



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
1416 Gartland Avenue
May 16, 2012

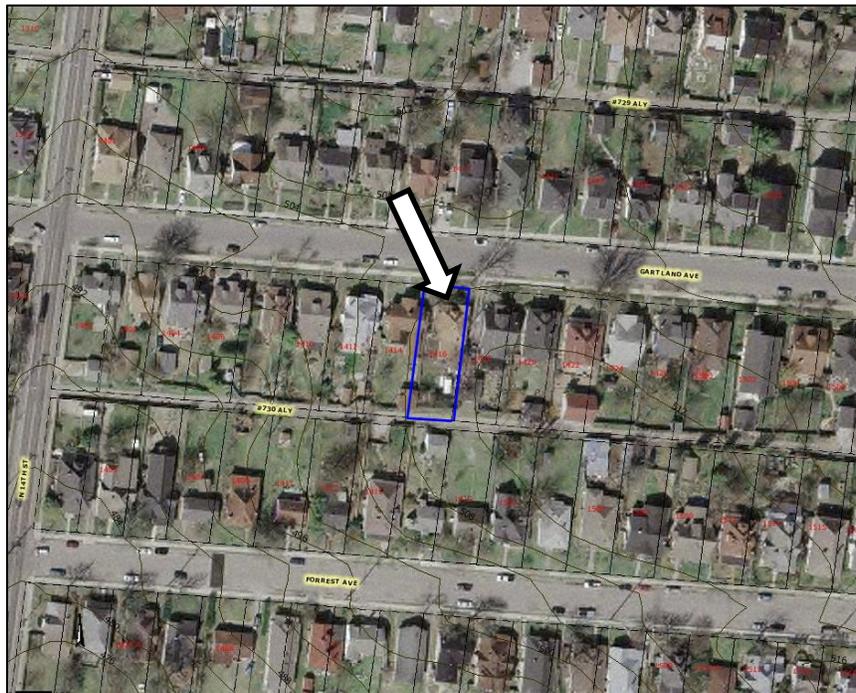
Application: New Construction - additions
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309034100
Applicant: Peggy Newman
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to construct additions to an historic house: side dormers on the roof and a rear addition. The additions will be clad with cement-fiber siding and a fiberglass-asphalt single roof with wood windows. The roofs of the rear addition and dormers will match the roof of the existing structure.</p> <p>Recommendation Summary: Staff recommends approval of the application to construct a rear addition and right side dormer at 1416 Gartland Avenue, finding the application to meet the design guidelines for New Construction and Additions in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p> <p>Staff recommends against approval of the new left side dormer because it would require the removal of an original chimney, which would not meet the design guidelines.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Background: 1416 Gartland Avenue is a one and one-half-story Transitional Victorian house with a partial-width recessed porch and a steep-pitched pyramidal roof. The house was constructed c. 1910 and is considered to be contributing to the historic character of the district.



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

2. Scale

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material.

Examples are a change in material, coursing or color.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain the rhythm.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

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

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

7. 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 new buildings shall be visually compatible with the surrounding 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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

10. Additions to Existing Buildings

- a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

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.

- b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

Placement

- *Additions should be located at the rear of the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

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.)*

Dormers

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 a 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:

It is appropriate to proportionally match the design and dimensions of a historic dormer on a building in the neighborhood that is of similar style and massing as the primary building.

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 or be less.

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 front and side dormers should match the primary or secondary material of the main building.

- c. *Additions must not imitate earlier styles or periods of architecture.*

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. *The creation of an addition through the enclosure of a front facade porch is inappropriate and should be avoided.*

Additions should following all New Construction guidelines.

Analysis and Findings:

The applicant is proposing to enlarge the historic house by constructing side dormers on the existing upperstory and a rear addition.

