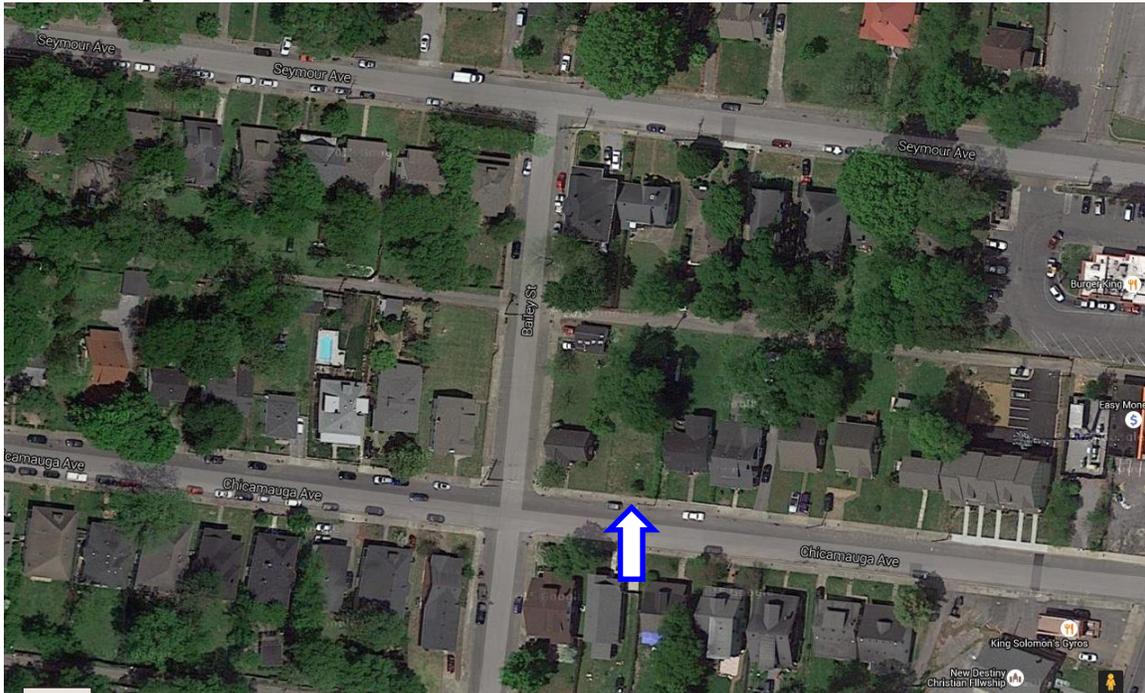
Application: New construction—infill
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08305005300
Applicant: James Sweeney
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct infill on a vacant lot.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;2. The site plan show the accurate location of the side bay, and show that no part of the house will be located closer than five feet (5') from the side property lines;3. The site plan show the front setbacks of the two adjacent properties, and the infill's front setback be the average of the two adjacent houses' setbacks;4. The lap siding be smooth face, with a maximum reveal of five inches (5");5. Staff approve masonry;6. The applicant provide more information about the material between the foundation piers;7. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;8. Staff approve the metal roof color and design;9. The front dormer be recessed at least two feet (2') from the wall below, and the dormer balcony expand no further than the line of the wall below;10. At least two window openings of at least four square feet (4 sq. ft.) be added on the left/west façade, towards the front of the house;11. The applicant provide more information on the French drain cisterns; and12. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the project meets Section II.B. of the <i>Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

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

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

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

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

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

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

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

i. Utilities

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.

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

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: 1035 Chicamauga Avenue is a vacant lot (Figure 1). The house that was formerly on the lot was demolished in 1987, prior to the adoption of the Greenwood Neighborhood Conservation Zoning Overlay.



Figures 1 & 2. The vacant lot at 1035 Chicamauga Avenue.

Analysis and Findings: Application is to construct infill on a vacant lot.

Height & Scale: The proposed new infill will be approximately twenty-eight feet, six inches above grade, with an eave height of approximately twelve feet, six inches (12'6") and a foundation height of approximately eighteen inches (18"). Staff recommends to verify in the field that the heights of the foundation and the finished floor are compatible with the surrounding historic context. With this condition, staff finds that the overall height meets the historic context, where historic houses range in height from nineteen feet (19') to thirty feet (30').

The majority of the house will be approximately thirty-three feet, two inches (33'2") wide, although with a bay on the right façade, the maximum width will be thirty-five feet, eleven inches (35'11"). This meets the historic context, where historic houses range in width from twenty-seven to forty feet (27' – 40'). Staff finds that the infill's height and scale meet Sections II.B.1.a. and b. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Setback & Rhythm of Spacing: The proposed infill will be shifted to the right/east side of the lot so that it is five feet (5') from the right/east side property line and approximately ten feet (10') from the left/west side property line. This is typical in the neighborhood, as many houses are not centered on their lots. Staff notes that the site plan shows the bay as being located on the left/west side façade of the house, while the elevations and floor plans show that the bay is to be located on the right/east side. Staff recommends that the site plan be corrected to show the correct location of the bay and to ensure that no portion of the new infill sit closer than five feet (5') from the side property line.

