



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 912 Chicamauga Avenue March 19, 2014

Application: New construction—addition
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08208031200
Applicant: Mark Lynn, architect
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The applicant proposes a rear addition to an existing contributing home.</p> <p>Recommendation Summary: Staff recommends approval of the addition to 912 Chicamauga with the conditions that:</p> <ul style="list-style-type: none">• The ridge of the addition be at least six inches (6”) below the existing ridge;• Staff approve the windows and doors; and,• Staff approve the location of the HVAC. <p>Staff finds that the proposed construction meets Section II.B.1 and II.B.2 of the Greenwood Neighborhood Conservation Zoning District Design Guidelines.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction and Additions

a. Height

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.

b. Scale

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.

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

c. Setback and Rhythm of Spacing

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.

d. Materials, Texture, Details, and Material Color

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. Vinyl and aluminum siding are not appropriate.

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.

e. Roof Shape

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.

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.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

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.

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.

g. 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.

h. Outbuildings

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

i. 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.

j. 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.

k: Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or “cottage” developments are only appropriate where the Planning Commission has agreed that the community plan allows for the density requested and the design guidelines for “new construction” can be met.

The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.

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 face the street.

Interior dwellings should be “tucked-in” behind the buildings facing the street.

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.

Attached garages are only appropriate for rear units along the alley.

II.B.2. 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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

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 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.

Side Additions

- b. *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. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the 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.

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

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

d. 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.

e. 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.

f. Additions should follow the guidelines for new construction.

III.B.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.

III.B.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: 912 Chicamauga Avenue is a one-story Craftsman-style home built circa 1919. It is a contributing building to the Greenwood Neighborhood Conservation Zoning Overlay.



Figure 1. 912 Chicamauga Avenue

Analysis and Findings:

Demolition: The rear wall of the house and an eight foot by six foot (8'x6') sunroom at the rear of the house will be demolished for the addition. This recent addition is not historic and does not contribute to the character of the home. The project meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The addition is inset on three feet on the left and one foot on the right, which is an appropriate setback for this one and one-half story addition. The addition will step back out twice to be a total of three feet (3') wider than the house. This is appropriate in this instance because the house is less than thirty-feet wide (30') and the increased width does not happen until thirty-three feet (33') behind the front wall. The design guidelines specifically allow for rear additions that are wider than the original house when the building is narrower than 30' or shifted to one side of the lot.

The addition's foundation height and eave height will match those of the house. Drawings indicate the addition will meet the house two inches (2") below the existing ridge. Staff recommends the addition meet the existing roof at least six inches (6") below the existing ridge. The addition will be no taller than the house. The project meets sections II.B.1.a and b. and II.B.2.

Location & Removability: The proposed addition is located at the rear of the existing house. As the rear corners of the house are being retained, the original form will exist if the addition were to be removed in the future. This addition is appropriate to the context and meets section II.B.2.a and e and II.B.2.

Setback & Rhythm of Spacing: The addition will be twenty-three feet ten inches (23'10") from the rear property line and five feet four inches (5'4") and eight feet (8') from the right and left property lines, respectively. It meets zoning requirements of twenty feet (20') at the rear and five feet (5') at the sides. The project meets section II.B.1.c and II.B.2.

Materials: The addition will be clad in smooth face cement fiberboard with a reveal to match that of the historic house. The trim will be wood. The foundation will be split-face concrete block, and the roof will be architectural fiberglass shingles in a color to match the existing roof. Windows and doors were not specified; Staff asks to approve the final window and door selections prior to purchase and installation. No major changes to the historic house's materials were indicated on the drawings. With the staff's final approval of the windows and doors, staff finds that the known materials meet section II.B.1.d and II.B.2.

Roof form: The addition's roof form is a 5/12 gable matching the existing roofing. A cross gable of the same pitch will cover a porch on the left side. The proposed roof is compatible with the existing house. The project meets section II.B.1.e and II.B.2.

Proportion and Rhythm of Openings: No changes to the window and door openings on the house were indicated. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There is an expanse of approximately fourteen feet (14') between windows on the right elevation, and approximately sixteen feet (16') on the rear elevation; as these locations are at the rear of the addition over the garage and are minimally visible, staff finds them to be appropriate. Staff finds the project's proportion and rhythm of openings to meet section II.B.1.g and II.B.2.

