



**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**  
**1420 Calvin Avenue**  
**January 16, 2013**

**Application:** Demolition-partial; New Construction - addition and accessory structure  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08309027400  
**Applicant:** Rich McCoy, rem3studio  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Applicant proposes to demolish an existing addition and to construct a new addition and accessory structure.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the addition and accessory structure, with the condition that staff approve the roof color, the final door and window specifications, the paint color for the brick, and the exterior stair material. With the final approval of the materials, staff finds that the addition and accessory structure meet the applicable design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Elevations</p>
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**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.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setback reductions 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*

#### **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.*

*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.*

## **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.

*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.*

## **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.

*Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.*

### *Outbuildings: Roof*

*Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*

*Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*

*The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.*

### *Outbuildings: Windows and Doors*

*Publicly visible windows should be appropriate to the style of the house.*

*Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

*Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*

*Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*

*For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

### *Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*

*Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*

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

*Stud wall lumber and embossed wood grain are prohibited.*

*Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.*

*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 clad buildings.*

- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

*· Where they are a typical feature of the neighborhood; or*

*When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

- 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.*

## **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.*

#### *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).*

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.*

#### **IV. B. Demolition**

##### **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:** 1420 Calvin is a Craftsman-style house built c. 1925 (see Figure 1). It is considered to be contributing to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



Figure 1. 1420 Calvin current conditions.

**Analysis and Findings:**

Applicant proposes to demolish an existing addition and to construct a new addition and accessory structure.

Demolition: The project involves removing an existing one hundred and thirty-five square foot (135 sq. ft.) enclosed porch at the rear of the structure (see Figure 2). The structure does not appear to be original to the structure because it has a concrete block foundation that does not match the brick foundation of the main portion of the house (see Figure 3). The structure lacks historic and architectural integrity, and staff finds that its removal meets Section IV.B. of the design guidelines.



Figure 2. The existing rear porch addition (marked with arrows) will be removed as part of this application.



Figure 3. The existing rear porch's foundation does not match that of the historic house.

Location, Setback: The proposed addition is located entirely behind the existing house and meets all base zoning requirements for setbacks. The addition will largely match the line of the house, and will be at least five feet (5') from the side property line. Staff therefore finds that the location and setback for the proposed addition meet Section II.B.3. and II.B.10. of the design guidelines.

Height, Scale: The existing house has a ridge height of approximately sixteen feet, three inches (16'3") above the foundation line. The addition's eave height will match that of the historic house, but the ridge of the bulk of the addition will be approximately one foot (1') lower than that of the house, or approximately fifteen feet, three inches (15'3") above the foundation line. The screened porch portion of the addition will be lower in height and will be approximately fourteen feet (14') above the foundation.

The addition steps in one foot (1') from the east side wall of the house for a depth of two feet (2'). After that inset, it steps back out to line up with the east side wall of the house. The addition has a maximum width of twenty-two feet, four inches (22'4") and a maximum depth of twenty-nine feet, three inches (29'3"). It will be approximately five hundred and forty square feet (540 sq. ft.).

Once the existing addition is demolished, and the new addition and accessory structure are constructed, the site's percentage of open space will be reduced from approximately seventy-seven percent (77%) to approximately sixty-five percent (65%). Staff finds this reduction to be appropriate because percentages of open space in the immediate vicinity range from as little as fifty-nine percent (59%) to as high as eighty-two percent (82%).

Staff finds that the addition's height and scale meet Sections II.B.1., II.B.2. and II.B.10. of the design guidelines.

Materials: The project involves removing some existing, non-historic materials on the existing house. Aluminum siding will be removed from the house's gables on its front, side and rear facades (see Figures 4-7). The aluminum siding will be replaced with cedar shake. The house's wood siding and trim will largely be retained, although in-kind replacement may occur in spots where necessary.



Figures 4 & 5. Aluminum siding on the front and west side to be removed and replaced with cedar shakes.



Figures 6 & 7. Aluminum siding on the rear and east side to be removed and replaced with cedar shakes.

