MEGAN BARRY
MAYOR

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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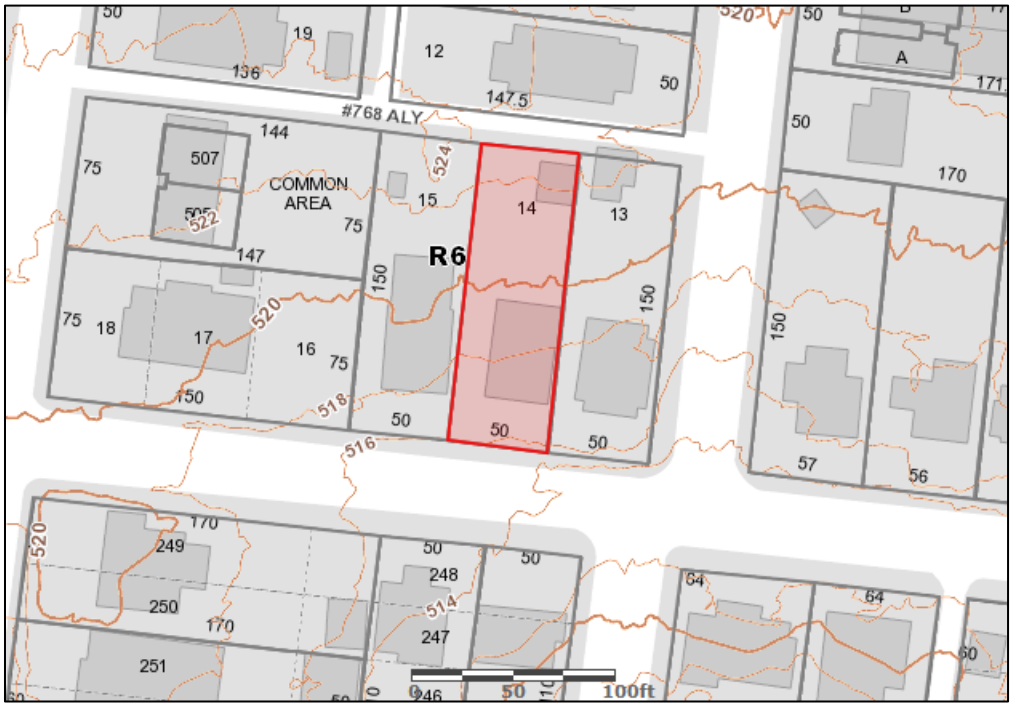
STAFF RECOMMENDATION
1609 McEwen Avenue
November 16, 2016