Outbuilding: The addition includes an attached garage. It is located in the basement level of the addition and will be accessed from the alley at the rear. Typically attached garages are only appropriate when they are at the basement level and at the rear of the home, as this one is shown to be. Staff finds the garage to be appropriate and meets section II.B.1.h and II.B.2.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1. I and II.B.2.

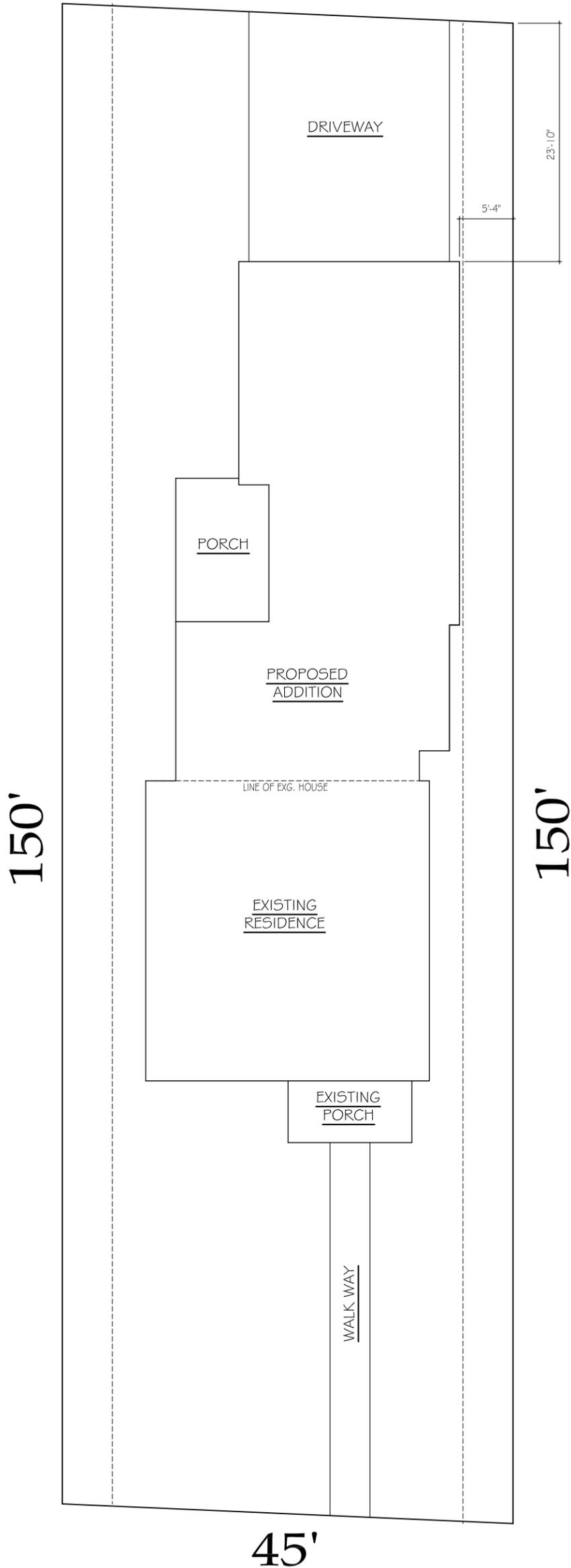
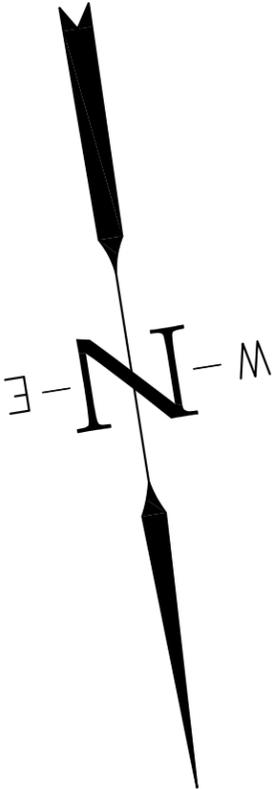
Recommendation: Staff recommends approval of the addition to 912 Chicamauga with the conditions that:

- The ridge of the addition be at least six inches (6") below the existing ridge;
- Staff approve the windows and doors; and,
- Staff approve the location of the HVAC.