Height, Scale of Additions: The rear addition will set in one foot (1') from the outside walls of the house on each side and extend nineteen feet (19') to the rear. The roof of the addition will be a rear-facing gable, matching the pitch of the existing roof with the ridge set one foot (1') below the existing ridge. There will be a shed roof dormer on each of the side slopes of the new roof, originating behind the rear wall of the historic house. These walls of these dormers will set in two feet (2') from the walls below. Staff finds the height and scale of the addition to be compatible and subordinate to the historic house, and to meet guidelines II.B.1 and II.B.2

New hipped dormers are also proposed, one on each side slope of the historic house. The new side dormers will match the form and size of an existing front dormer, which also meets guidelines II.B.1 and II.B.2 as well as II.B.10. However, the left dormer would require the removal of an existing severely damaged chimney. Side dormers are not appropriate when they require the removal of an architectural feature. Staff recommends against approval of the new left dormer. A rear chimney will also be removed, which is appropriate because it is not visible from the right of way and is not a character defining feature.

Setback and Rhythm of Spacing: Because the addition sets in one foot (1') from the sides of the house and will be no less than eight feet (8') from the side property boundaries, it will not disrupt the street rhythm established by historic houses. Staff finds the proposal to meet guideline II.B.3.

Materials: The exterior materials of the addition will be: smooth cement-fiber clapboard siding and wood windows, with a fiberglass-asphalt shingle roof (matching the color of the existing roof) and a split-faced concrete block foundation. The windows and doors will be wood, as will an uncovered rear deck. These materials are compatible with those of surrounding historic houses and meet guideline II.B.4.

Roofs: The rear facing gable and the new dormers on the existing roof will match the pitch of the existing roof. The shed-roofs on the dormers on the addition will have a 3:12 pitch, which is compatible with the roofs of historic shed-roofed dormers. Staff finds these roofs to be compatible with those of surrounding historic houses and meet guideline II.B.5.

Proportion and Rhythm of Openings: On the first-story of the addition, there will be two windows on each side wall, consistent with the rhythm of windows on the historic house. The windows on the left side will be vertically-oriented rectangles and the windows on the right side will be square. Windows typically need to be twice as tall as wide, but staff does not find these windows to significantly contrast with surrounding historic houses

because their impact and visibility is minimal behind a forty foot (40') long wall of the historic house. Staff finds the proposal to meet guideline II.B.7.

Recommendation: Staff recommends approval of the application to construct a rear addition and right side dormer at 1416 Gartland Avenue, finding the application to meet the design guidelines for New Construction and Additions in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Staff recommends against approval of the new left side dormer because it would require the removal of an original chimney, which would not meet the design guidelines.