The site plan indicates that the front porch will be approximately twenty-five feet (25') from the front property line and the front wall of the house will be approximately thirty-four feet, three inches (34'3") from the front property line. The site plan does not show the setbacks of the two adjacent houses, but staff's analysis of the Metro Maps indicates that the proposed front setback is further back by ten to fifteen feet (10'-15') than the setbacks of the two adjacent houses. Staff recommends that the site plan show the front setbacks of the two adjacent houses, and that the infill's front setback be the average of the two adjacent houses' setbacks. With the changes to the site plan and the front setback, staff finds that the infill's setback and rhythm of spacing meet Section II.B.1.c. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The primary cladding material will be lap siding. The drawings indicate that the lap siding reveal is proposed to be six inches (6") or larger. Staff recommends that the lap siding be smooth face, with a maximum reveal of five inches (5"). The trim will be wood or cement fiberboard. The porch columns and railing will be wood with brick bases. The foundation will consist of brick piers. Staff recommends approval of a brick sample. Staff also recommends approval of the foundation material in between the brick

piers. The porch floor and steps will be concrete, as will the front walkway. The roof will be metal, and staff recommends approval of the metal roof color and design. The materials of the windows and doors were not specified and staff asks to approve all windows and doors prior to purchase and installation. With the aforementioned staff approvals, staff finds that the infill's materials meet Section II.B.1.d. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof form: The primary roof form will be a side gable with an 8/12 pitch. The porch roof will be a shed with a 4/12 slope. The rear porch will be a gable with an 8/12 pitch.

The front façade includes a gabled dormer with a covered porch extending off of the dormer. Staff finds that the proposed front dormer does not meet the design guidelines. The wall of the dormer stacks on the wall below, and staff recommends that the dormer wall be situated a minimum of two feet (2') from the wall below. The porch off of the dormer extends seven feet, three inches (7'3") beyond the historic house's wall and over the porch roof. Staff finds that there is no historic precedent for a dormer porch to be this deep. Examples of historic dormers with shallow balconies off of them show that when there are balconies off of dormers, the dormers are set back a minimum of two feet (2') from the wall below, the dormer balcony does not extend any further beyond the front wall of the house (Figures 3-6) and that the porch portion is minimal depth at approximately three feet (3'). They do not extend over the porch roof extensively as is proposed. Staff therefore recommends that the dormer be inset a minimum of two feet (2') from the wall below, and the balcony be limited to extending no further than the front wall of the house. With this condition, staff finds that the infill's roof forms meet Section II.B.1.e. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Figures 3 & 4. The dormer balcony at 1302 Eastland does not extend beyond the front wall of the house.



Figures 5 & 6. The dormer balcony at 1200 Stratton does not extend beyond the front wall of the house.

Orientation: The house is oriented to face Chicamauga Avenue. It has a full-width front porch that is nine feet, three inches (9'3") deep. A pathway will be added from the sidewalk to the front porch. Vehicular access to the site will be via the alley, where a garage may be built in the future. Staff finds that the infill's orientation meets section II.B.1.f. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The windows on the front façade meet the proportion of historic window openings, as they are at least twice as tall as they are wide. The dormer windows are taller than typical dormer windows, but if the dormer is set back two feet (2') from the wall below, the size of the dormer windows will be less visible. On the left/west side façade, there is an expanse of over twenty-four feet (24') from the front wall of the house to the next window opening without a door or window opening. Staff recommends the addition of at least two window openings in this expanse. With these changes, staff finds the infill's proportion and rhythm of openings meet Section II.B.1.g. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Appurtenances & Utilities: The site plan indicates that a French drain will be created along the left/west side of the property. Two cisterns of seven hundred and fifty-gallons each will connect to the French drain, and staff recommends that the applicant provide more information on the materials and design of these cisterns. Staff also recommends approval of the HVAC location.

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The site plan show the accurate location of the side bay, and show that no part of the house will be located closer than five feet (5') from the side property lines;
3. The site plan show the front setbacks of the two adjacent properties, and the infill's front setback be the average of the two adjacent houses' setbacks;

4. The lap siding be smooth face, with a maximum reveal of five inches (5”);
5. Staff approve a masonry samples;
6. The applicant provide more information about the material between the foundation piers;
7. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
8. Staff approve the metal roof color and design;
9. The front dormer be recessed at least two feet (2’) from the wall below, and the dormer balcony expand no further than the line of the wall below;
10. At least two window openings of at least four square feet (4 sq. ft.) be added on the left/west façade, towards the front of the house;
11. The applicant provide more information on the French drain cisterns; and
12. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



