



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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1011 Clearview Avenue
October 17, 2012

Application: New construction-addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309013800
Applicant: Robin Zeigler
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: Application is for a four hundred and twenty five (425) square foot side addition to a small one-story house in a commercial area.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
<p>Recommendation Summary: Staff recommends approval with the conditions that:</p> <ul style="list-style-type: none">• The addition not begin before the midpoint of the house;• The applicant submit new drawings prior to the permit being issued;• The front porch not be constructed; and• Applicant submit roof color for review prior to purchase and installation. <p>With these conditions, staff finds that the project meets section II.B for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	

Vicinity Map:



Aerial Map:



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.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

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

3. Setback and Rhythm of Spacing

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

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.

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.

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.

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.

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 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.

8. Outbuildings

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.
- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.
- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

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.

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.*

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.

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 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 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.*

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*
- *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 higher and extend wider.

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.

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.

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.*

c. Additions must not imitate earlier styles of periods of architecture.

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.

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.

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

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

Additions should follow all New Construction guidelines.

Background: Application is for a four hundred and twenty five (425) square foot side addition to a small one-story house in a commercial area.

Analysis and Findings:

Applicant proposes a side addition to the small one-story dwelling at 1011 Clearview Avenue. The property is a contributing building to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay and is located near the Five-Points area. The property is zoned CS, which does not have any requirements for side setbacks and a requirement of a twenty foot (20') rear setback.

Height & Scale: Side additions are discouraged for historic buildings but can be appropriate if the building is less than thirty feet (30') in width. This building is approximately twenty-two feet (22') in width. When side additions are appropriate they should begin no closer to the front wall than the midpoint of the house. Staff recommends pushing the addition back to the midpoint of the house which will change the dimensions of the proposed addition due to the angled lot line; therefore, staff also recommends that the applicant provide new drawings before a permit is issued. The applicant has agreed to this condition.

The plans show the addition of a front porch, which the applicant has removed from the request.

The lowest portion of the addition is approximately seven feet (7') below the existing ridgeline and will not take place until approximately twenty-two feet (22') from the front wall of the house. The tallest portion of the of the addition is approximately one and one-half feet below the ridgeline of the house.

Typically side additions should be half the width of the house. In this case the widest portion of the addition is only twelve feet (12') compared to the twenty-two width of the house; and the portion closest to the front is only seven feet (7') wide.

The foundation line will be aligned with the existing foundation.

Staff finds the height and scale of the addition to be appropriate with the agreed upon conditions that it be set back and additional drawings submitted. With these conditions it meets sections II.b.1 and 2 and II.B.10.a.

Setback and Rhythm of Spacing: The CS zoning does not have a side setback requirement; however, the design guidelines require that the rhythm of buildings be similar to the context. In this case, all the buildings are close to the right property line, so the addition will continue this rhythm. The house, with the addition, more than meets the rear setback requirement. The project meets section II.B.3.

Relationship of Materials, Textures, Details, and Material Colors: The foundation material is unknown, the cladding a 4" exposed cement fiber lap siding, the and roofing

standing seam metal. The color of the roofing is unknown. The applicant intends to replace both the windows and the cladding which rises to the level of partial-demolition; however, staff found that existing materials are not historic or greatly comprised and replacement is appropriate. Known materials meet section II.B.4 of the design guidelines.

Roof Shape: The pitch and shape of the addition mimic the pitch and shape of the existing house and so meet design guidelines II.B.5.

Orientation: The orientation of the existing building will not change.

Proportion and Rhythm of Openings: The addition does not have any street facing openings; however the addition is so narrow that a lack of a window or door on the street facing side meets the context of the neighborhood and so is consistent with guideline II.B.7.

Staff recommends approval with the conditions that:

- The addition not begin before the midpoint of the house;
- The applicant submit new drawings prior to the permit being issued;
- The front porch not be constructed; and
- Applicant submit roof color for review prior to purchase and installation.

With these conditions, staff finds that the project meets section II.B for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

10' ALLEY # 731

N 89°21'54" E
40.10'

FENCE 0.4' WEST OF
PROPERTY LINE

DECK AT OR NEAR
PROPERTY LINE

FENCE 0.5' EAST OF
PROPERTY LINE

WOOD DECK

Existing
Wrought In
Supported Porch
Cover to be
Removed

Covered
Porch

DECK 0.3' WEST OF
PROPERTY LINE

Existing
structure to be
rehabilitated .

