

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

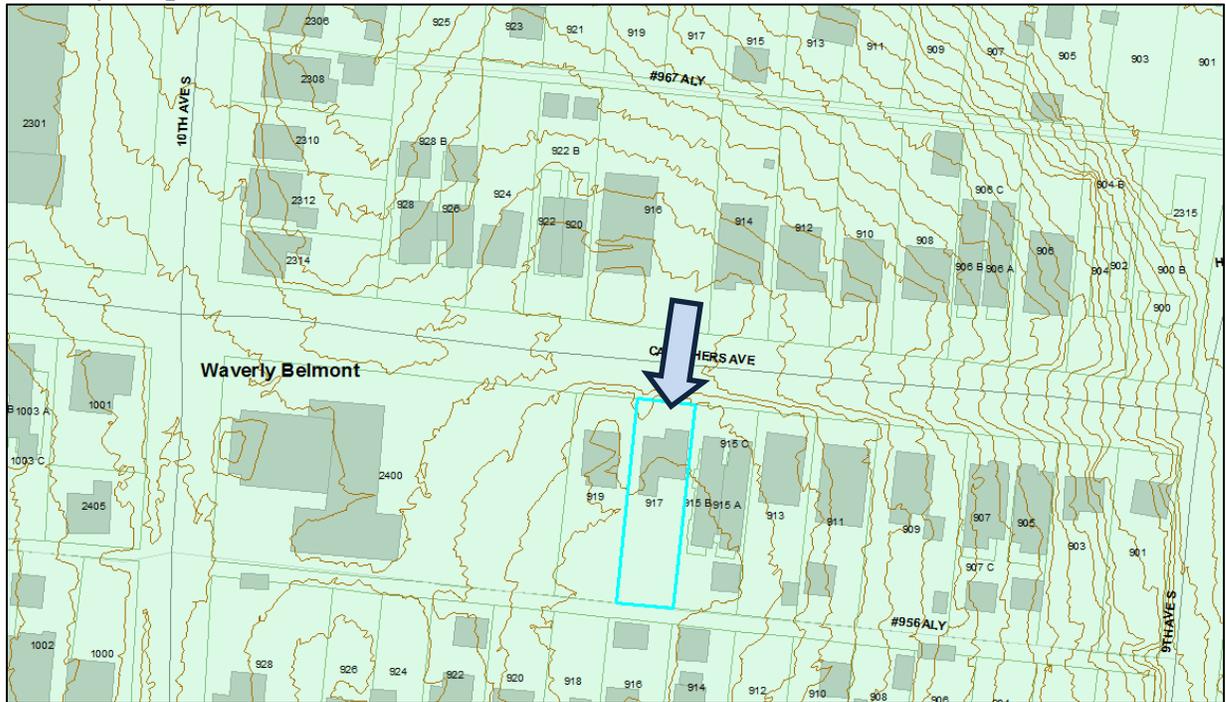
STAFF RECOMMENDATION 917 Caruthers Ave May 18, 2016

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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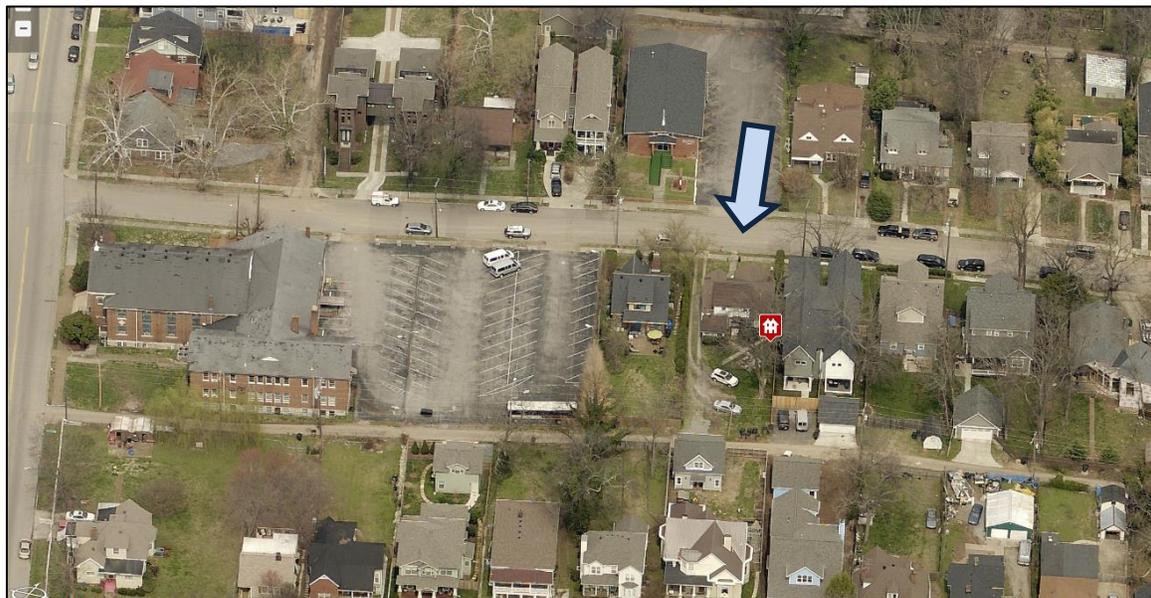
Application: New construction - addition; Partial demolition
District: Waverly Belmont Neighborhood Conservation Zoning Overlay
Council District: 17
Map and Parcel Number: 11801026000
Applicant: John Root
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