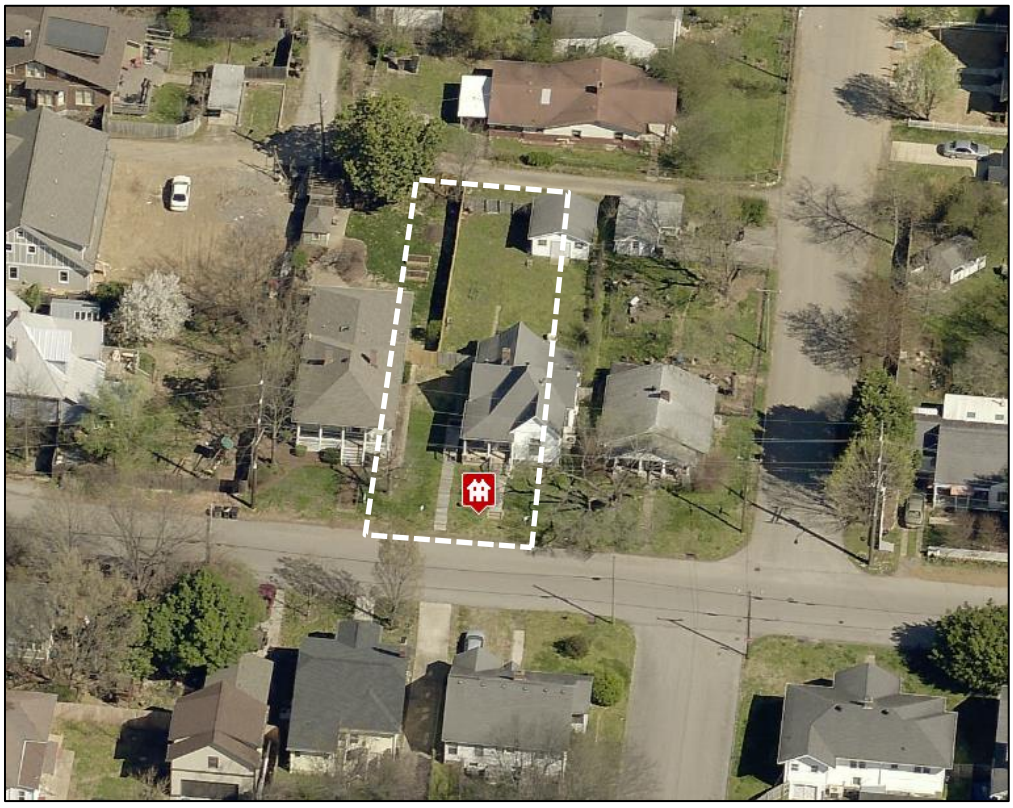
Application: Partial demolition; New construction - addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08306033700
Applicant: Alex Sigg, Developer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The application is to remove an existing rear addition and to construct a new rear addition. **Recommendation Summary:** Staff recommends approval of the proposed partial-demolition and new rear addition to the historic house at 1609 McEwen Avenue, with the following conditions: 1. An elevation is provided showing the size and location of the window that will replace the door in the front room; and 2. The HVAC and other utilities are located on the rear façade or on a side façade beyond the midpoint of the house. Staff finds that the project will meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

10. ADDITIONS

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.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

In order to assure than an addition has achieved proper scale, the addition should:

· 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.

· 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.

· Additions 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

· Atypical lot parcel shape or size

In these cases, an addition may rise above <u>or</u> extend wider than the existing building; however, generally the addition should not be taller <u>and</u> 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.

Ridge raises

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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

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.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

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

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).

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- *New dormers should be similar in design and scale to an existing dormer on the building.*
- *New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

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.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

c. 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.

d. 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.

e. Additions should follow the guidelines for new construction.

IV. B. Demolition

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 at 1609 McEwen Street is a one-story Folk Victorian, with a characteristic wrap-around front porch and a pyramidal roof with projecting gables on all four sides. A small addition was added to the right-rear corner of the house and a left-rear corner porch was enclosed sometime after 1957, but otherwise the original form of the house is intact.

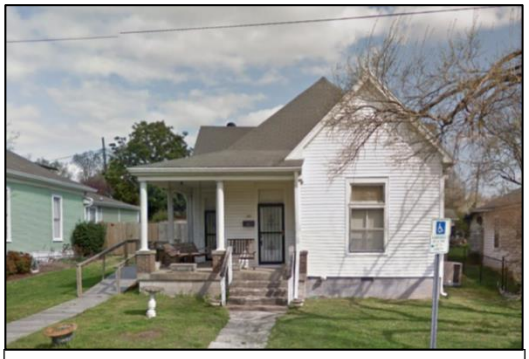


Figure 1: 1609 McEwen Avenue

Analysis and Findings: The application is to remove the existing rear additions and to construct a new rear addition and make alterations to existing window and door openings.

Demolition: The rear porch enclosure and rear addition built sometime after 1957 were constructed flush with the outside walls of the original house. These additions will be removed in order to accommodate the new addition. No portion of the intact original side walls or roof will be removed.

A front-facing window opening on the existing house will be filled in and sided over. Removing window openings is generally discouraged; however this window is not on the primary front wall but on a bump-out section set fourteen feet (14') back from the front of the house. One of the three front doors will be replaced with a window. Staff finds this to be appropriate since it will remain an opening, but requests that an elevation showing the location and dimensions of this new window is provided before permitting.