The primary cladding material for the new addition will be wood or cement fiberboard with a reveal to match that of the house. Cedar shake will be used in the rear gable field. The foundation will be split-face concrete block, and the roof will be asphalt shingle. Staff asks to approve the asphalt shingle color prior to purchase and installation. The windows will be aluminum clad wood windows, and staff asks to approve all new window and door specifications prior to purchase and installation. The porch will be screened and will have stained or painted wood columns with painted brick column bases and precast concrete caps. Staff asks to approve the brick paint color to ensure its appropriateness. The porch will also have a stained or painted wood apron panels in between its column bases. With the final approval of the asphalt shingle color, windows, doors, and brick paint color, staff finds that the structure's materials meet Sections II.B.4. and II.B.10. of the design guidelines

Roof Form: The existing house's primary roof form is a cross gable with a slope of 5:12. The addition's roof form will also be a gable with a slope of 5:12. Staff finds that the roof form is compatible with that of the house and with surrounding historic structures, and meets Sections II.B.5. and II.B.10. of the design guidelines.

Proportion and Rhythm of Openings: The drawings indicate that the window and door openings on the existing structure will not be altered as part of this project. The windows on the addition are twice as tall as they are wide, and there are no large expanses of wall space without a door or window opening. Staff finds that the addition's proportion and rhythm of openings meet Section II.B.7. and II.B.10. of the design guidelines.

Accessory Structure: The accessory structure is proposed to be located entirely behind the historic house in the rear of the property (see Figure 8). It will be located ten feet (10') from the rear property line and five feet (5') from the east side property line, thereby meeting the base zoning requirements for setbacks. Its garage doors will face the alley.

The structure will be five hundred square feet (500 sq. ft.). Its ridge height will match that of the addition, and will be one foot (1') lower in height, relative to grade, than the

historic house. Its eave height will be match that of the addition and house, relative to the grade. From grade, the accessory structure will have a maximum ridge height of approximately twenty-feet, six inches (20'6") and a maximum eave height of approximately fifteen feet (15'). Staff finds that the accessory structure is subordinate to the historic house in height and scale.



Figure 8. Rear yard property of 1420 Calvin Avenue.

The materials for the accessory structure include wood or cement fiberboard siding and trim, cedar shake in the gable fields, aluminum clad windows, a painted brick foundation, and an asphalt shingle roof. The materials for the exterior stairs and vehicular doors were not specified. The roof form will be gabled with a slope of 5:12 to match that of the house. The window and door openings are appropriate for an accessory structure.

Staff finds that the accessory structure's height, scale, location, setback, materials, roof form, and proportion and rhythm of openings meet Section II.B.8. of the design guidelines