FENCE AT OR NEAR
PROPERTY LINE

Easement
obtained for use
of area 12'
parallel to
existing
structure

PORTION OF DECK &
FENCE EAST OF
PROPERTY LINE

N 02°04'58" W 106.21'

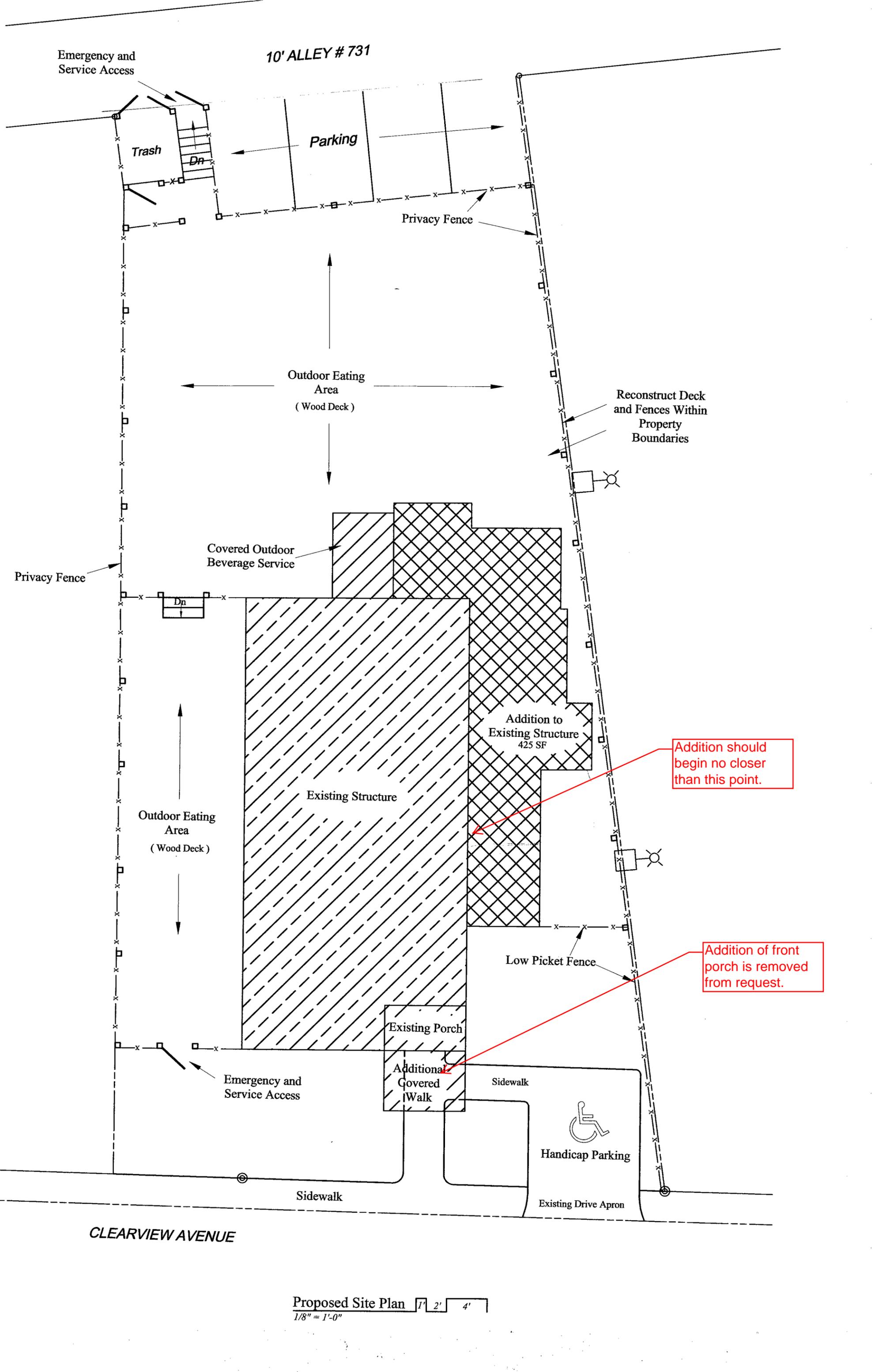
Covered Porch

S 02°39'25" E 111.42'

N 83°30'00" W
41.67'

CLEARVIEW AVENUE

Current Site Plan 1" 2' 4"
1/8" = 1'-0"



Emergency and Service Access

10' ALLEY # 731

Trash

Dn

Parking

Privacy Fence

Outdoor Eating Area
(Wood Deck)

Reconstruct Deck and Fences Within Property Boundaries

Covered Outdoor Beverage Service

Privacy Fence

Dn

Addition to Existing Structure
425 SF

Addition should begin no closer than this point.

Existing Structure

Outdoor Eating Area
(Wood Deck)

Low Picket Fence

Addition of front porch is removed from request.