Figure 2: This image shows a portion of the rear addition to be removed on the left and the door that will become a window on the right.

Because the portions of the building to be removed are not original or are not character defining features their removal or alteration complies with sections III.B.1 and III.B.2 of the design guidelines for demolition.

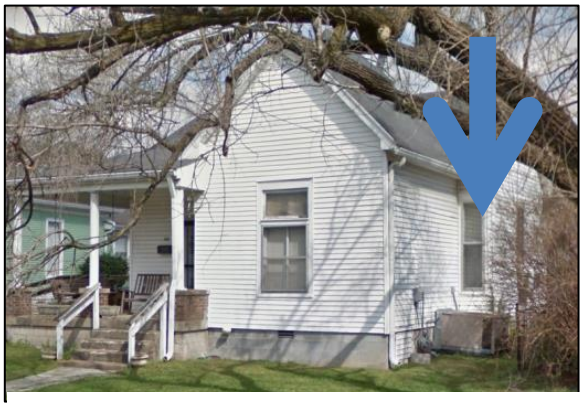


Figure 32: This window will be filled-in.

Location & Removability: The new addition will be stepped in from the outside walls of the original building by one foot (1') on each side and the addition will tie into the rear slope of the existing roof one foot (1') below the side-gabled ridges. Staff finds that the addition will not impact the form and historic integrity of the building, therefore the project meets sections II.B.2.a and II.B.2.d of the design guidelines.

Design: The location of the addition at the rear of the building is appropriate as it is located at the rear of the building where it will be minimally visible. The materials, eave height, and window pattern will match the historic house, but the walls will be stepped in and the roof will be lower, distinguishing it from the original form and helping it to read as an addition. The addition is designed so that if it were to be removed in the future, the form and historic character of the house would still be intact. Staff finds the project meets sections II.B.2.a and II.B.2.e of the design guidelines.

Height & Scale: The addition will tie into the rear slope of the existing roof one foot (1') below the ridges of the ridge of side-gabled projections, and the eaves will align with the eaves of the historic houses. Stepped in one foot (1') from the rear corners of the main section of the house, the footprint of the addition will extend back ten feet (10') before stepping back out to match the width of the house. From there the addition will continue back twenty-four feet (24') before stepping in again for final span of eight feet (8'). Including the existing addition that will be removed, the existing house is forty-four feet (44') deep, to which the addition will add twenty-seven feet (27') of depth. Staff finds the scale of the proposed addition will be subordinate to the house and that the project meets sections II.B.1.a and II.B.1.b of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Split-face concrete Block	Split Face	Yes	
Cladding	5" cement fiberboard lap siding	Smooth	Yes	
Trim	Cement Fiberboard	Smooth faced	Yes	
Roofing	Architectural Shingles	Match existing roof	Yes	
Windows	Wood	1/1 double-hung sashes	X	X
Principle Entrance	Full light with side lights	Needs final approval	Yes	X
Side/rear doors	Wood	Paired (French doors)	X	

Other than the window and door that will be removed as previously described, no other alterations to existing materials or features was noted on the plans. Staff finds the proposed materials to be appropriate and that the project meets section II.B.1.d of the design guidelines.

Roof form: The roof of the addition will be cross-gabled with the primary rear-oriented ridge tying into the rear of the existing roof, with side-facing gables on each side and a small shed-

roofed section at the rear. The gabled roofs will have a 9:12 pitch, and the pitch shed roof will be 4:12. Staff finds the new roofs to be compatible with the roof of the existing house, which is also 9:12, and that the project will meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings**:** The windows on the proposed addition match the proportions of those on the historic house, and are placed with a similar pattern and spacing. Staff finds the proportions and rhythm of openings to be appropriate and to meet section II.B.1.g of the design guidelines.