<p>Description of Project: The applicant proposes to demolish a non-contributing rear addition and to construct an addition to a contributing house.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. If utilities are added or relocated, they shall be located on the rear façade or on a side façade beyond the midpoint of the house;2. The original window casings and historic brick on the historic home shall be retained;3. Lap siding shall be smooth-faced, and if siding exposure is not matched to that of the existing house, then it shall have a maximum reveal of five (5) inches; and4. Staff shall approve the final trim, window, and door selections prior to purchase and installation. <p>With these conditions, Staff finds that the addition meets Sections III for new construction, IV for additions, and V for demolition of the <i>Waverly Belmont 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:

III. A. 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. Generally, a building should not exceed one and one-half stories.

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 determine appropriate building setbacks 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

3. In most cases, an infill duplex for property that is zoned for duplexes, 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 depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; 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.

1. These guidelines shall apply only to the exteriors of buildings and to new construction that would have at least a portion visible from a public right-of-way.

For the purposes of neighborhood conservation zoning, alleys are not considered to be public rights-of-way.

New free-standing buildings less than 100 square feet in area and that do not have a foundation and are located at the rear of a property, are not required to comply with the design guidelines.

2. The public facades—front- and street-related sides—of proposals for new buildings shall be more carefully reviewed than other facades.

Specifically for corner lots, because they are visible from a public street, a secondary elevation and outbuilding is reviewed similarly to a primary elevation.

3. New buildings do not need to imitate past architectural styles but should mimic historic forms found in the district. For an exception to this principle, see number 4. See image below for an example of inappropriate infill construction.

This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.

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.
 - 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 .
 - 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.
 - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. 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 are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-

4/12 range.

2. Small roof dormers are typical throughout the district. 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. Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
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. In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.
5. For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

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.

IV. 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.
 - 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 sit 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.

a. 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 ridge 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.

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.*

2. No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.
3. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.
4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.
5. Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
6. 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.
7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

V. Demolition

B. GUIDELINES

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by

the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The house located at 917 Caruthers Avenue is a c. 1914 bungalow that contributes to the character of the Waverly Belmont neighborhood.

Analysis and Findings: The applicant proposes to demolish a non-contributing rear addition and to construct an addition to a contributing house.



Figure 1: 917 Caruthers Ave, addition to be removed noted by arrow.

Partial Demolition: The application proposes to demolish an existing partial-width rear addition that is located on the right-rear of the house. The non-contributing addition added twelve feet (12') of depth to the house and one hundred and forty-four square feet (144 sq. ft.). Per the demolition plan, the right rear corner of the house is intact, and the plan proposes to keep it intact. Staff finds that the demolition of the non-contributing addition is appropriate as it is not original to the historic house.

The plan also proposes to replace the windows on the front façade, to replace the roofing with architectural shingles, and to repair the existing brick as necessary. The cladding on the front dormer will be replaced with smooth-faced cement board siding with a reveal of five inches (5"). Removing the majority of materials can result in partial-demolition. Staff recommends retention of the original casings and historic brick, and the applicant has agreed to these conditions.

As the plan proposes to remove a later addition, staff finds the proposed demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The proposed additional footprint is approximately nine hundred and forty-two square feet (942 sq. ft.), compared to the existing footprint which is about one thousand, five hundred and ninety-six square feet (1596 sq. ft.). The addition does not more than double the footprint, and the new construction is located at the rear of the historic house, in accordance with design guidelines.

The addition has a maximum ridge height that is approximately four feet, two and one-half inches (4' 2 ½") taller than the ridge of the historic house. The addition is two and one-half inches (2 ½") taller than the maximum height per the design guidelines, but only approximately thirteen feet (13') of the width of the addition rises more than approximately two feet (2'). In addition, the additional height is located approximately

fifty-one feet (51') behind the front of the house, which is more than the forty feet (40') required by the design guidelines. Given the location of the additional height and the minimal amount of roof at the additional height that will be visible from the front, staff finds that the height of the addition is appropriate. The maximum foundation height is one foot, six inches (1' 6"), which is similar to the foundation on the existing house. Eave height on the addition is also similar to that on the existing house.