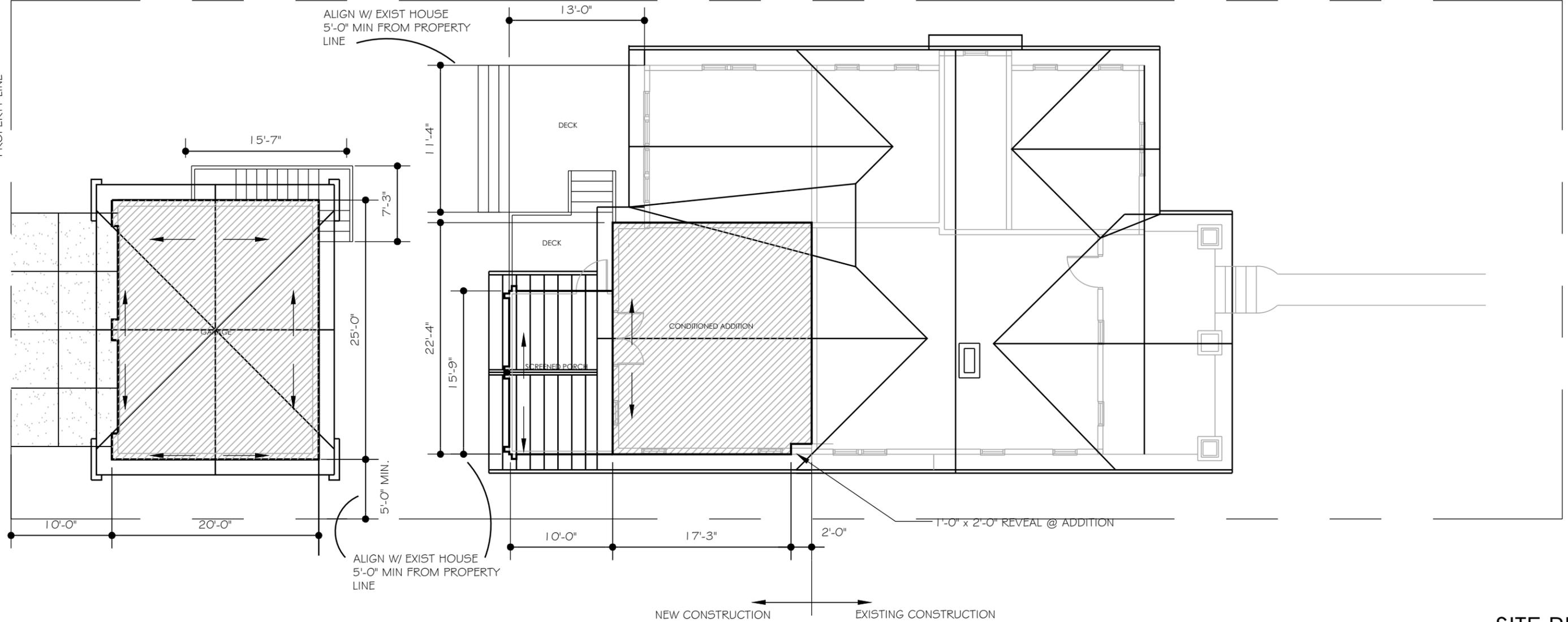
**Recommendation:**

Staff recommends approval of the addition and accessory structure, with the condition that staff approve the roof color, the final door and window specifications, the paint color for the brick, and the exterior stair material. With the final approval of the materials, staff finds that the addition and accessory structure meet the applicable design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

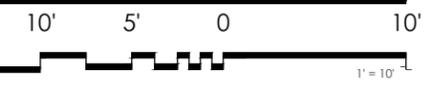
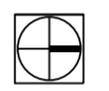
ALLEY