Staff finds that the proposed construction meets Section II.B.1 and II.B.2 of the Greenwood Neighborhood Conservation Zoning District Design Guidelines.

PUBLIC ALLEY

45'



SITE PLAN

912 CHICAMAUGA AVE.
NASHVILLE, TN

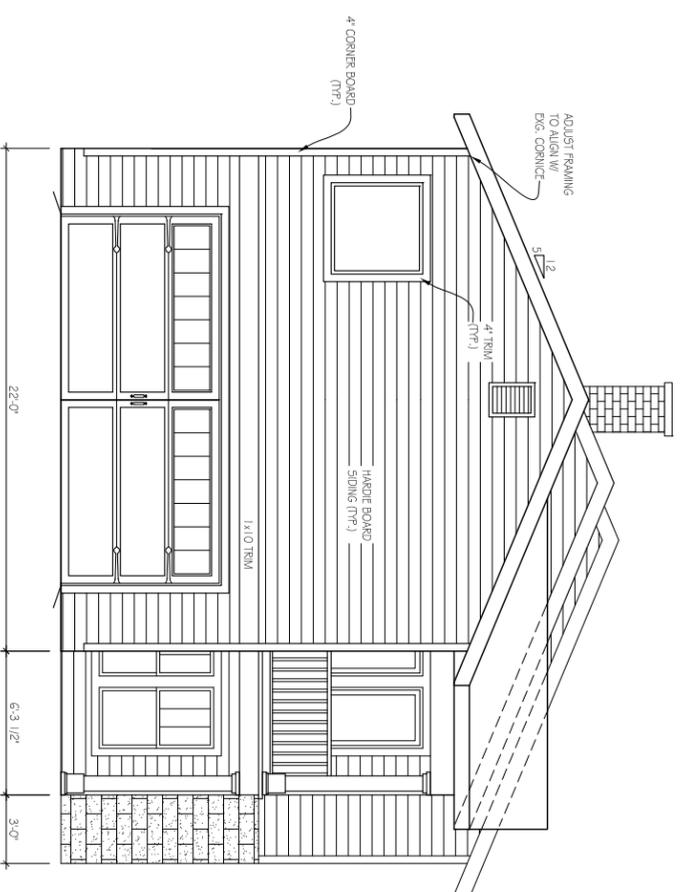
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REVISED:

Mark Lynn

ARCHITECTURAL SERVICES

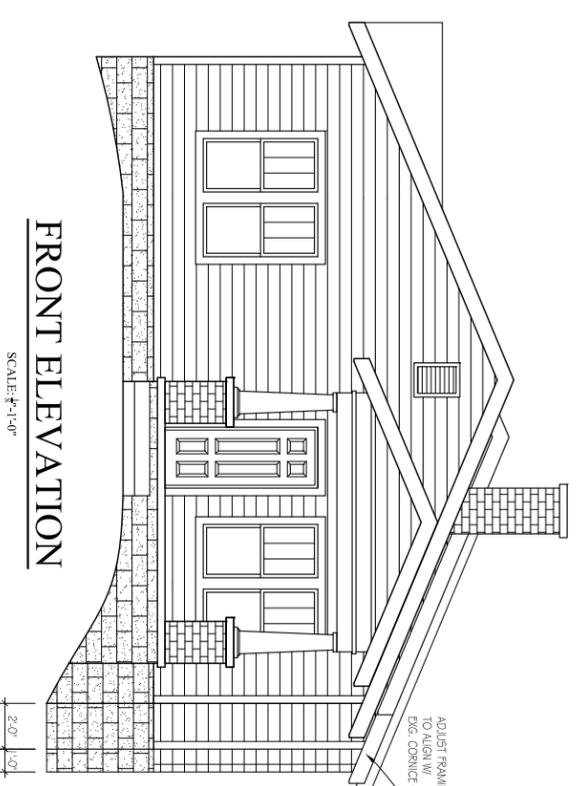
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CHICAMAUGA AVENUE