As the proposed addition does not more than double the footprint or depth of the house, staff finds that project is appropriate with regard to height and scale and meets Section IV of the guidelines.

Design, Location & Removability: The proposed addition is located at the rear of the historic house, in accordance with the design guidelines. The one and one-half story addition is inset three feet (3') from the rear corner on the right side of the house and two feet (2') from the left rear corner. This project meets the requirement that the addition be set in a minimum of one foot (1') per story. If the addition were removed in the future, the historic and architectural character of the house would remain. Staff finds that the project is consistent with Section IV of the guidelines.

Setback: The setbacks will be ten feet (10') on the right side and five feet, nine inches (5' 9") on the left side. The rear wall of the addition will be seventy-three feet (73') from the rear property line. The addition meets the bulk zoning requirements for all setbacks. Therefore, staff recommends approval of the setback determination and finds that the project meets Section III.C for setbacks.

Materials: The addition is primarily fiber cement lap and board-and-batten sidings and cedar shingle siding. The roof will be primarily graphite architectural asphalt shingles. However, the low sloped portion of the roof that ties into the existing house will be black EPDM membrane roofing. Staff finds that the proposed membrane roofing could be appropriate as it will be used on a portion of the roof that is not visible from the front of the house and is necessary due to the low slope. The awnings over the rear and right side doors will be metal. The foundation will be split face CMU. Materials for the windows, doors, and trim are not known. Staff recommends including a condition that staff approve the final trim, window, and door selections prior to purchase and installation. With the condition that staff approve the final selection of the windows, doors, and trim, staff finds that the project meets Section III.D.

Roof form: The roof form of the addition is a clipped gable, with roof pitches of 6/12 and 10/12 that complement the existing historic house and help to minimize the visibility of the addition. The project meets Section III.E.

Orientation: The addition will not change the historic orientation of the house. This design guideline is not applicable.

Proportion and Rhythm of Openings: The windows on the proposed addition meet the historic proportion of openings, being generally twice as tall as they are wide. There are

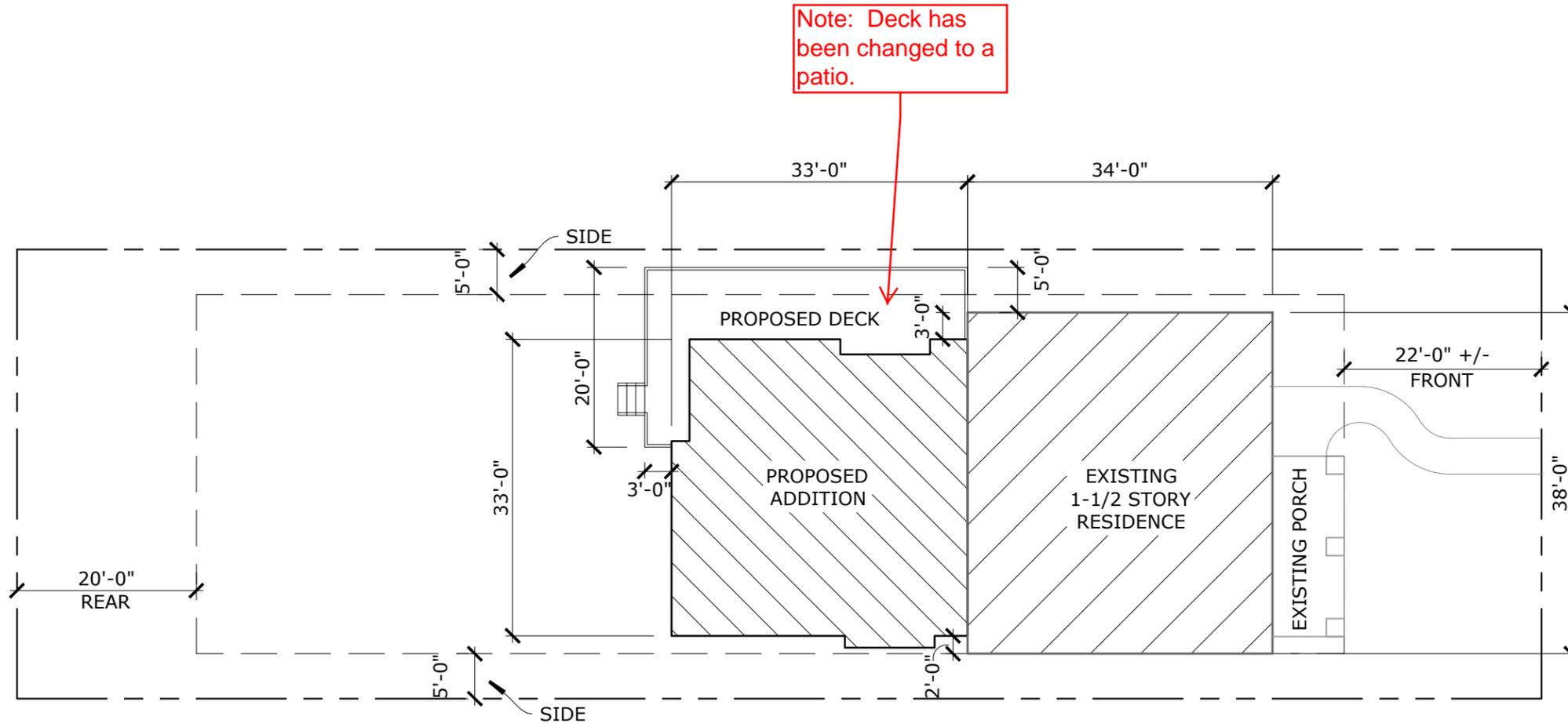
no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings is consistent with Section III.G.