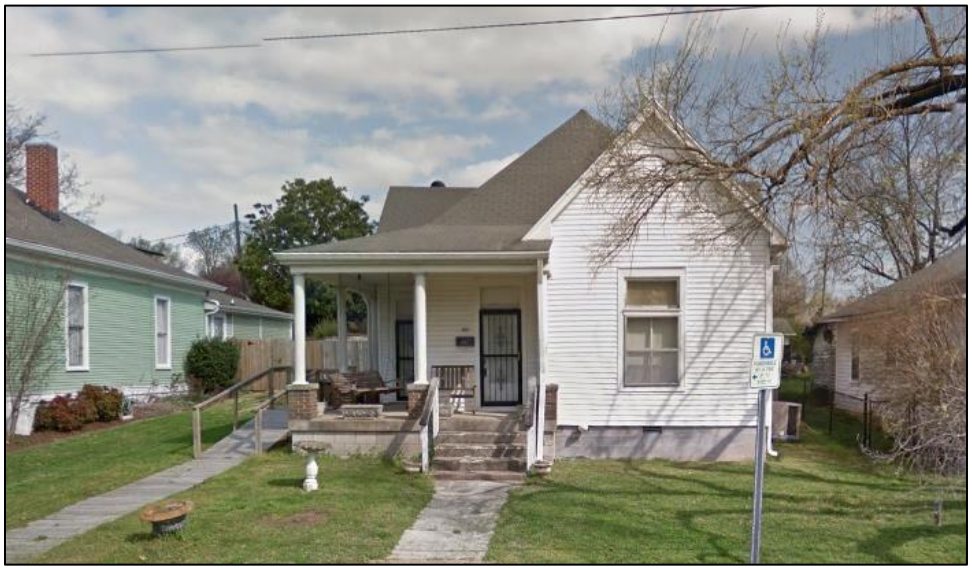
Appurtenances & Utilities: No changes to the site's appurtenances have been proposed. The location of the HVAC and other utilities has also not been indicated. With a condition that the HVAC is located on the rear façade, or on a side façade beyond the midpoint of the house, Staff finds that the project meets section II.B.1.i of the guidelines.

Recommendation: Staff recommends approval of the proposed partial-demolition and new rear addition to the historic house at 1609 McEwen Avenue, with the following conditions:

1. An elevation is provided showing the size and location of the window that will replace the door in the front room; and
2. The HVAC and other utilities are located on the rear façade or on a side façade beyond the midpoint of the house.

Staff finds that the project will meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

PHOTOGRAPHS



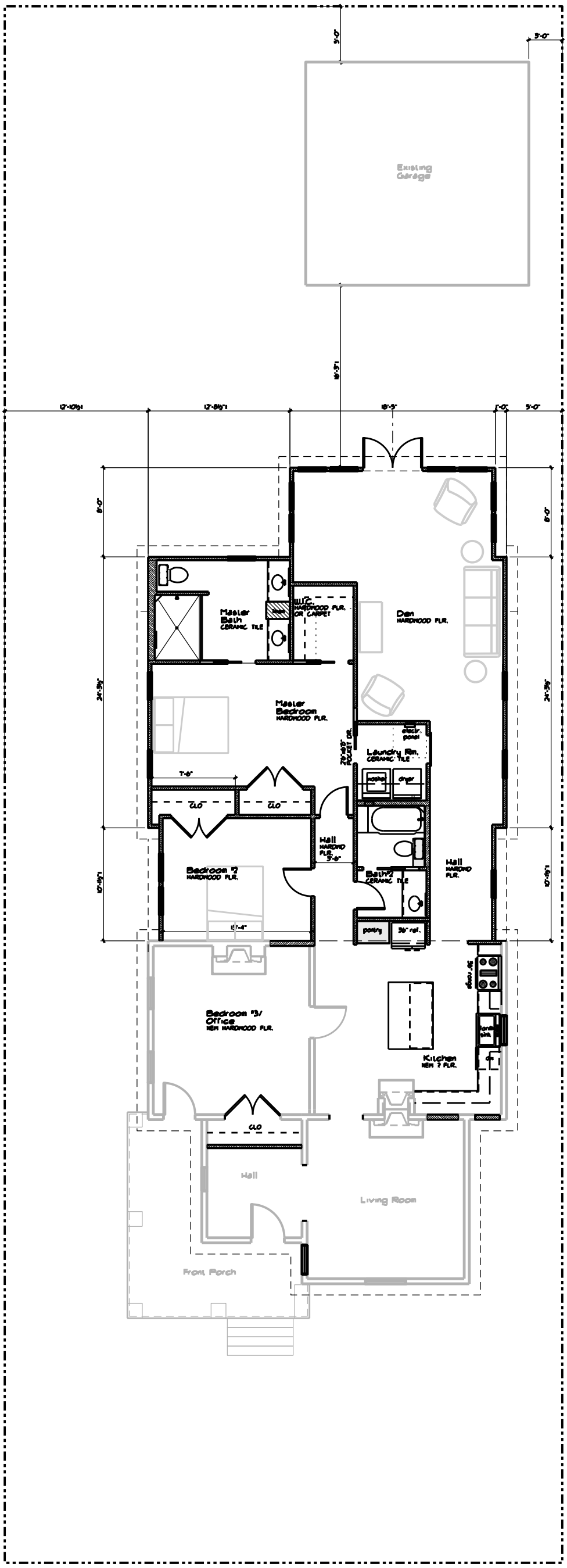
1609 McEwen, front.