REAR ELEVATION

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



FRONT ELEVATION

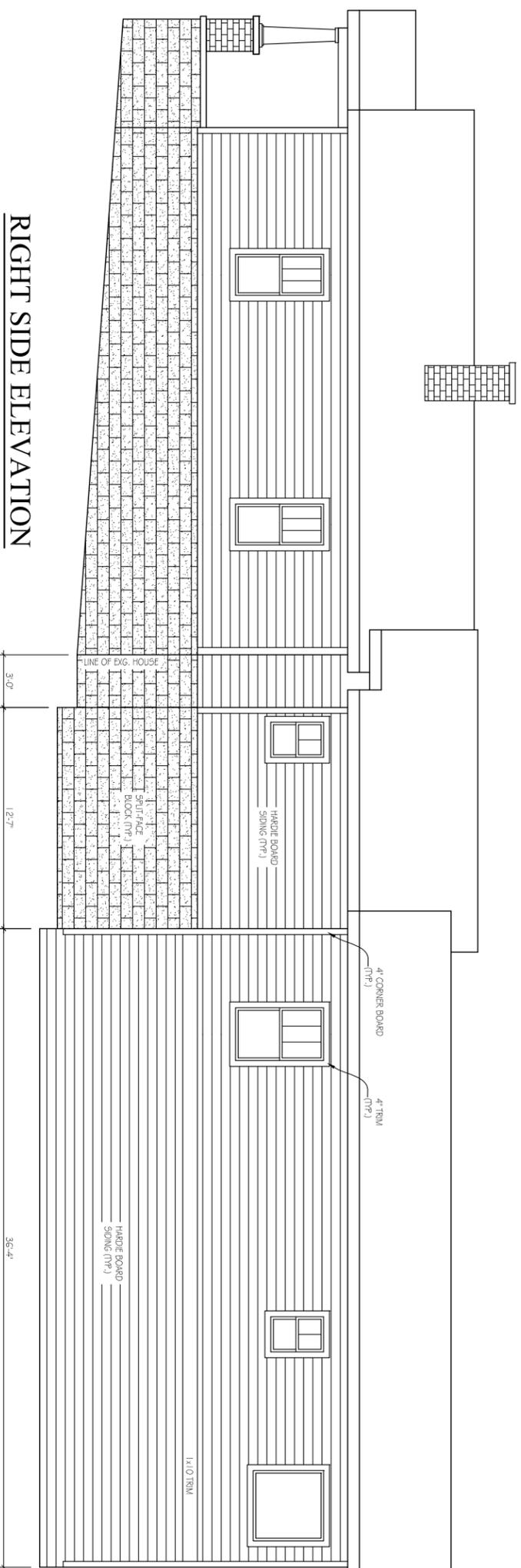
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**912 CHICAMAUGA AVE.
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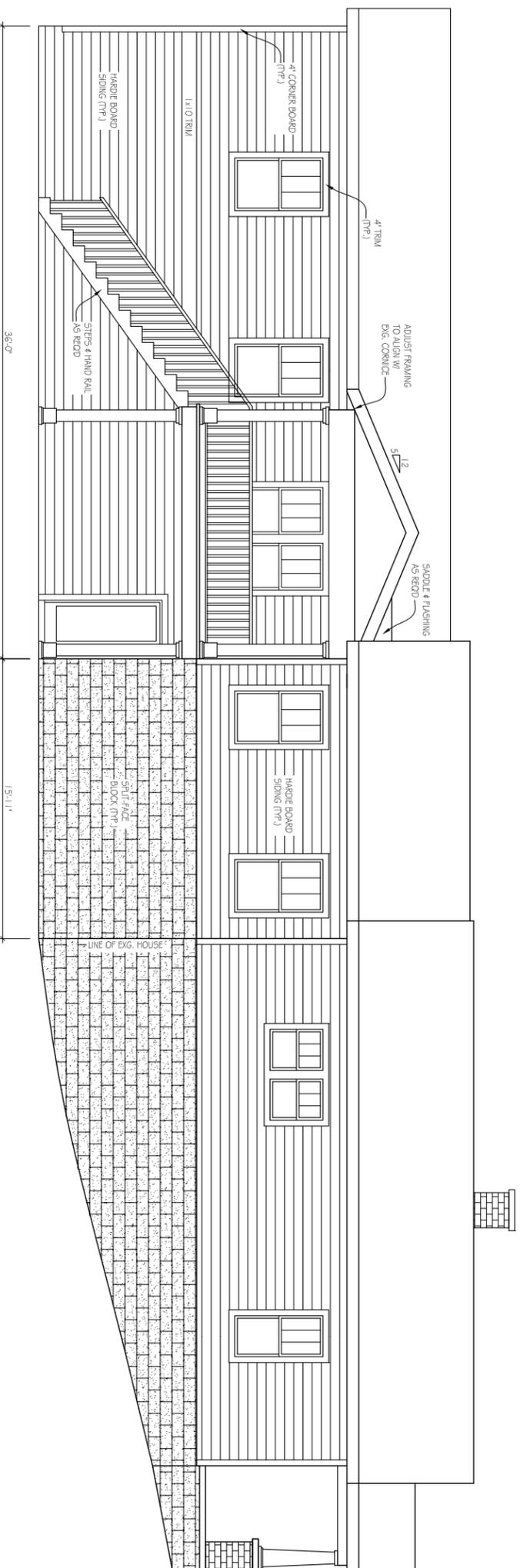
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RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