Utilities: The location of the HVAC and other utilities is not noted on the plans. If utilities are added or relocated, staff recommends that they be located on the rear façade or on a side façade beyond the midpoint of the house. With this condition, staff finds that the project meets Section III.I.

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

1. If utilities are added or relocated, they shall be located on the rear façade or on a side façade beyond the midpoint of the house;
2. The original window casings and historic brick on the historic home shall be retained;
3. Lap siding shall be smooth-faced, and if siding exposure is not matched to that of the existing house, then it shall have a maximum reveal of five (5) inches; and
4. Staff shall approve the final trim, window, and door selections prior to purchase and installation.

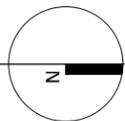
With these conditions, Staff finds that the addition meets Sections III for new construction, IV for additions, and V for demolition of the *Waverly Belmont Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



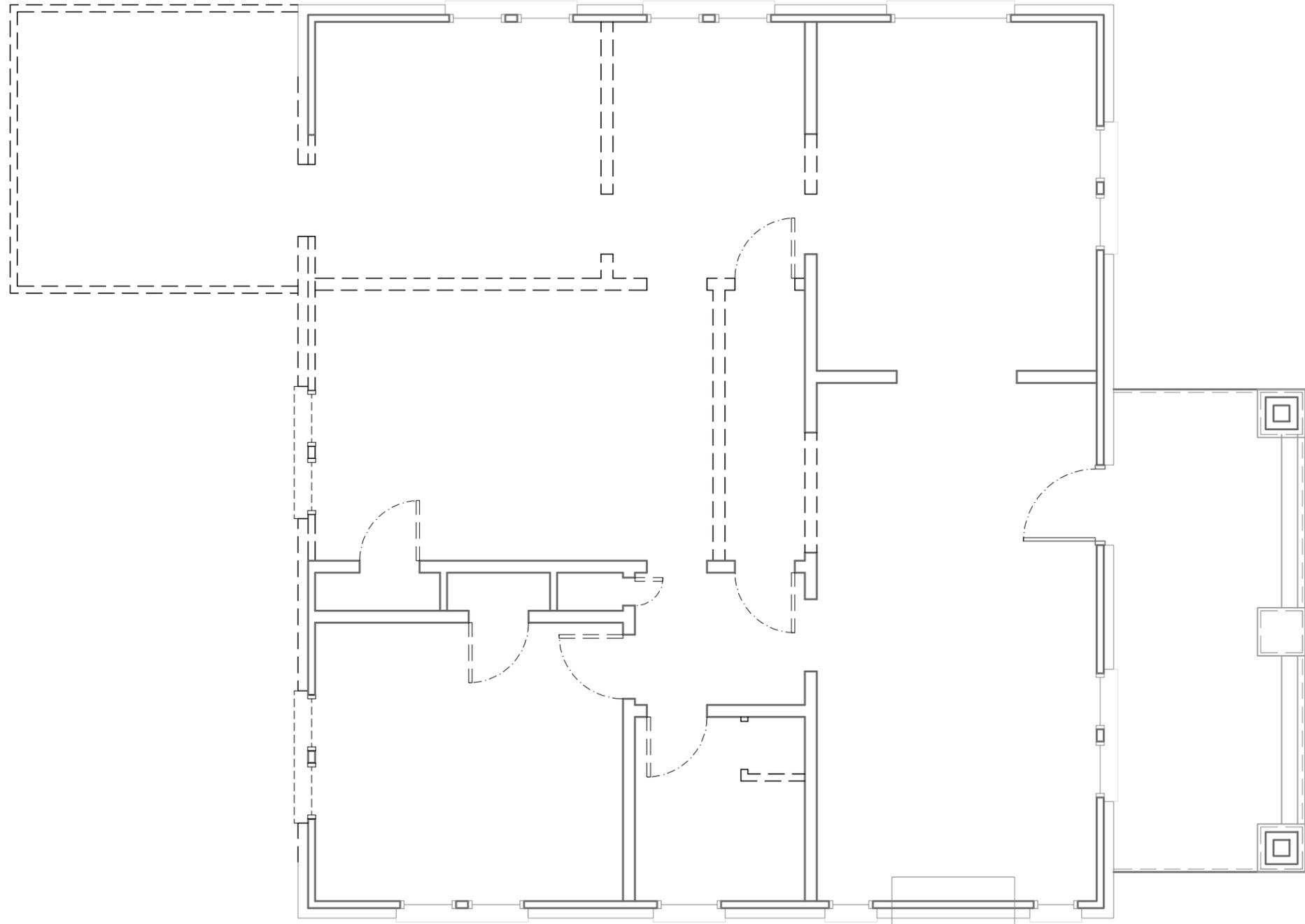
Note: Deck has been changed to a patio.