Existing Porch

Additional Covered Walk

Emergency and Service Access

Sidewalk



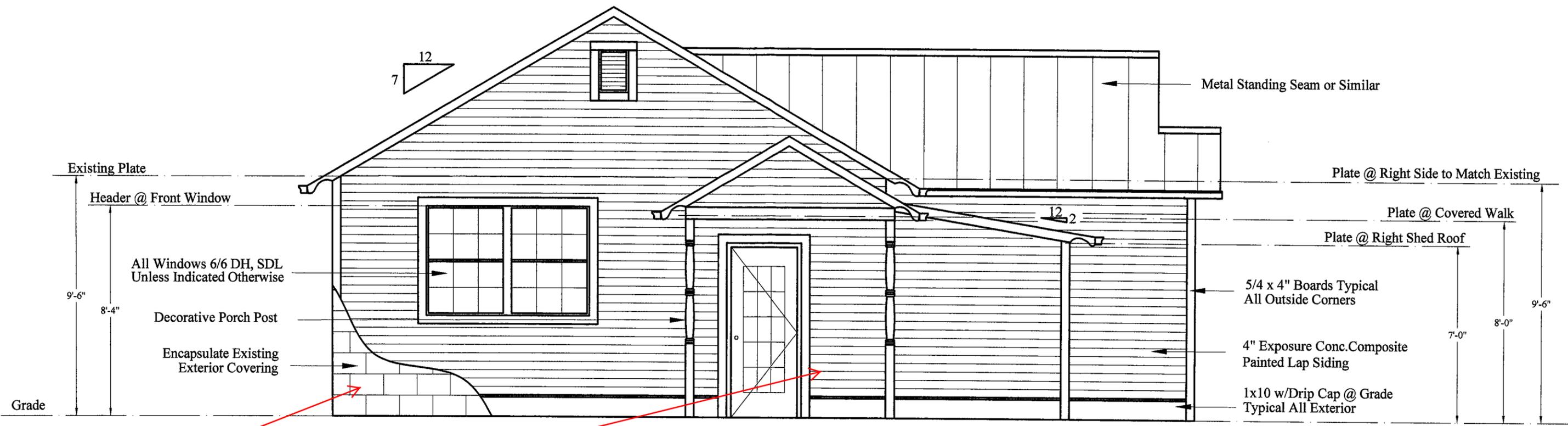
Handicap Parking

Sidewalk

Existing Drive Apron

CLEARVIEW AVENUE

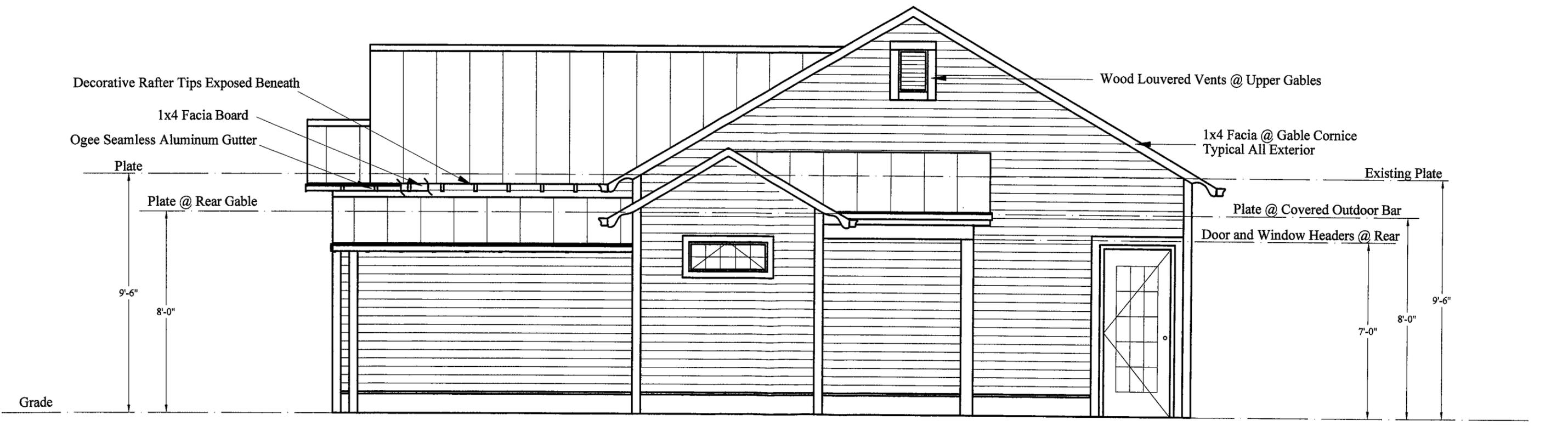
Proposed Site Plan 1" = 2' 4"
1/8" = 1'-0"