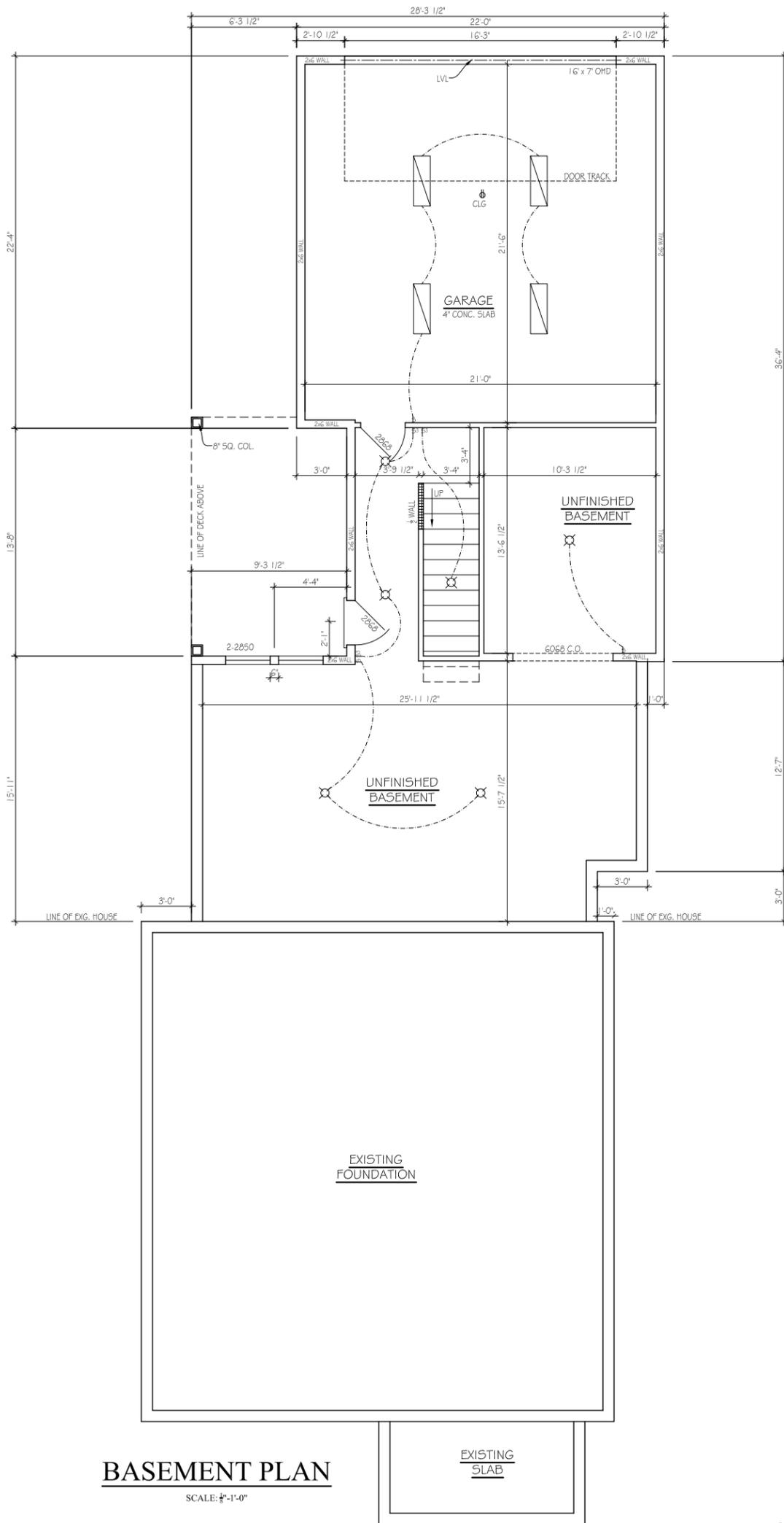
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**912 CHICAMAUGA AVE,
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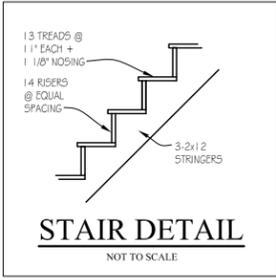
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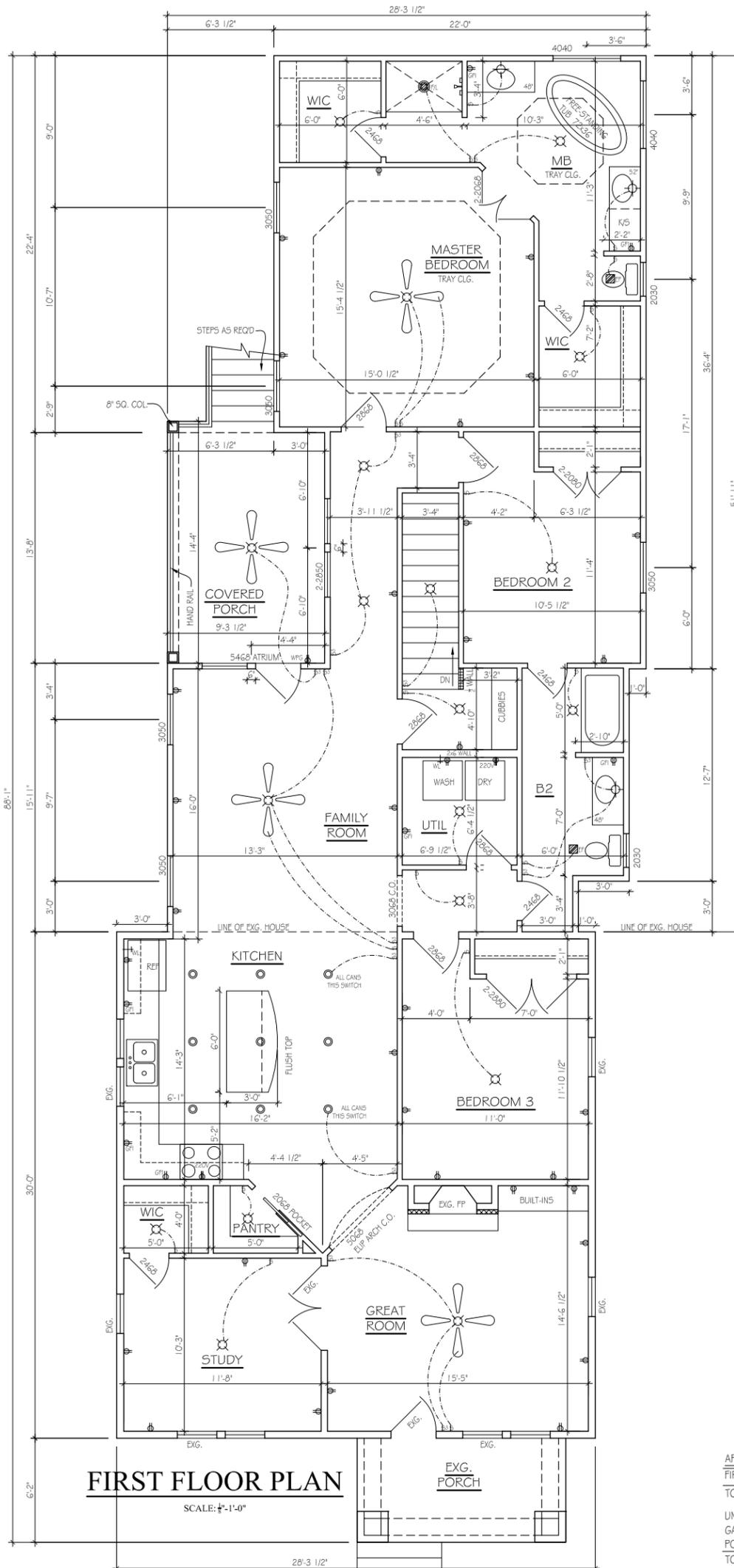
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FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED
2. ALL INTERIOR WALLS ARE 3/4" UNLESS OTHERWISE NOTED
3. CEILINGS: 1ST FLR: 8'-0" BASEMENT: 6'-0"
4. ALL WINDOWS ARE FRAMED @ 6'-8" AFF UNLESS OTHERWISE NOTED