SITE PLAN

1/16" = 1'-0"

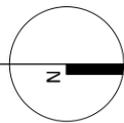


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DEMOLITION PLAN

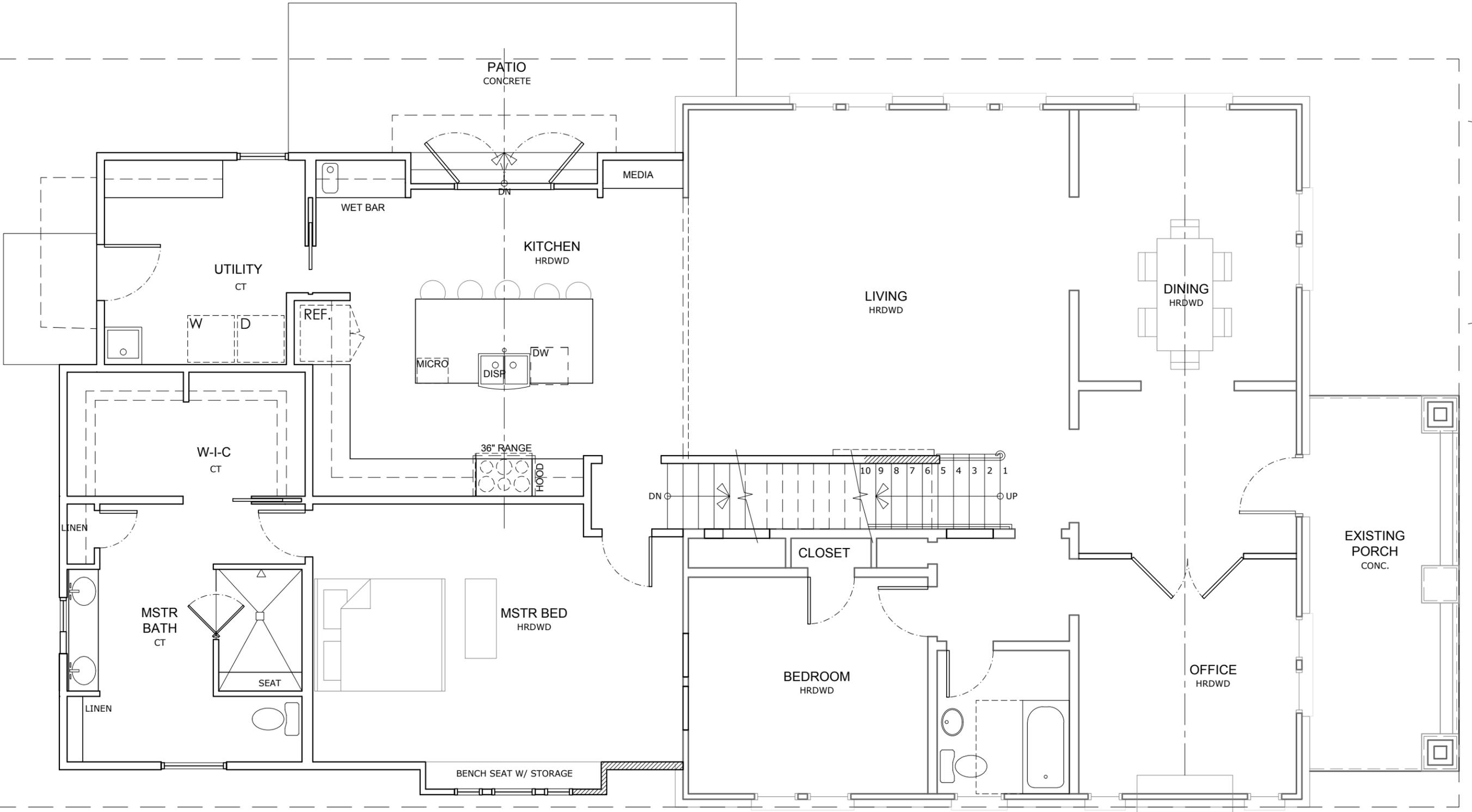
3/16" = 1'-0"