Left side and Sanborn Map showing the rear corner porch that has been enclosed.

Addition and Renovations
for Alex and Lana Sigg
1609 McEwen Street
Nashville, TN 37206

Site Plan 10/25/2016

SCALE: 1/10" = 1'-0"



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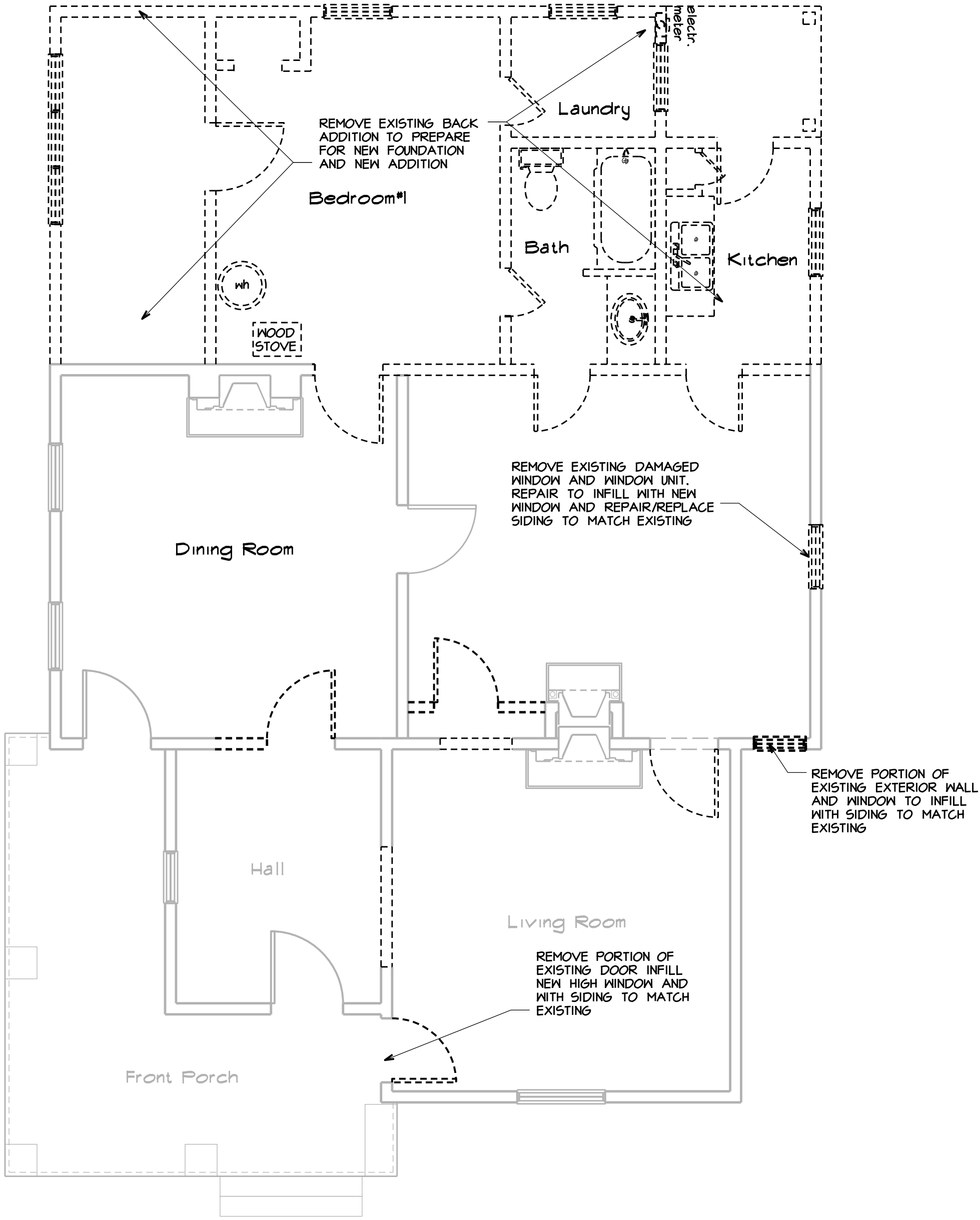
Demolition Plan 10/25/2016