PROPERTY LINE

CALVIN AVENUE

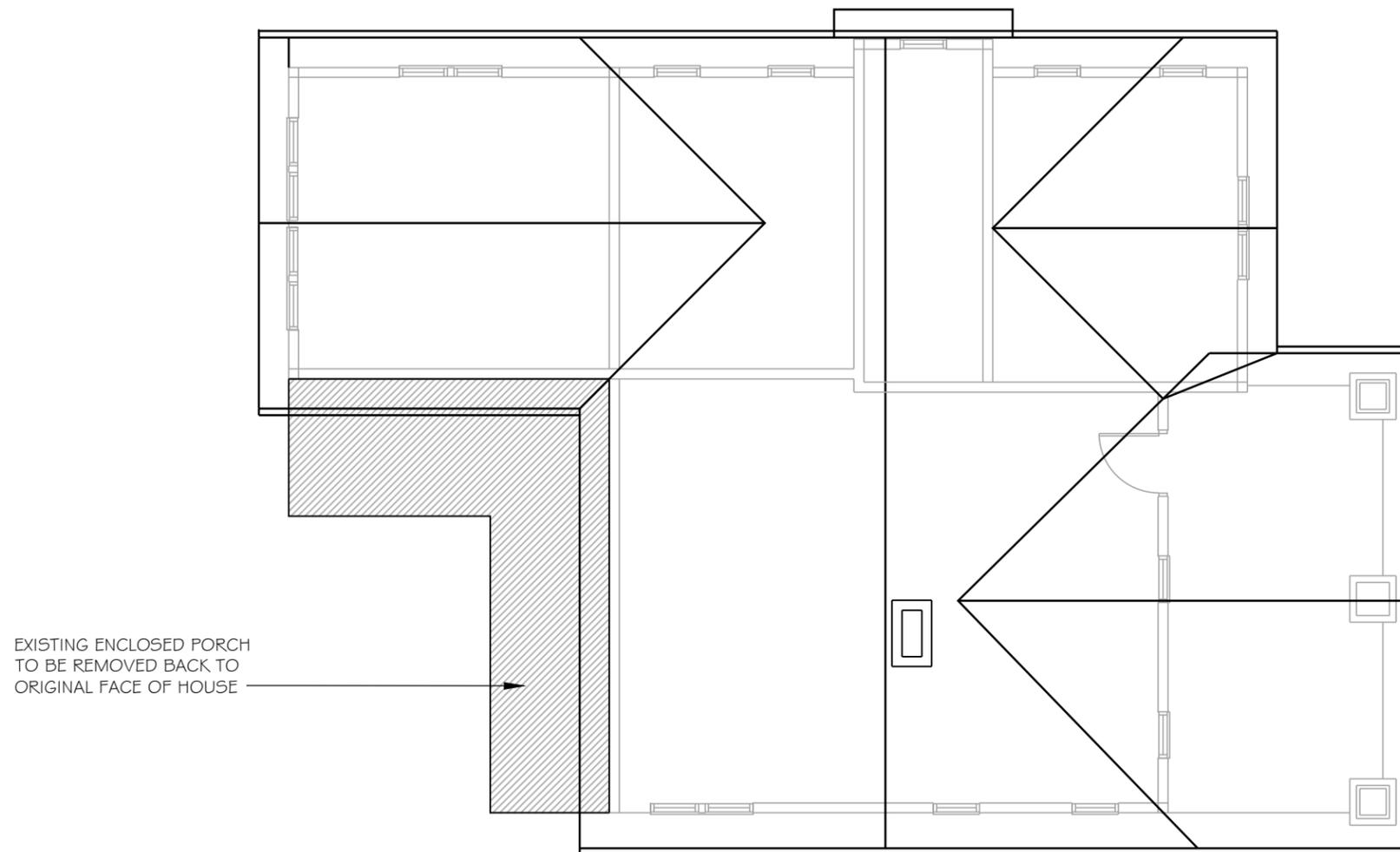


SITE PLAN



1420 CALVIN AVENUE

SITE PLAN



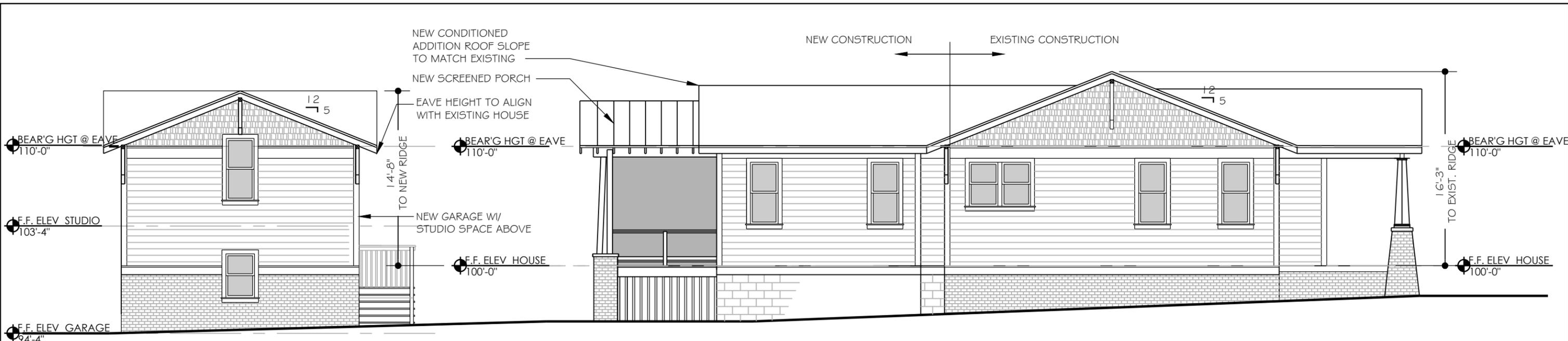
EXISTING ENCLOSED PORCH  
TO BE REMOVED BACK TO  
ORIGINAL FACE OF HOUSE

# DEMOLITION PLAN

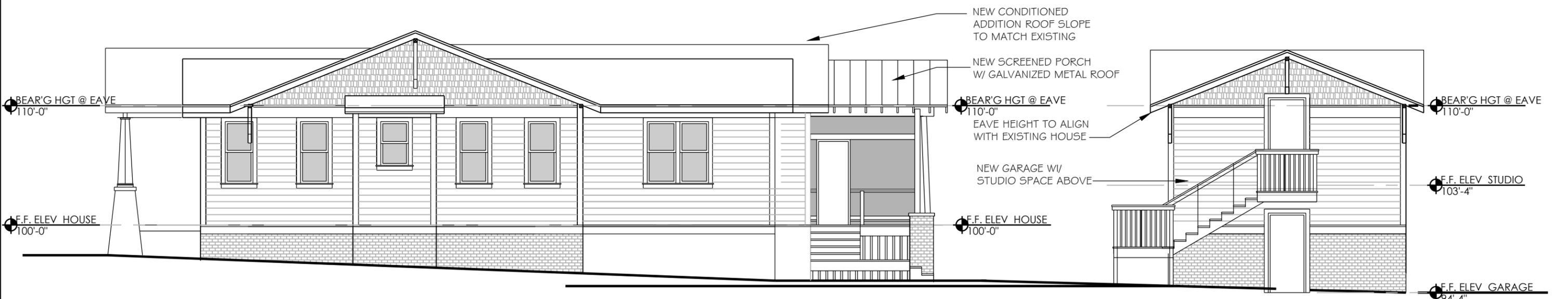