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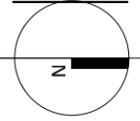
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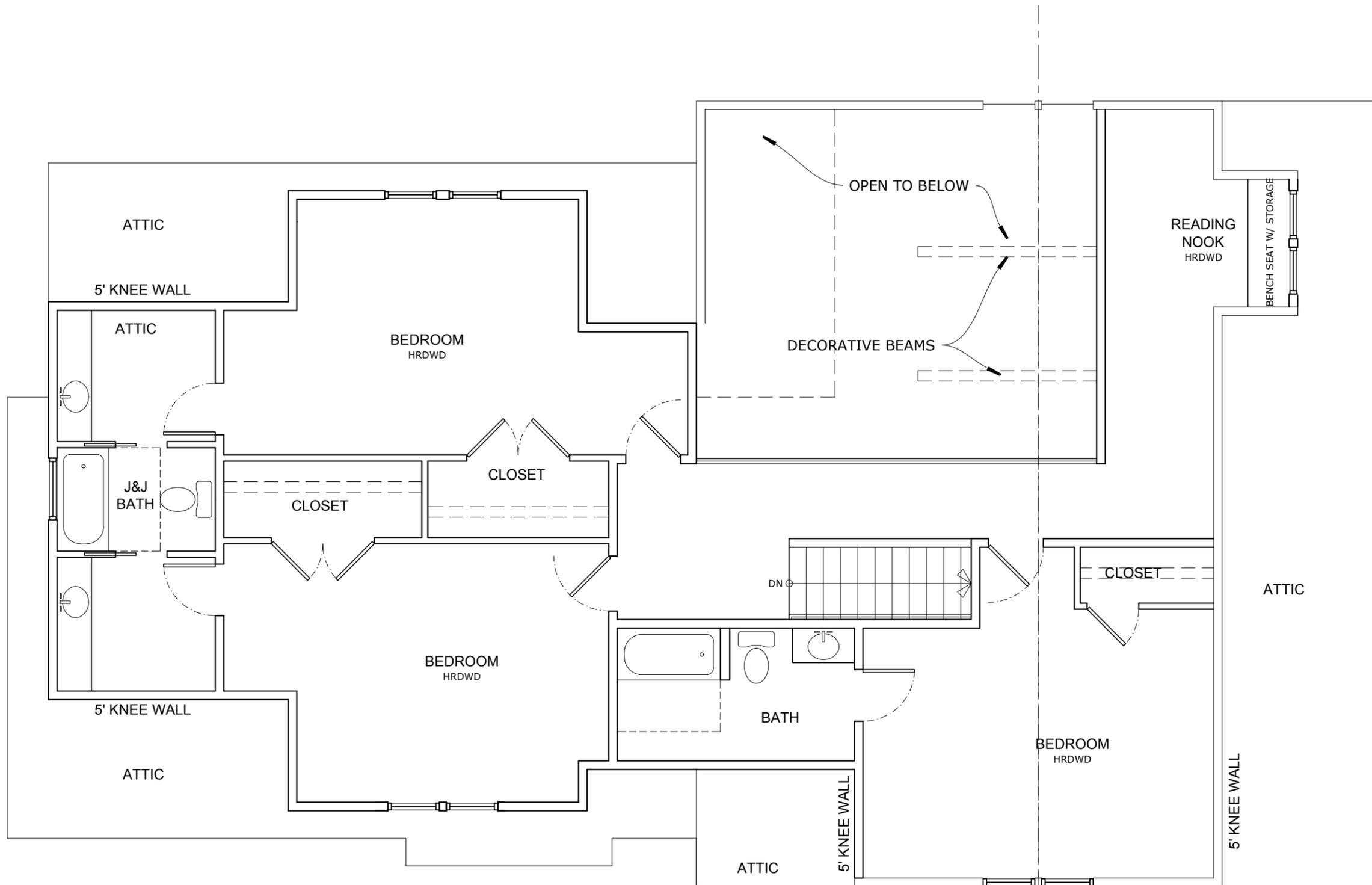


FIRST FLOOR PLAN

3/16" = 1'-0"



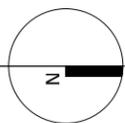
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SECOND FLOOR PLAN

3/16" = 1'-0"