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



Addition and Renovations for Alex and Lana Sigg
1609 McEwen Street
Nashville, TN 37206

Floor Plan 10/25/2016

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

C2M DESIGN STUDIO

18'-5"
1'-0"
3'-1" 3½"
8'-11"
8'-11"
3½"
EQUAL
EQUAL
EQUAL
EQUAL
PR 2'8"x6'8" FULL GLASS DR. WITH TRANSOM
PR 2'6"x7'0"DH
PR 2'6"x7'0"DH
12'-8½"±
9"
8'-0"
4'-0"
4'-0"
PR 2'6"x7'0"DH
10'-0"
PR 2'6"x7'0"DH
4'-0"
4'-0"
8'-0"
3½"
3½"
2'6"x7'0"DH
2'-10"
3½"
7"
4'-10"
5'-10½"
10'-0½"
Master Bath
CERAMIC TILE
linen
W.I.C.
HARDWOOD FLR. OR CARPET
3½"
5'-5"
9'-0"
Den
HARDWOOD FLR.
10'-4"
2'6"x6'8" POCKET DR.
2'6"x6'8" POCKET DR.
6'-10"
18'-1½"
6'-6½"
2'6"x7'0"DH
24'-3½"
7'-0"
Master Bedroom
HARDWOOD FLR.
11'-0"
2'6"x7'0"DH
2'6"x7'0"DH
7'-0"
24'-3½"
2'6"x6'8" POCKET DR.
electr. panel
30"x6'8" SLIDING BARN DR.
Laundry Rm.
CERAMIC TILE
7'-6"
6'-6"
washer
dryer
7'-1½"
5½"
2'6"x6'8" DR.
CLO
2'-3"
CLO
3½"
EQAL
4'-6"
Hall
HARDWD FLR.
3'-6"
5'-6"
2'6"x6'8" POCKET DR.
Hall
HARDWD FLR.
Bedroom #2
HARDWOOD FLR.
11'-0"
Bath#2
CERAMIC TILE
4'-3"
10'-1½"±
EQUAL
2'6"x6'8"DR.
2'6"x5'2"DH
10'-1½"±
1'-0"
13'-4"
3'-1⅛"
pantry
36" ref.
2'-5"
1'-0"
36" range
Bedroom #3/ Office
NEW HARDWOOD FLR.
farm sink
2'6"x5'2"DH
Kitchen
NEW ? FLR.
dw
CLO