## 1420 CALVIN AVENUE

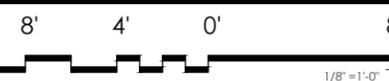
## PLANS



EAST ELEVATION - PROPERTY

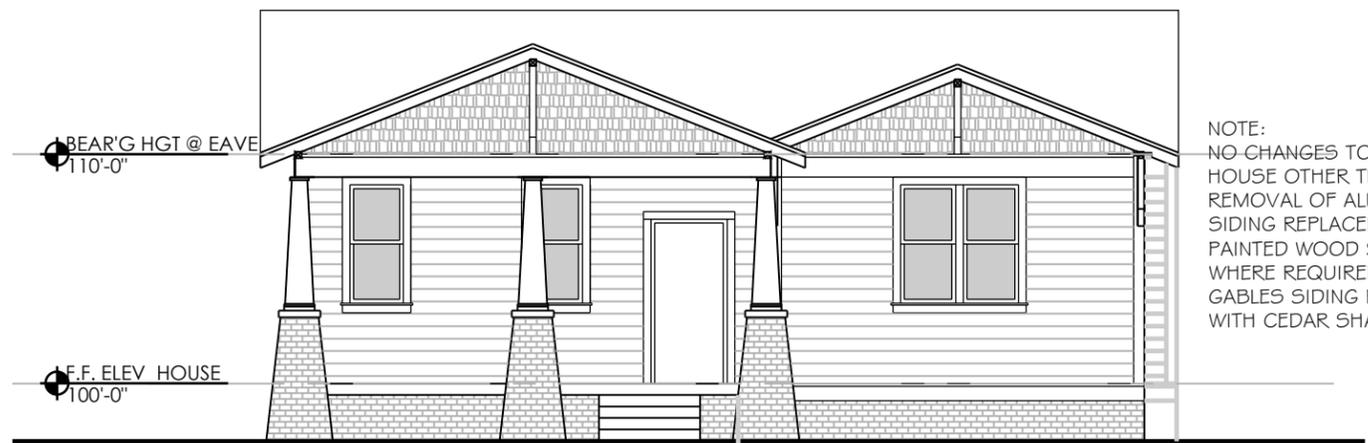


WEST ELEVATION - PROPERTY



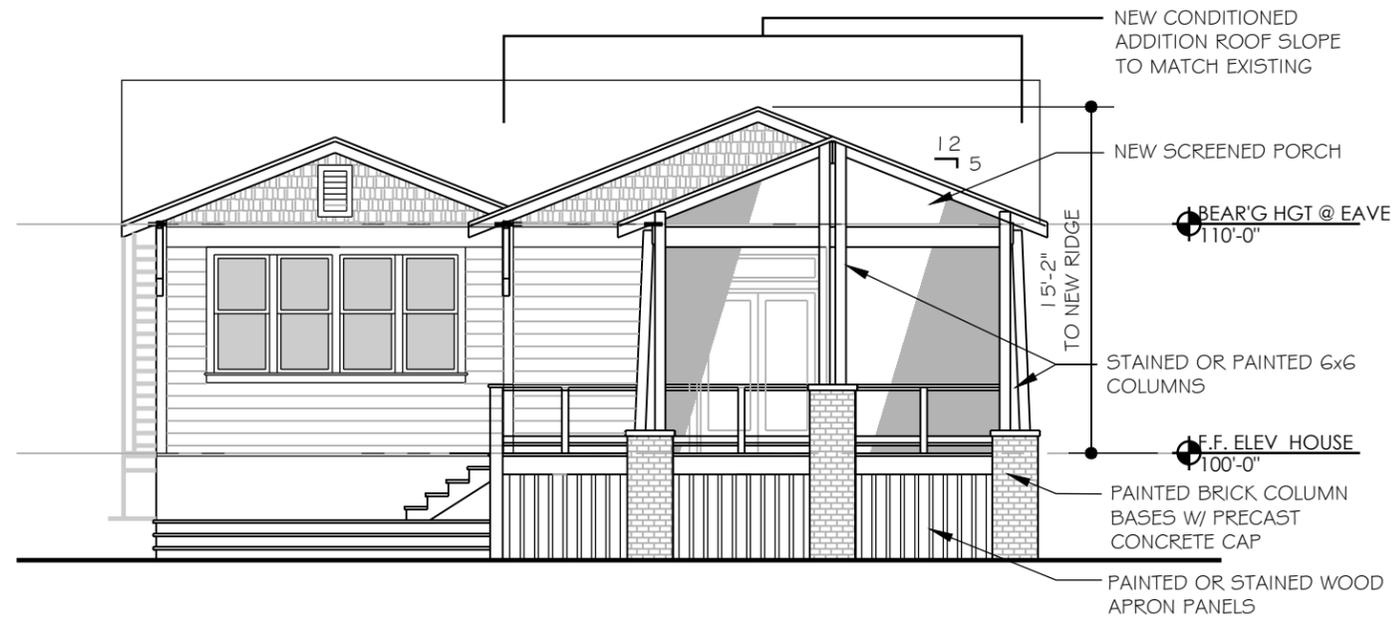
1420 CALVIN AVENUE

PLAN & ELEVATIONS

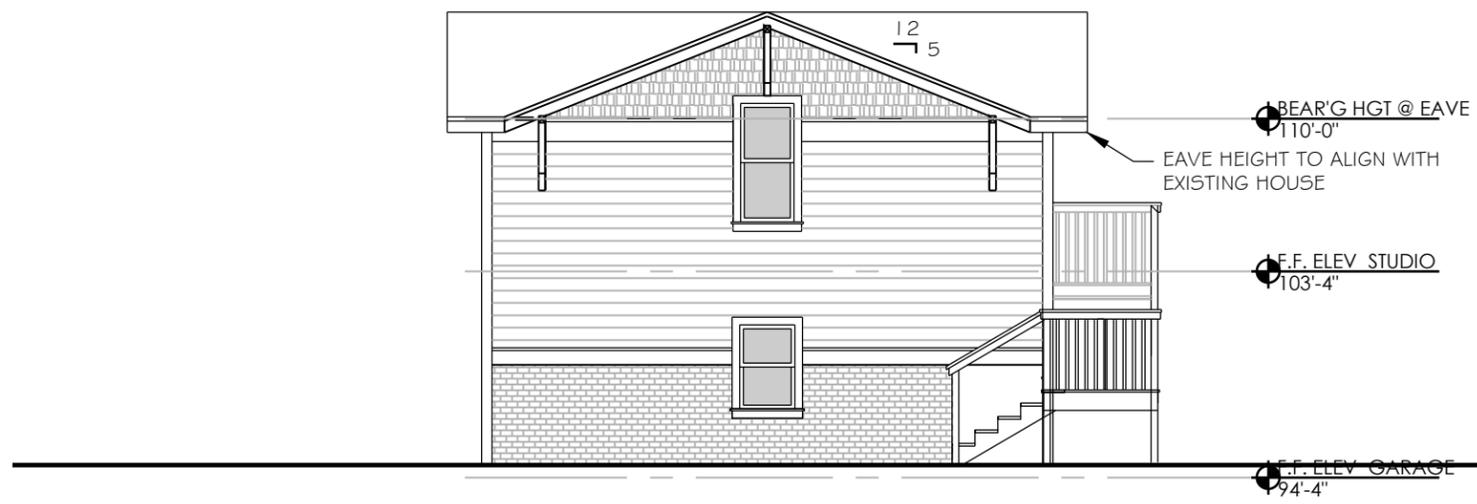


NOTE:  
NO CHANGES TO FRONT OF HOUSE OTHER THAN REMOVAL OF