0 5 10 15



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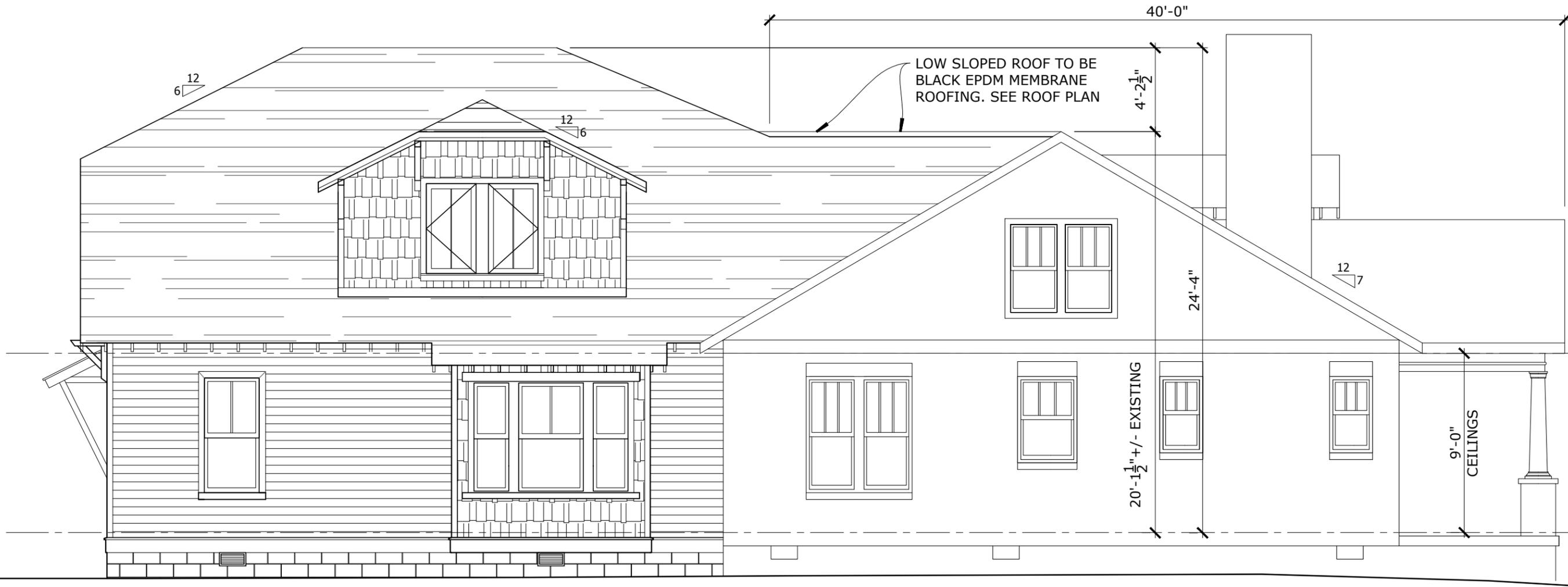
NORTH ELEVATION

3/16" = 1'-0"

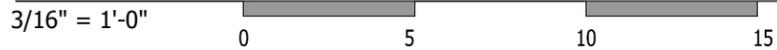


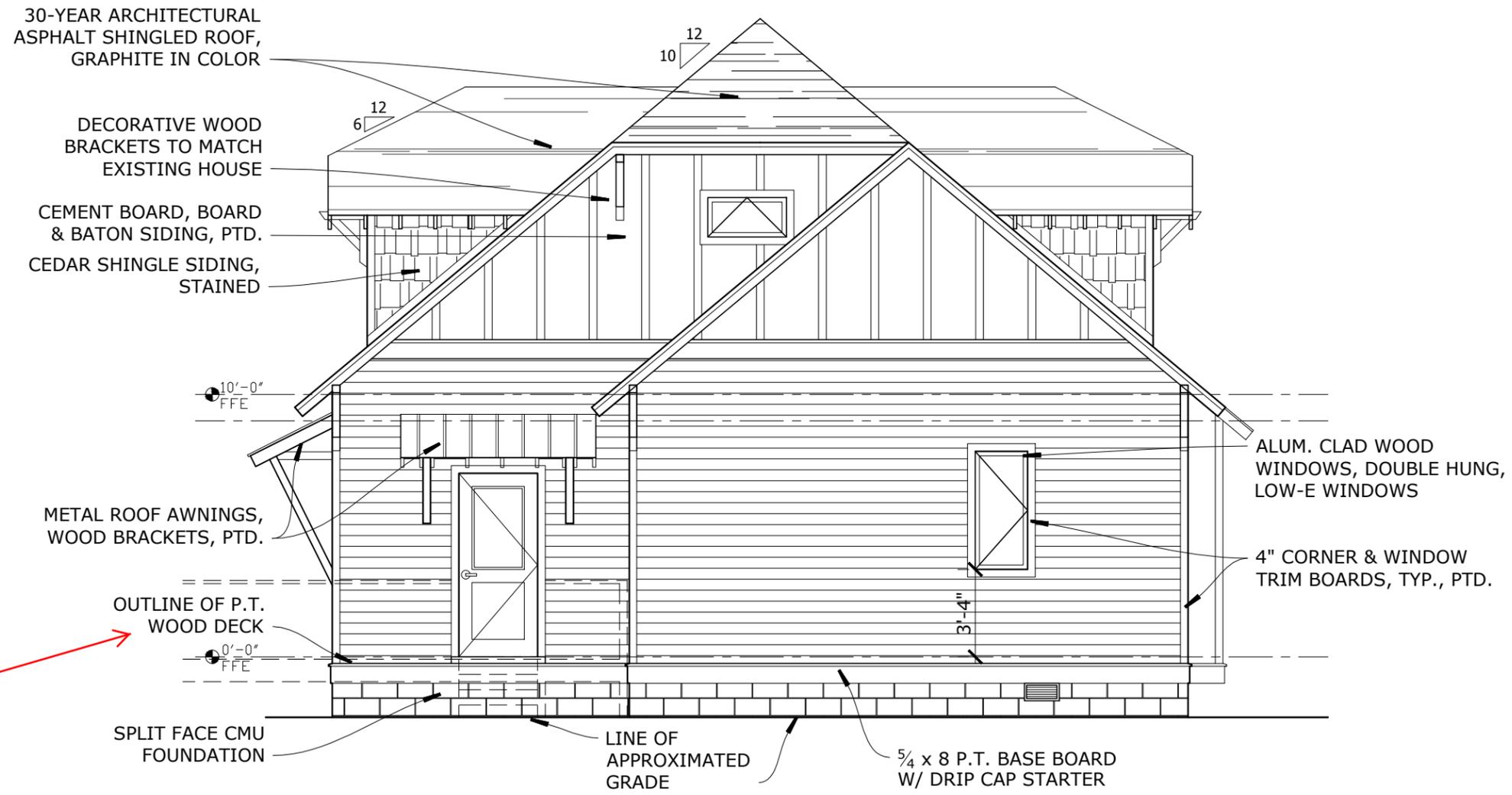
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EAST ELEVATION