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Nashville, TN 37206

C2M DESIGN STUDIO

FRONT ELEVATION

10/25/2016

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

Addition and Renovations
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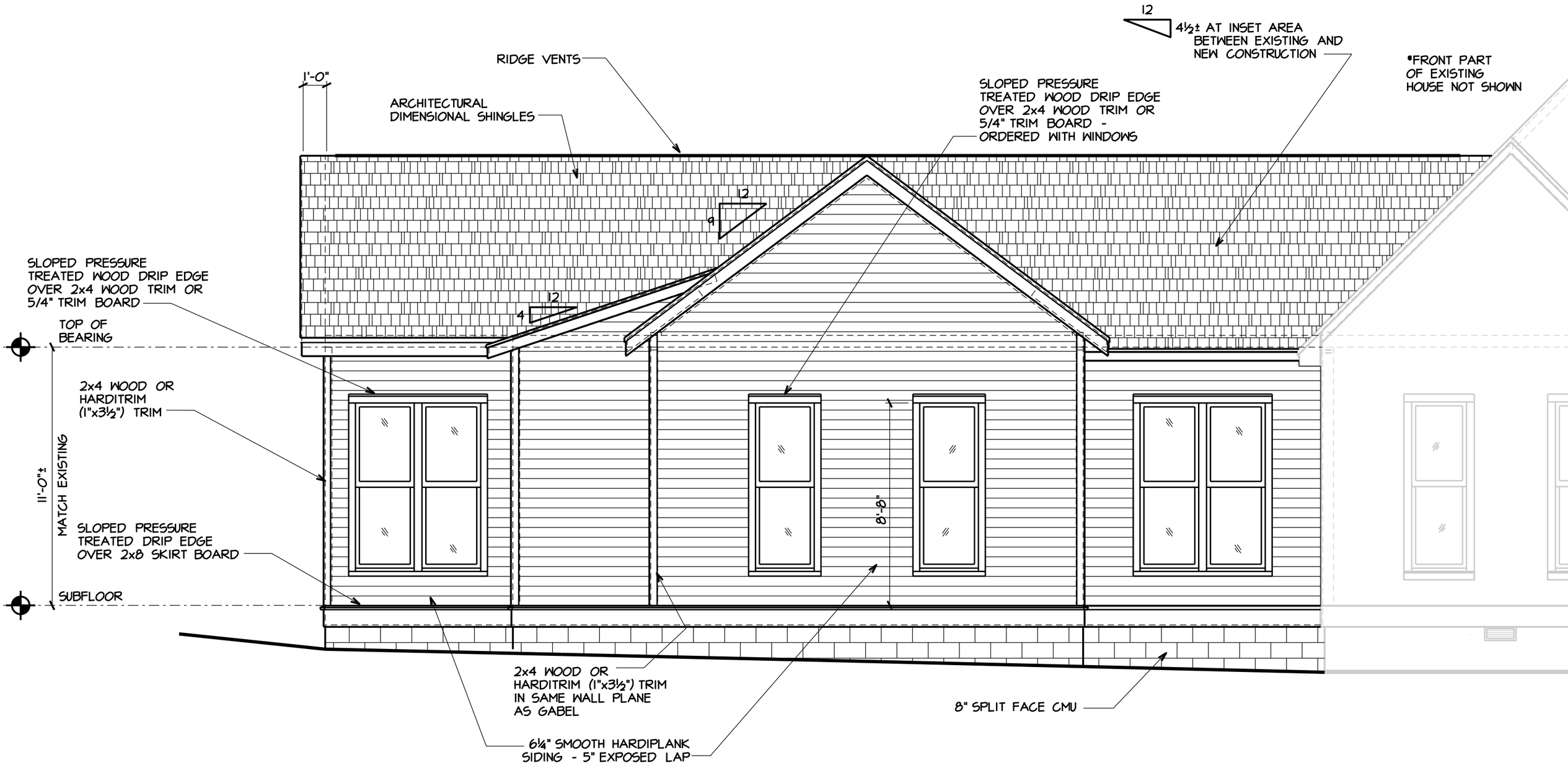
LEFT SIDE ELEVATION 10/25/2016