PHOTOGRAPHS



1416 Gartland Avenue, front.

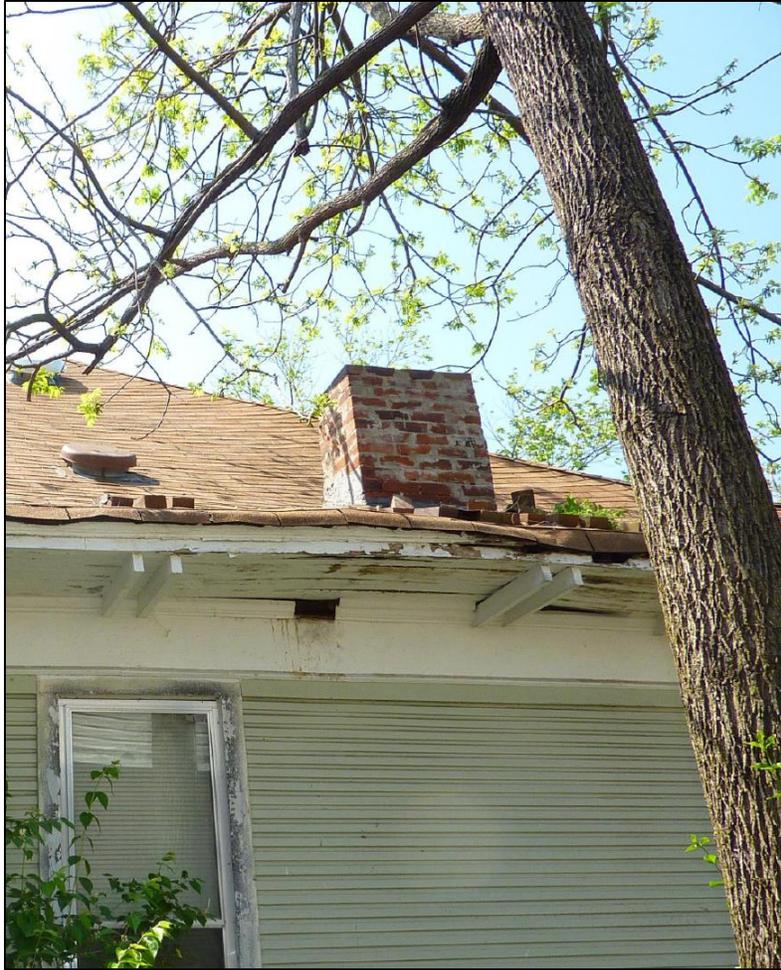


1416 Gartland Avenue, left.

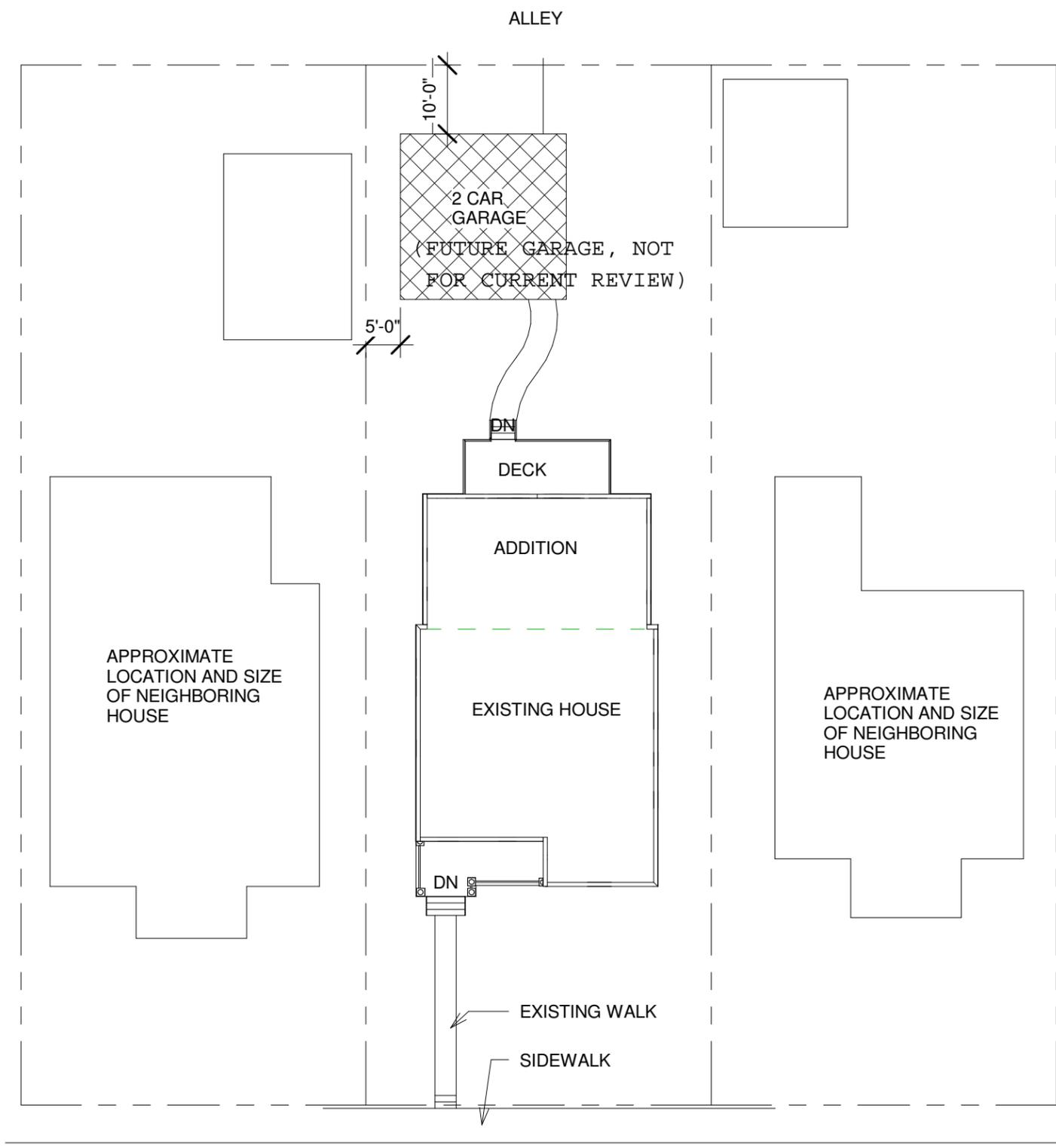


1986 (Note the left chimney)