ALUMINUM SIDING REPLACEMENT OF PAINTED WOOD SIDING & TRIM WHERE REQUIRED AND GABLES SIDING REPLACED WITH CEDAR SHAKE

NORTH ELEVATION - HOUSE

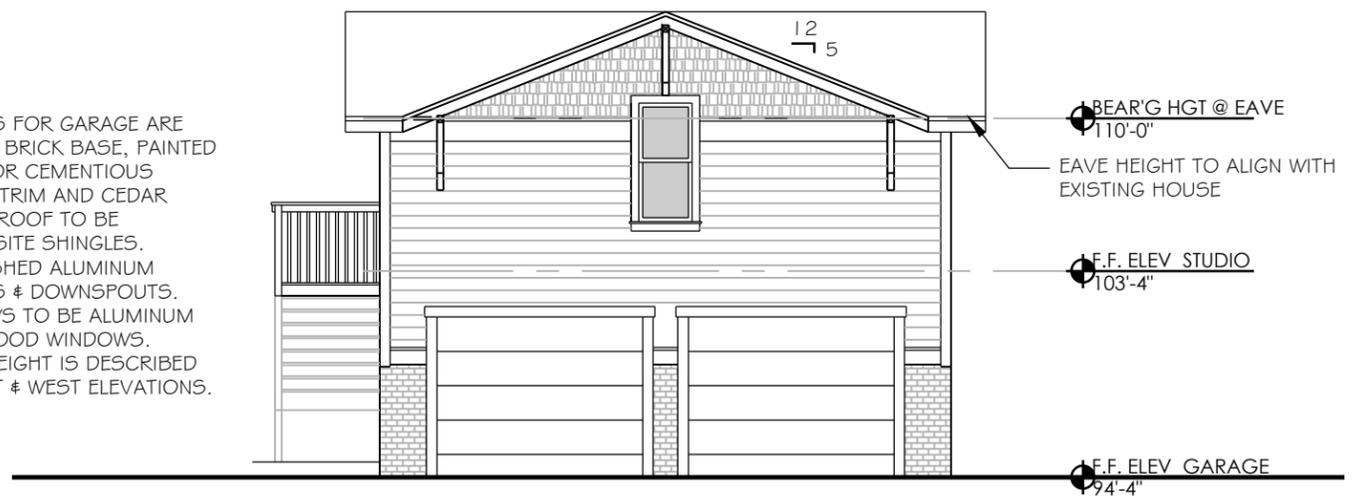


SOUTH ELEVATION - HOUSE

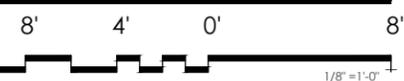


NOTE:  
FINISHES FOR GARAGE ARE PAINTED BRICK BASE, PAINTED WOOD OR CEMENTIOUS SIDING, TRIM AND CEDAR SHAKE. ROOF TO BE COMPOSITE SHINGLES. PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS. WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS. RIDGE HEIGHT IS DESCRIBED ON EAST & WEST ELEVATIONS.

NORTH ELEVATION - GARAGE



SOUTH ELEVATION - GARAGE



1420 CALVIN AVENUE

PLAN & ELEVATIONS