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

C2M DESIGN STUDIO



Addition and Renovations
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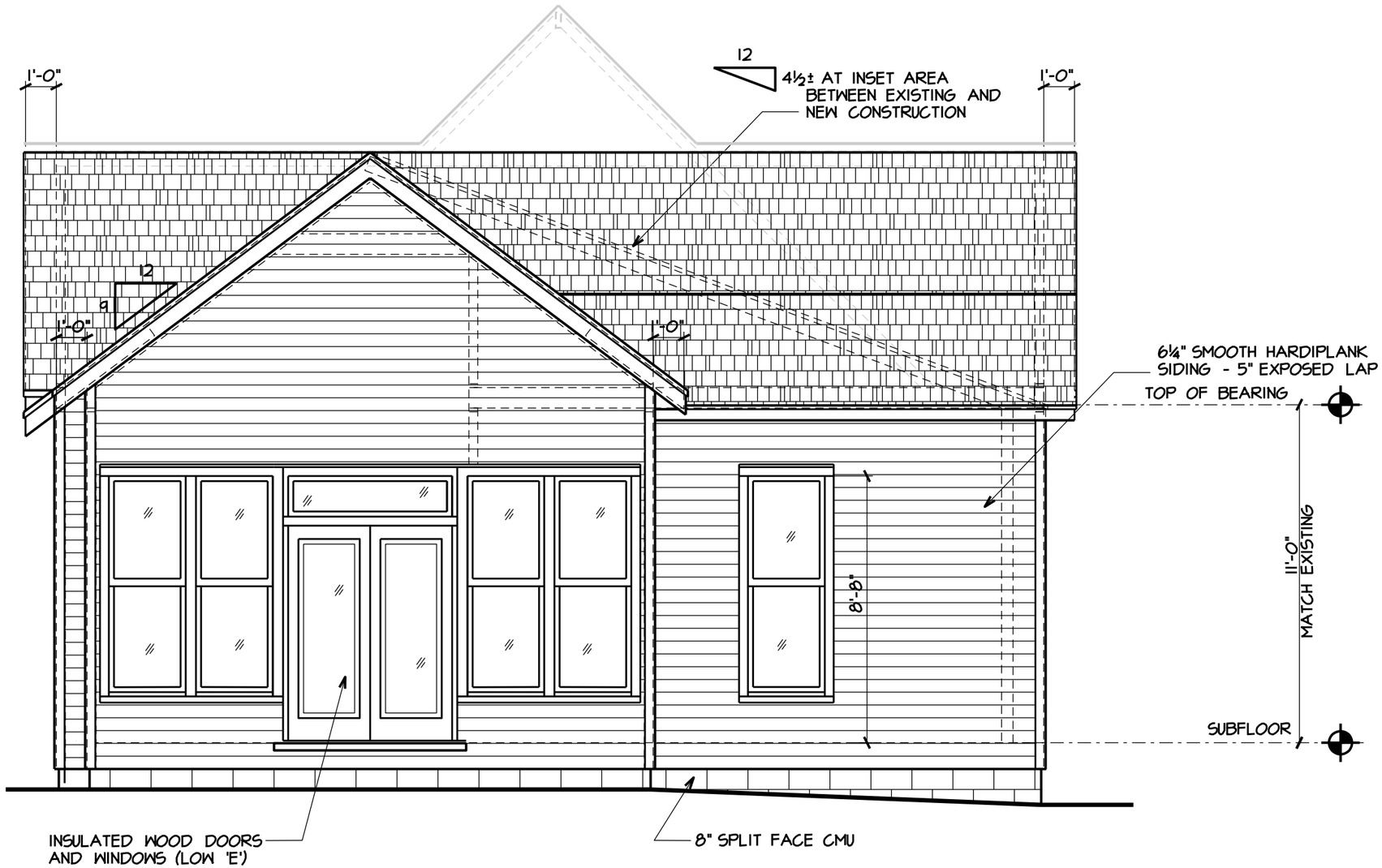
REAR ELEVATION

10/25/2016

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

C2M DESIGN STUDIO



Addition and Renovations
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RIGHT SIDE ELEVATION 10/25/2016

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

C2M DESIGN STUDIO