House to the west of site, at 1033 Chicamauga



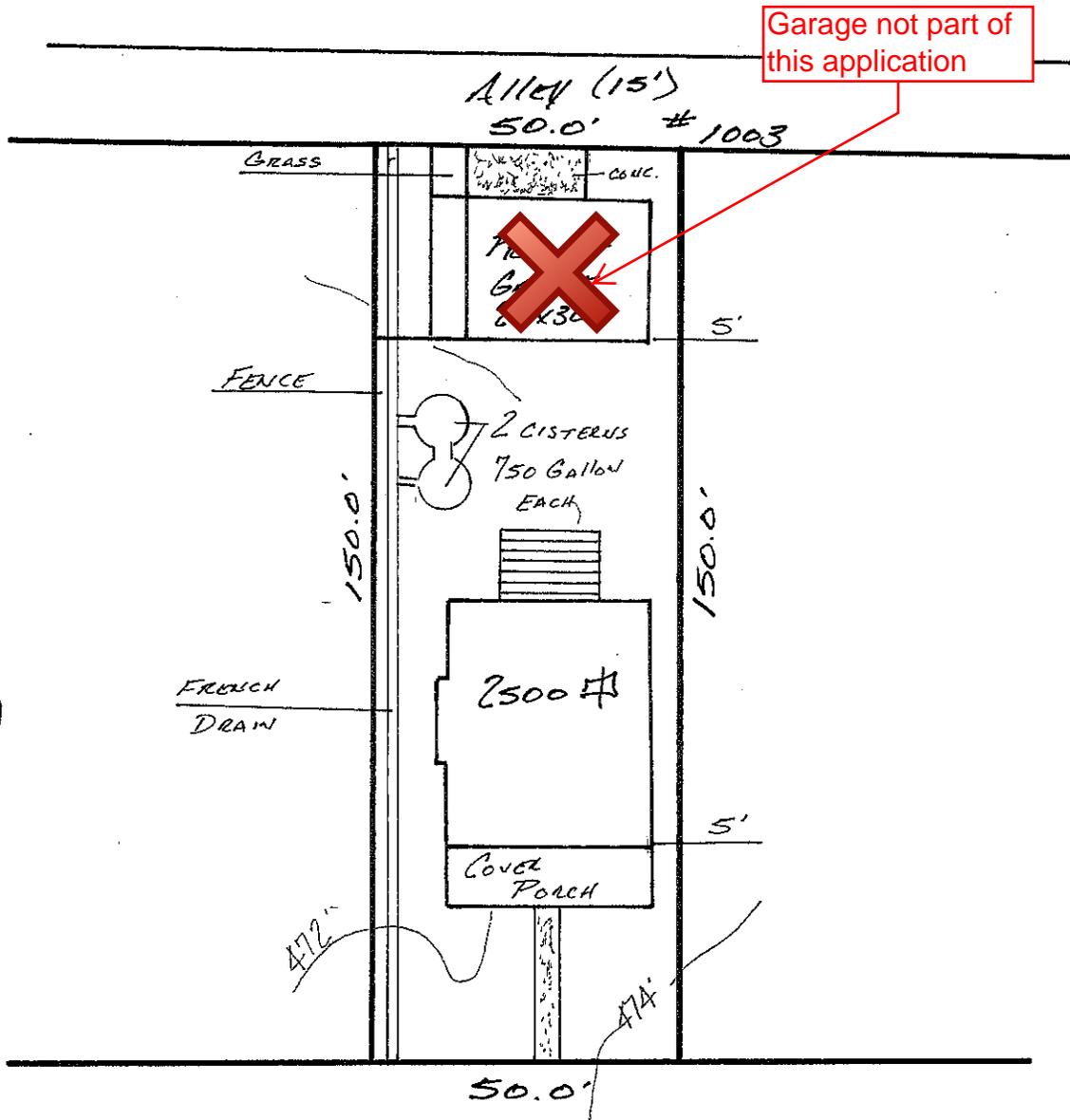
Houses to the east of the site, 1037 – 1041 Chicamauga Avenue



Houses directly across the street from the site. 1034 (left) is infill approved by MHZC. 1032 (right) is an historic house.



Across the street and to the east of the site, 1036-1042 Chicamauga Avenue.



CHICAMAUGA AVENUE (50')

SCALE: 1" = 30'

DATE: 10.4.15

OWNER: James Sweeney

ADDRESS: 1035 CHICAMAUGA AVENUE
NASHVILLE, DAVIDSON COUNTY, TN.

PROPERTY: Map 83-5 Parcel 53.00

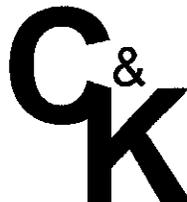
Lot 22 Blk A Eastwood 400N.