APPROX. AREA	
FIRST FLOOR LIVING	2025
TOTAL HEATED	2025
UNFINISHED BASEMENT	692
GARAGE	484
PORCHES	207
TOTAL COVERED	3408

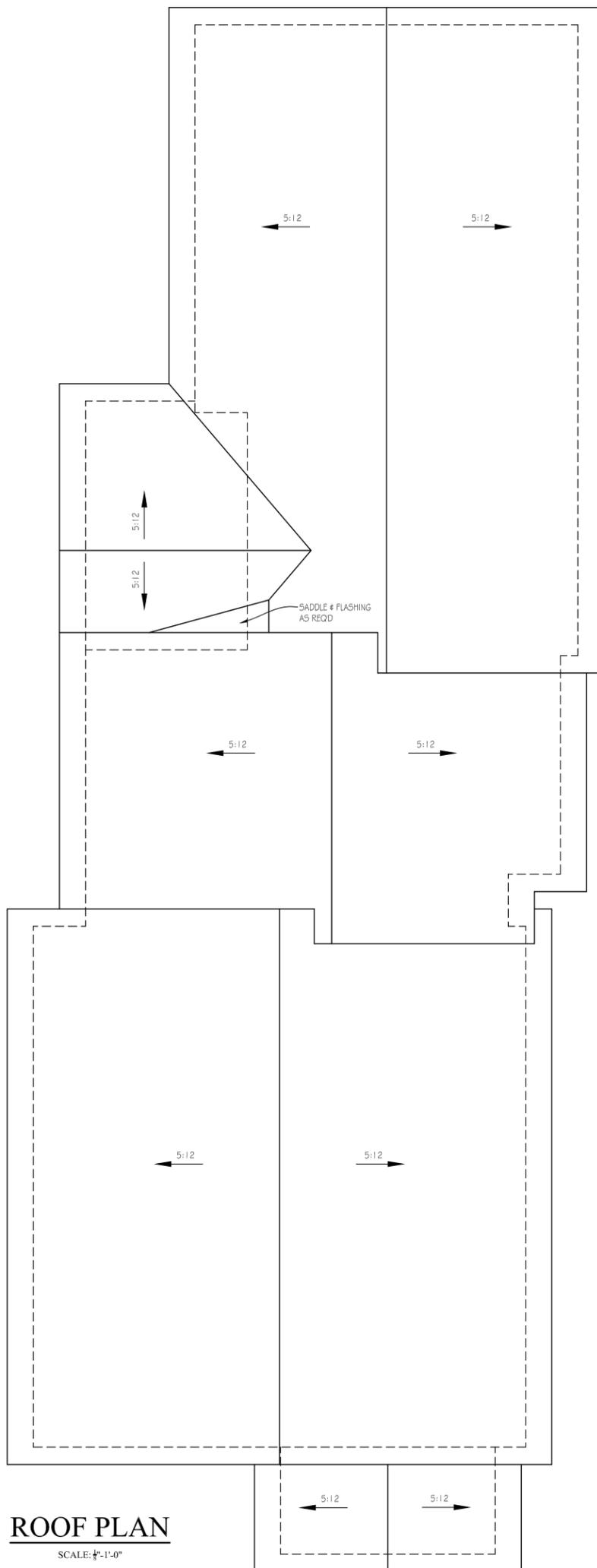
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ROOF PLAN

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

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