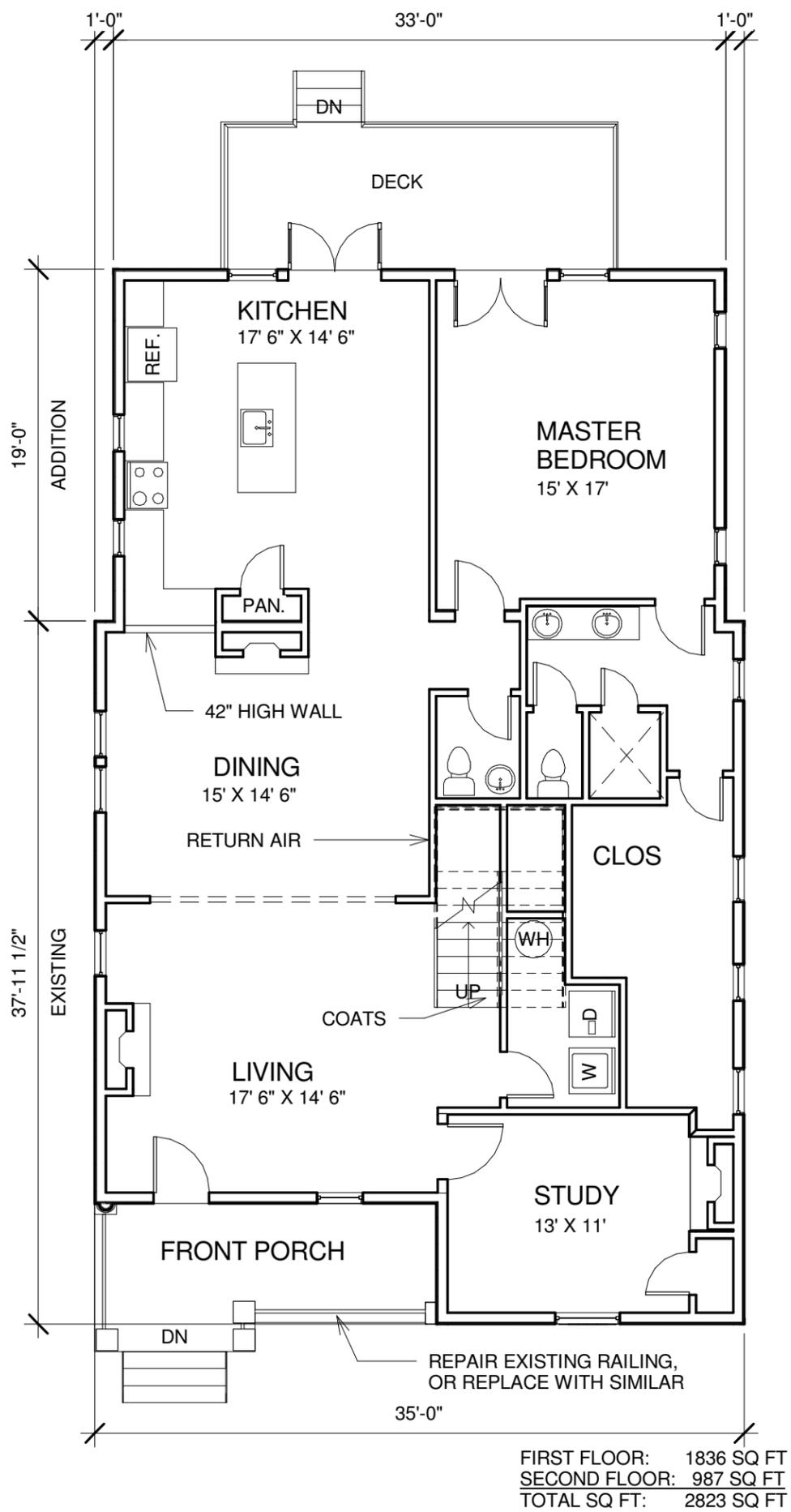


Left chimney, current photo.