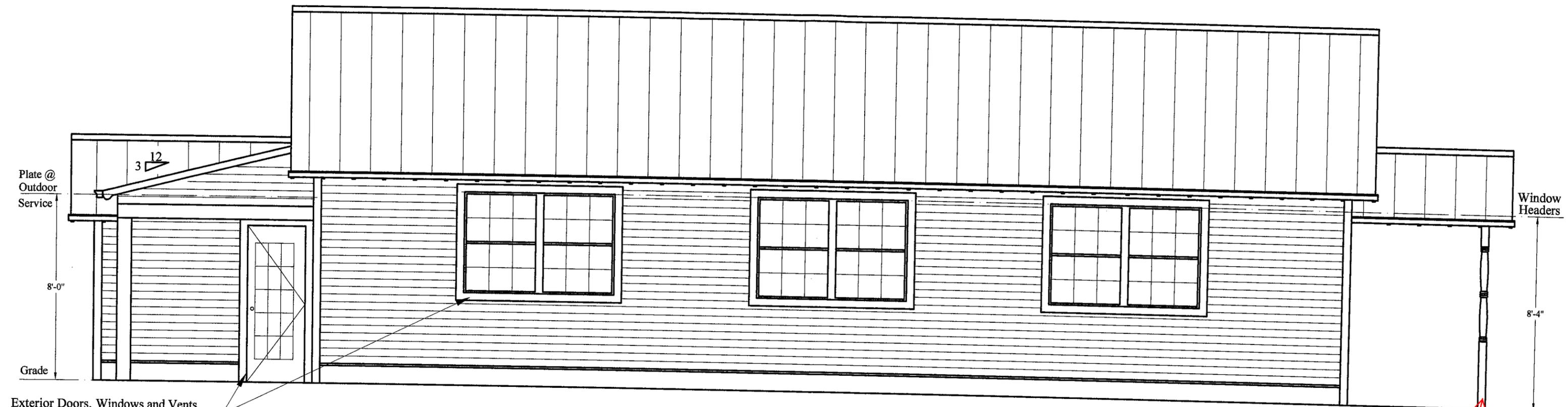
Front
 $\frac{1}{4}'' = 1'-0''$

Existing materials are non-historic or compromised. Replacement is appropriate.

Addition of front porch is removed from request.



Rear
 $\frac{1}{4}'' = 1'-0''$



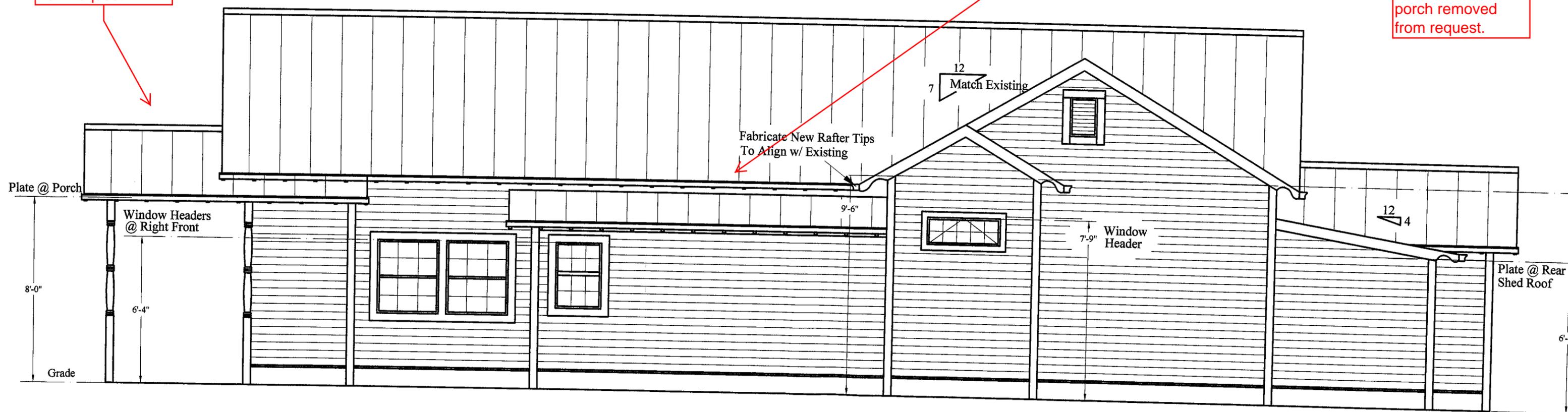
Exterior Doors, Windows and Vents
To Be Cased w, 5/4 x 4" Trim

Left 1' 2' 4'
 $\frac{1}{4}'' = 1'-0''$

Addition of front porch is removed from request.

Addition should sit back.

Addition of front porch removed from request.



Fabricate New Rafter Tips
To Align w/ Existing

12
7 Match Existing

7'-9" Window Header

12
4

Plate @ Rear Shed Roof

Right 1' 2' 4'
 $\frac{1}{4}'' = 1'-0''$