RECORD: 20100301-0015451

CENSUS: 3701170

NOTE :

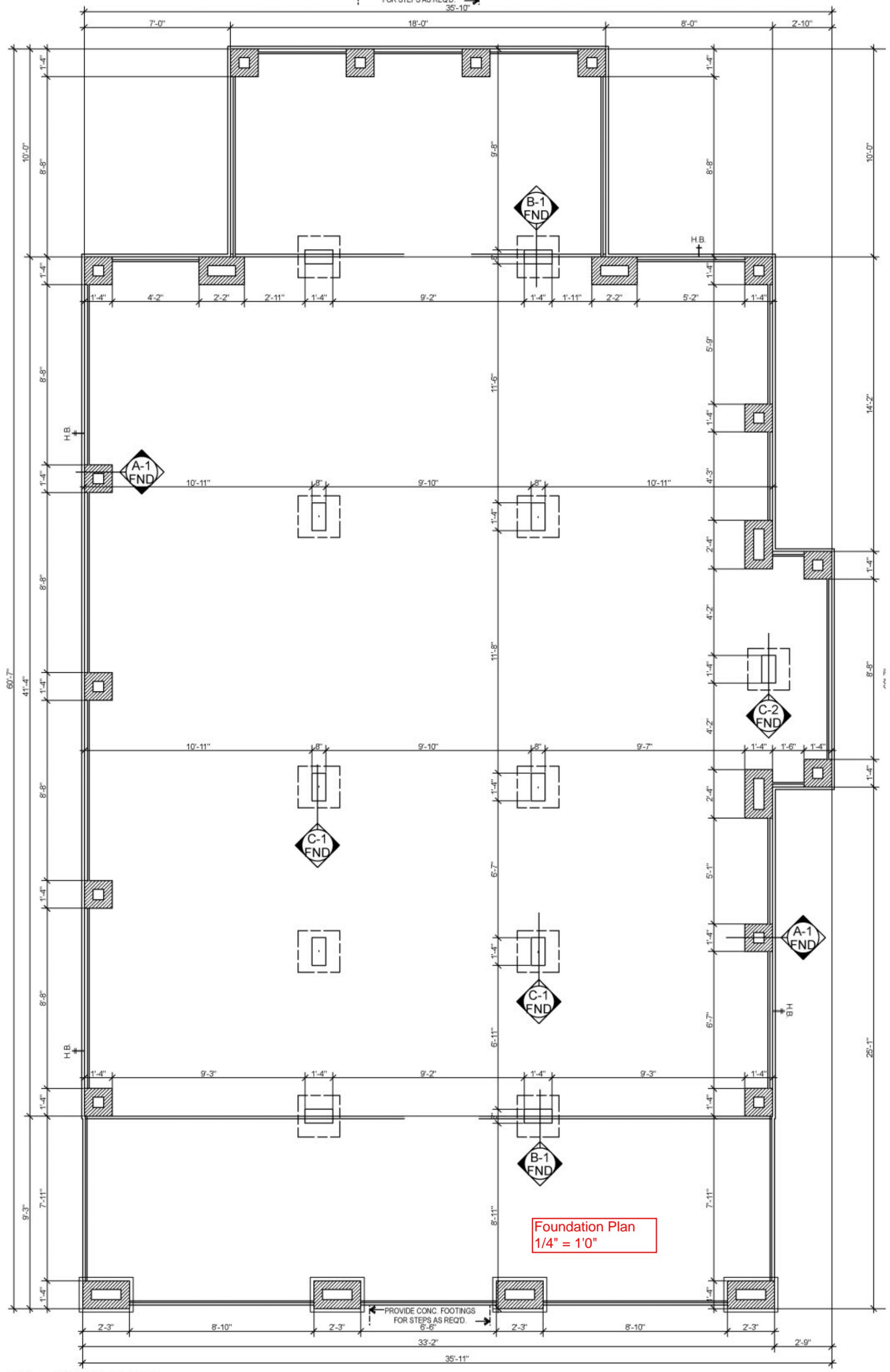
THE INFORMATION SHOWN HEREON REPRESENTS A MORTGAGE LOAN INSPECTION AND WAS PREPARED AT THE REQUEST OF THE LENDER. IT SHOULD NOT BE INTERPRETED AS AN ACTUAL LAND SURVEY.