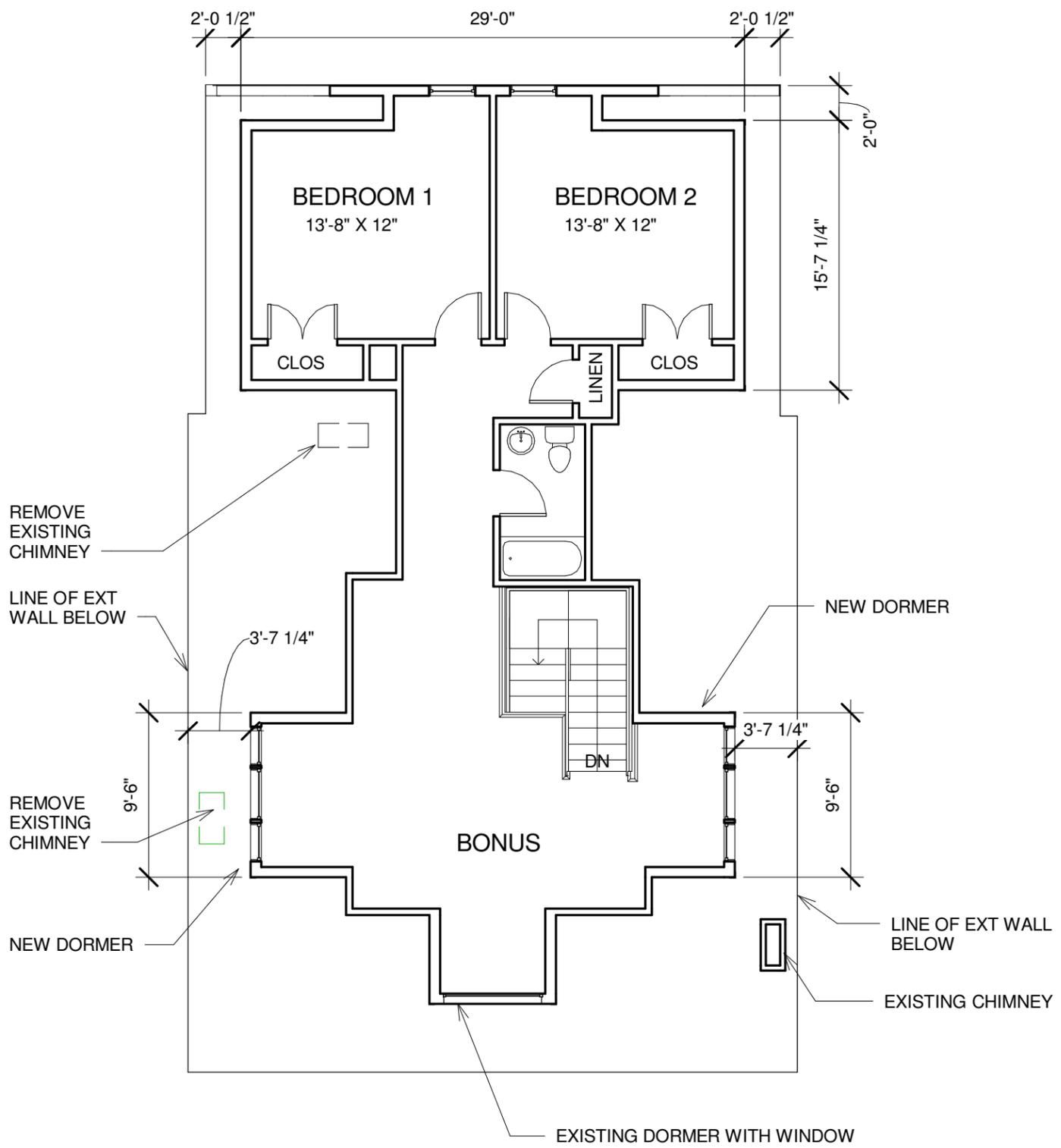


GARTLAND
SITE PLAN 1" = 20'