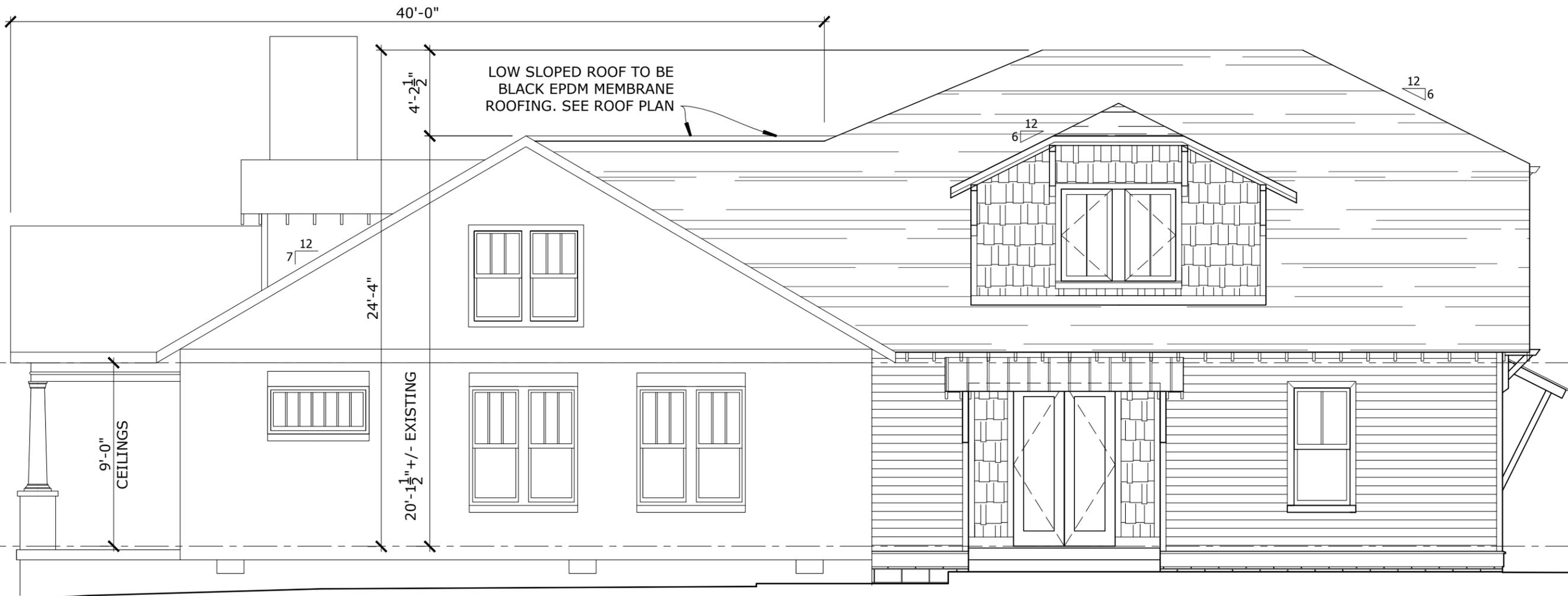


Note: Deck has been changed to a patio.

SOUTH ELEVATION



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WEST ELEVATION



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