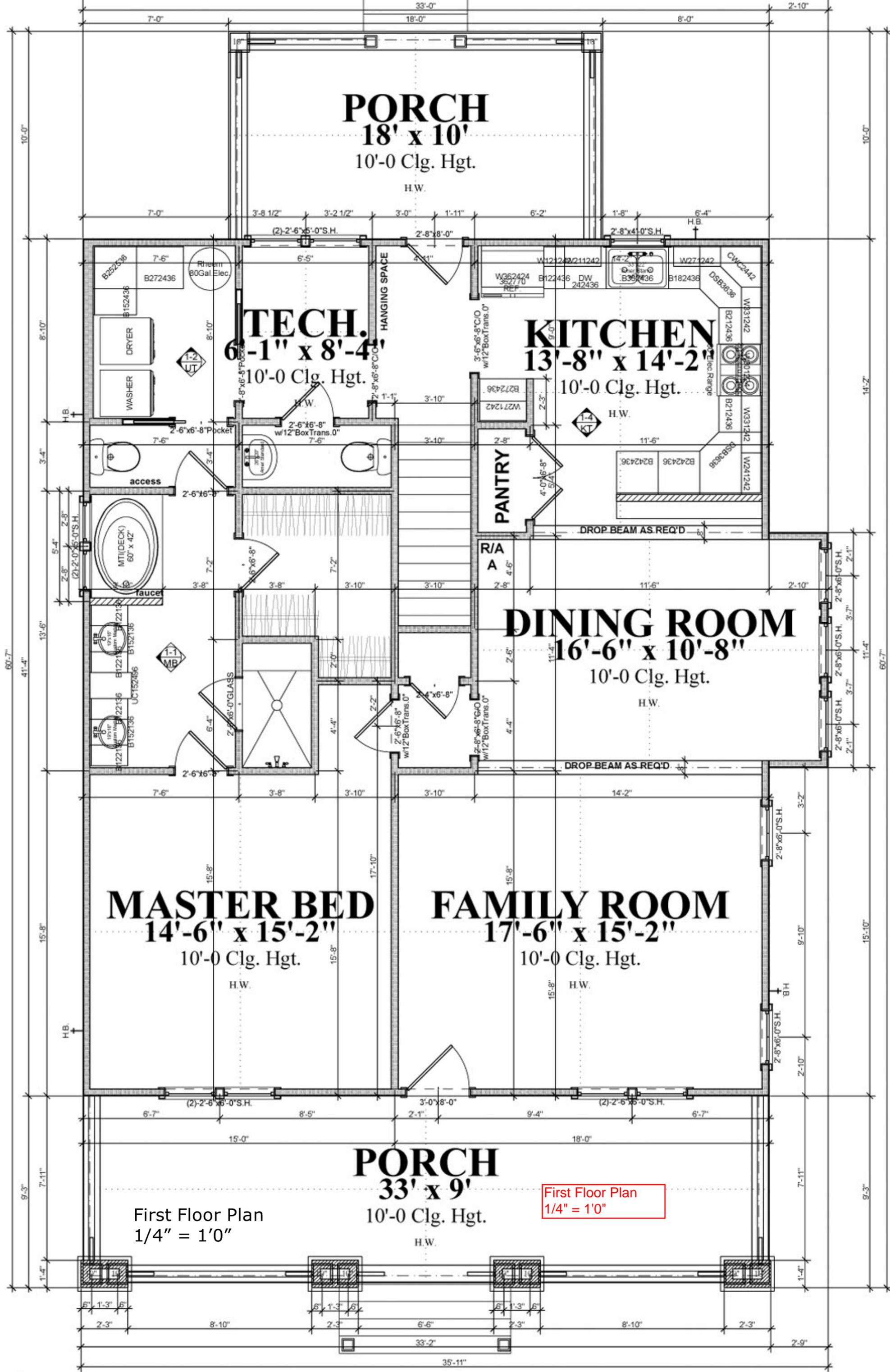


SURVEYORS, L.L.C.
242 WEST MAIN ST.
PMB 199
HENDERSONVILLE, TN. 37075

CHUCK KEMP
(615) 497-6444

← PROVIDE CONC. FOOTINGS FOR STEPS AS REQD. →
35'-10"





PORCH
18' x 10'
 10'-0 Clg. Hgt.

TECH.
6'-1" x 8'-4"
 10'-0 Clg. Hgt.

KITCHEN
13'-8" x 14'-2"
 10'-0 Clg. Hgt.

PANTRY

DINING ROOM
16'-6" x 10'-8"
 10'-0 Clg. Hgt.