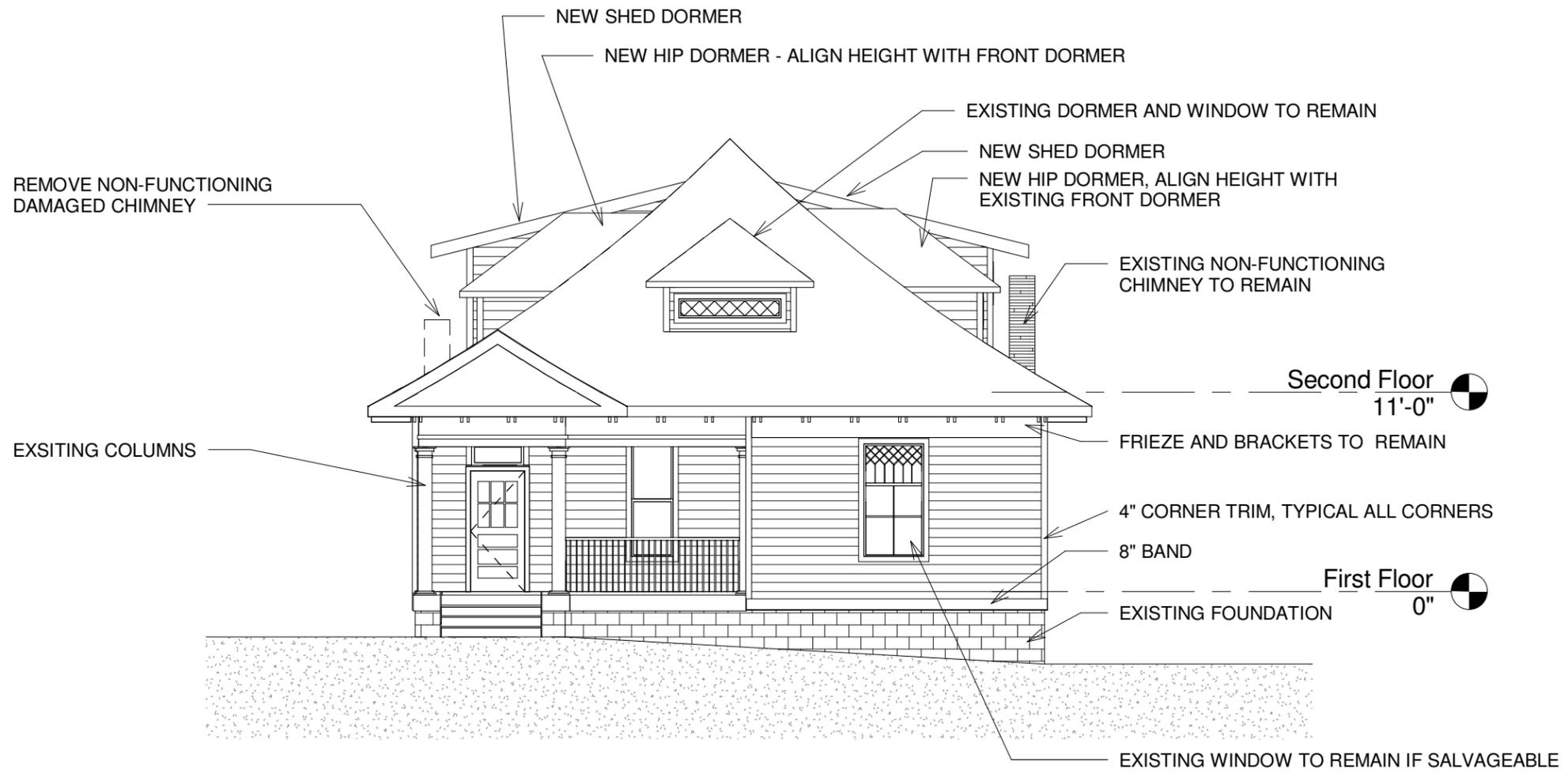
**1416 GARTLAND AVE,
 NASHVILLE, TN**



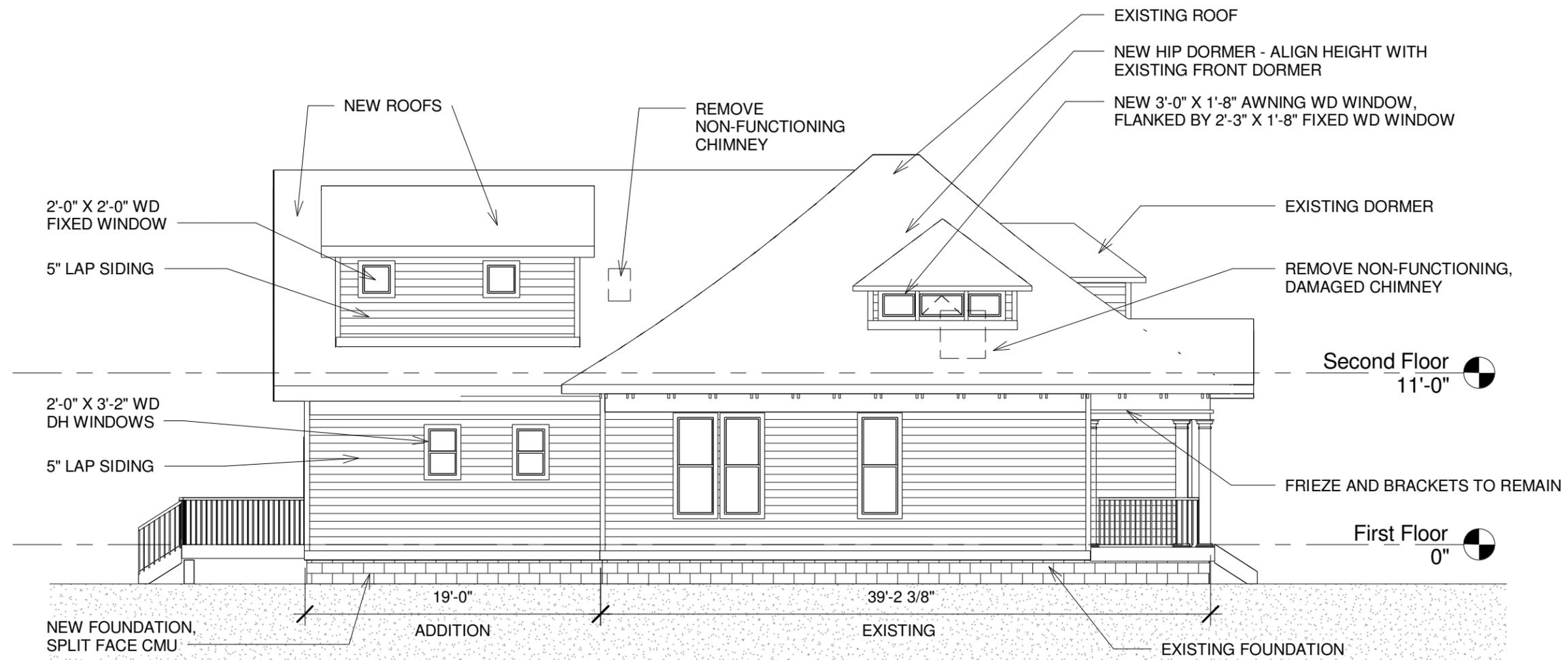
FIRST FLOOR PLAN 1/8" = 1'-0"
1416 GARTLAND AVE, NASHVILLE, TN