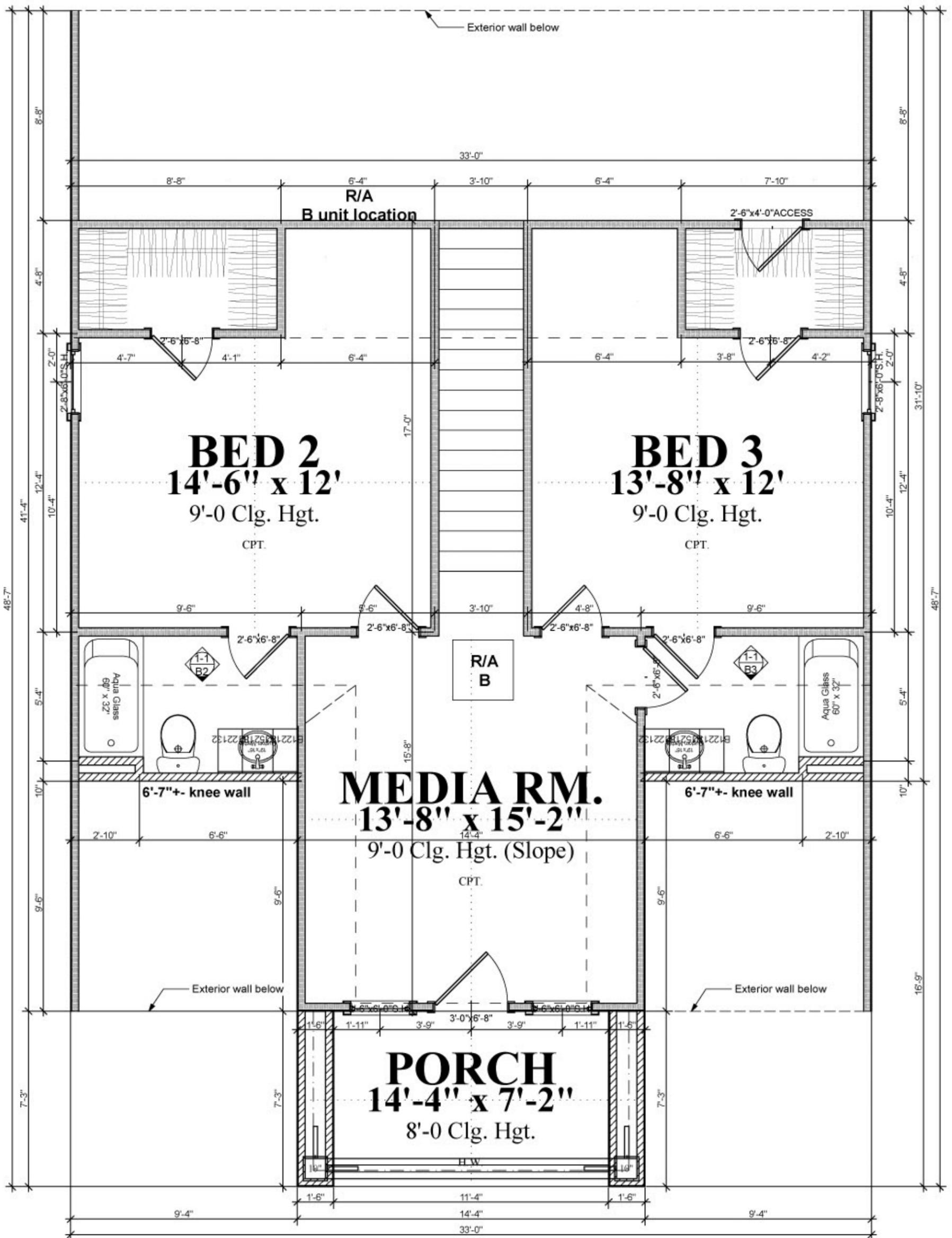
MASTER BED
14'-6" x 15'-2"
 10'-0 Clg. Hgt.

FAMILY ROOM
17'-6" x 15'-2"
 10'-0 Clg. Hgt.

PORCH
33' x 9'
 10'-0 Clg. Hgt.

First Floor Plan
 1/4" = 1'0"

First Floor Plan
 1/4" = 1'0"



2.