SECOND FLOOR PLAN $1/8" = 1'-0"$
1416 GARTLAND AVE, NASHVILLE, TN



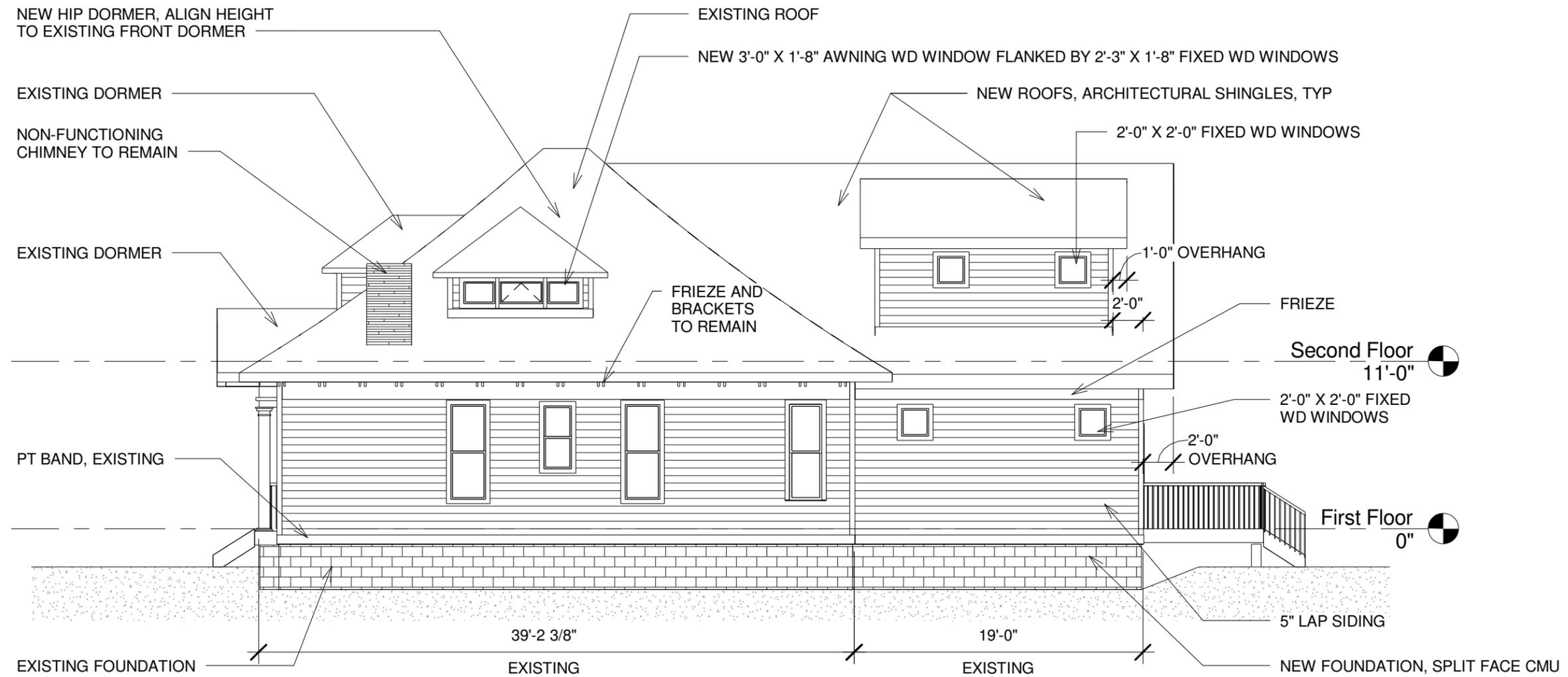
FRONT ELEVATION - 1/8" = 1'-0"
1416 GARTLAND AVE, NASHVILLE, TN



LEFT ELEVATION - 1/8" = 1'-0"
1416 GARTLAND AVE, NASHVILLE, TN



REAR ELEVATION - 1/8" = 1'-0"
1416 GARTLAND AVE, NASHVILLE, TN



RIGHT ELEVATION - 1/8" = 1'-0"
1416 GARTLAND AVE, NASHVILLE, TN