2nd. FLOOR PLAN

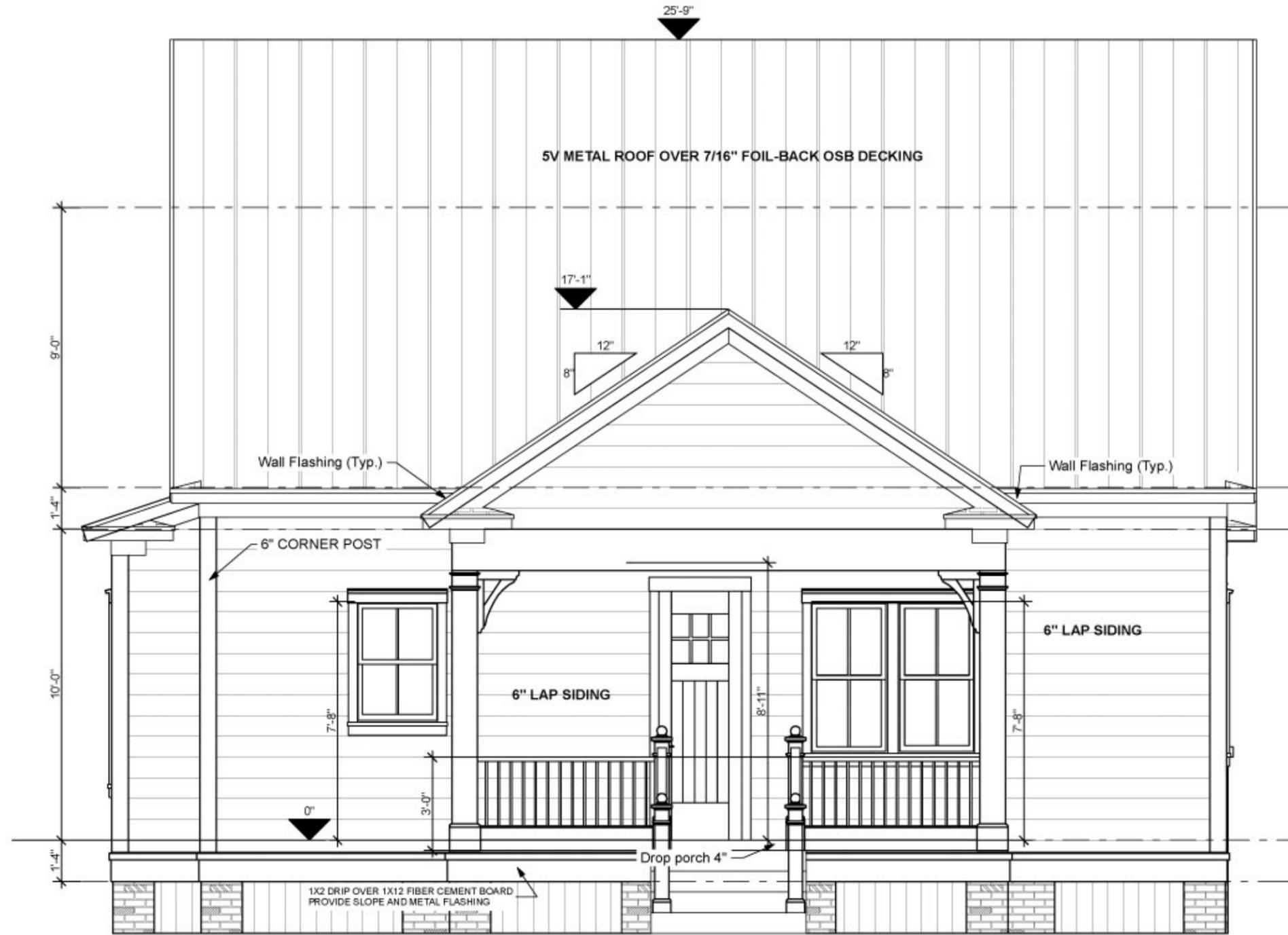
SCALE: 1/4" = 1'-0"

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

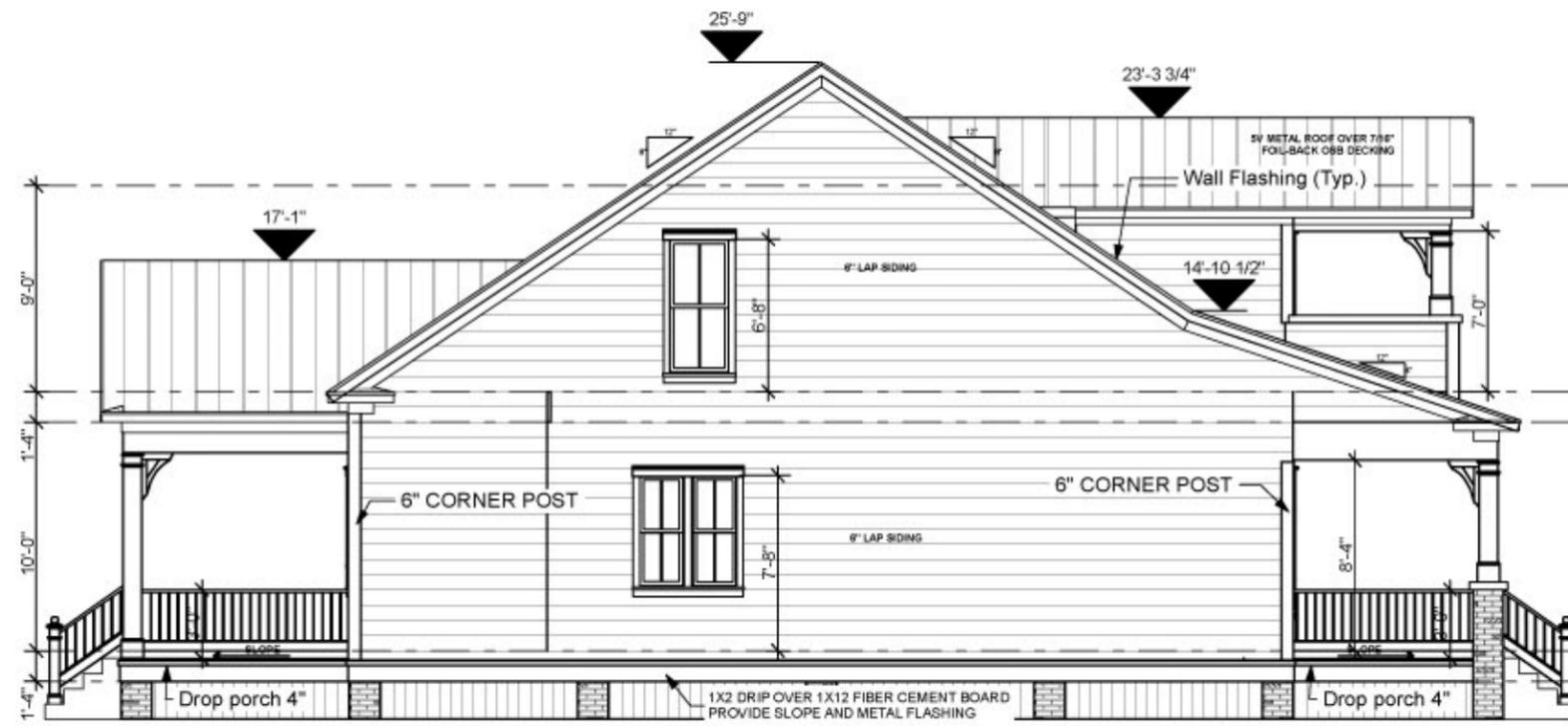


1E FRONT ELEVATION
SCALE: 1/4" = 1'-0"

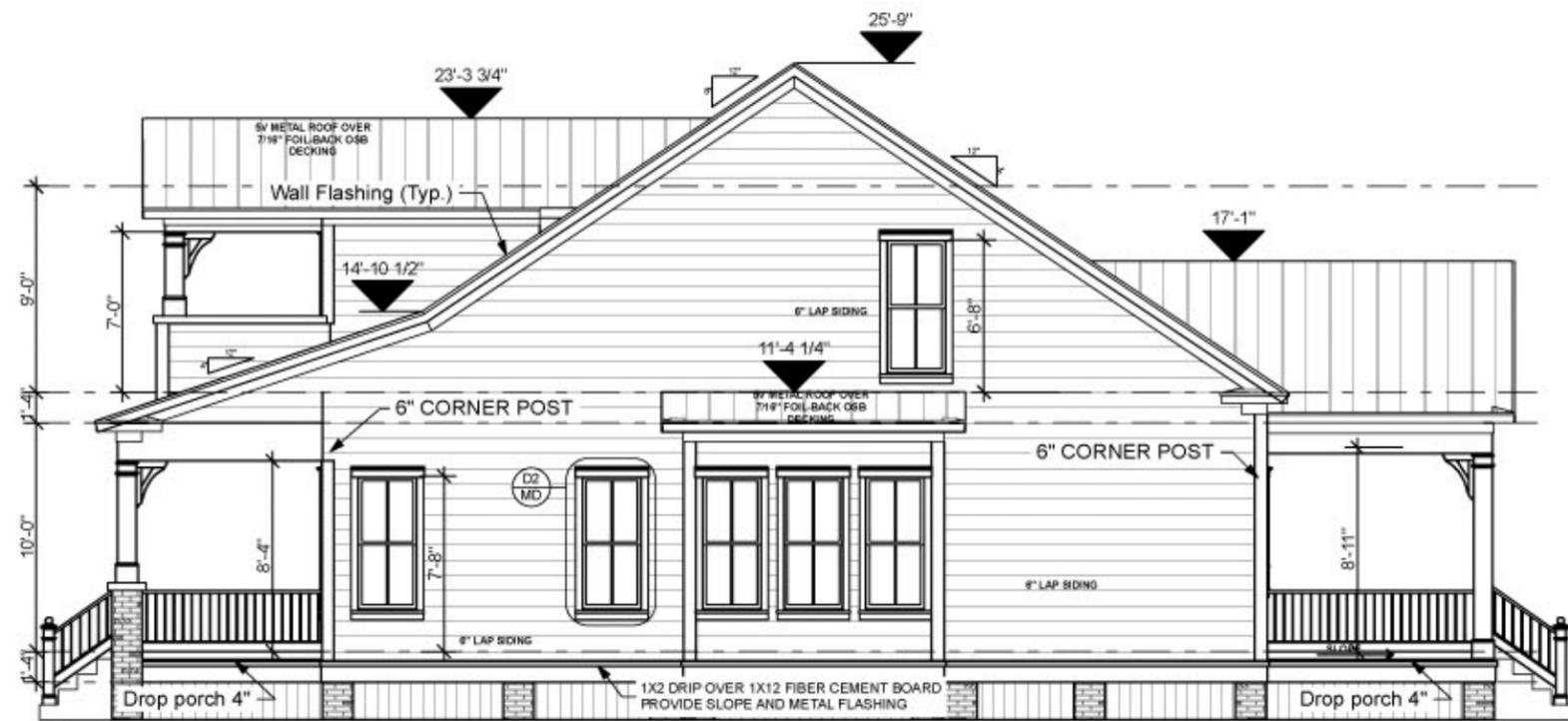
FINAL



2E REAR ELEVATION
SCALE: 1/4" = 1'-0"



4E **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"



3E **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"



