KARL F. DEAN
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
Fax: (615) 862-7974

STAFF RECOMMENDATION

1123 Douglas Avenue
April 16, 2014

Application: New construction – addition; Setback determination
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 07213041900
Applicant: Jordan and Meagan Clark, Owners
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a rear addition to a historic house. **Recommendation Summary:** Staff recommends approval of the rear addition to 1123 Douglas Avenue with the condition that the windows and doors are approved by staff prior to purchase, finding the proposed addition to meet the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

II.B.1 New Construction

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.

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.

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.

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

Appropriate setbacks 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*

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.I.F.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 minimum 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.

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.

f. Orientation

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

New buildings shall 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.

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.
Generally, curb cuts should not be added.

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, utilities 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.

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. (Brick molding is only appropriate on masonry buildings.)
Brick molding is required around doors, windows and vents within masonry walls.

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.

Additions normally not recommended on historic structures may be appropriate for non-historic structures. 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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than 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.

<u>Rear dormers</u> 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.

<u>Side dormers</u> 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.

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

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.

Background: The house at 1123 Douglas Avenue is a one-story hipped roof bungalow with a recessed porch in the front-left corner. The house was built circa 1930. Because of the age and architectural character of the house, the house contributes to the historic character of the district.

Analysis and Findings: The applicant is proposing to construct a rear addition to the historic structure.

Demolition:
A portion of the rear wall and rear slope of the roof will be removed in order to accommodate the addition. These sections of the building are not visible from the right-of-way, and their demolition will not have a negative impact on the historic character of the house. The project meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:
The historic house is approximately twenty-nine feet (29') wide and forty-two feet (42') deep from the front to the rear, and is twenty-four feet (24') tall. The addition will have a primary component that matches the height and width of the existing house, connected to the house by a "hyphen" that is shorter and narrower. The hyphen will extend seven feet (7') to the rear, and the primary mass component will be twenty-five feet (25') deep. The hyphen will set in from the outer walls of the house by two feet (2') on each side, and the roof will sit eighteen inches (18") lower. The eaves and foundation line of the addition match the correlating features on the existing house. The project meets section II.B.1.a and II.B.1b of the Eastwood Neighborhood Conservation Zoning Overlay Design Guidelines.

Location & Removability:
The addition will be located at the rear of the historic structure, and its impact will be minimal because the hyphen connecting it is both narrower and shorter. Staff finds that the project meets guidelines II.B.2.a and II.B.2.a d.

Design:
The character of the addition will be compatible with the historic house, with matching roof pitch, eave and roof height, and by maintaining the rhythm of windows on the side elevations. The project meets guidelines II.B.2.a and II.B.2.e.

Setback & Rhythm of Spacing:
After setting in from the sides of the existing house with a seven foot (7') deep hyphen, the addition will step back out to match the width of the existing house. The existing house, however, is located only four feet (4') from the east (right side) property line, one

foot (1') less than the standard setback requirement. The adjacent houses on either side, and several other houses on the block as well, are also shifted to the east. Although the addition would not meet the standard five foot (5') setback requirement, Staff finds that the location is appropriate because it maintains the established rhythm of spacing on the street and the house already does not meet established setback requirements. Staff finds that the project meets guideline II.B.1.c.

Materials:
No major changes to the historic house's materials were indicated on the drawings. The addition will primarily 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 concrete block matching the existing foundation, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. The bays will be clad in smooth face cement fiberboard panels. With the staff's final approval of the windows and doors, staff finds that the materials meet guideline II.B.1.d.

Roof form:
The primary roof of the addition will be a gable with a pitch of 8:12, matching the pitch of the hipped roof of the historic house. On the right side of the addition, set in eighteen inches (18') from the outer wall, will be a low-pitched shed dormer. The roofs of the addition and hyphen will have skylights, but no changes to the existing roof are proposed. These roofs are compatible with those of the historic house and surrounding historic houses. Staff finds that the project meets guideline II.B.1.e.

Proportion and Rhythm of Openings**:** No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

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.

Recommendation:
Staff recommends approval of the rear addition to 1123 Douglas Avenue with the condition that the windows and doors are approved by staff prior to purchase, finding the proposed addition to meet the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

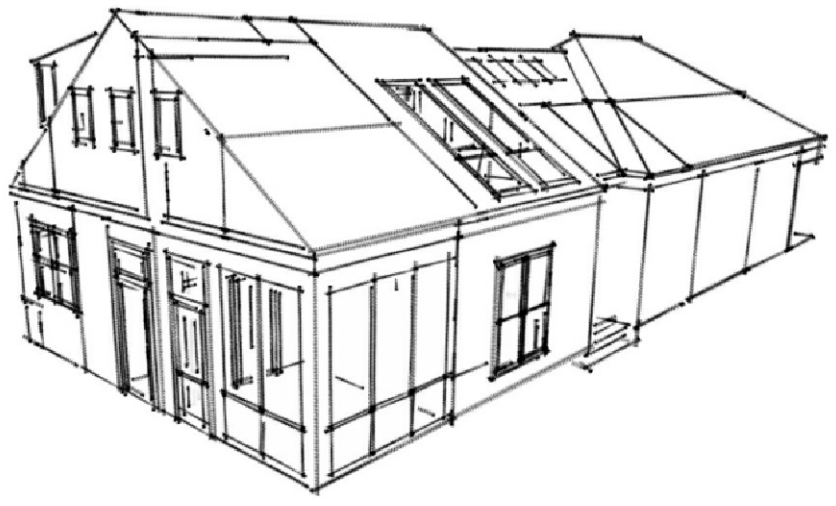
1123 Douglas Avenue.

1123 Douglas Avenue, left-side rear.

Looking long space between 1123 and 1125 Douglas Avenue.

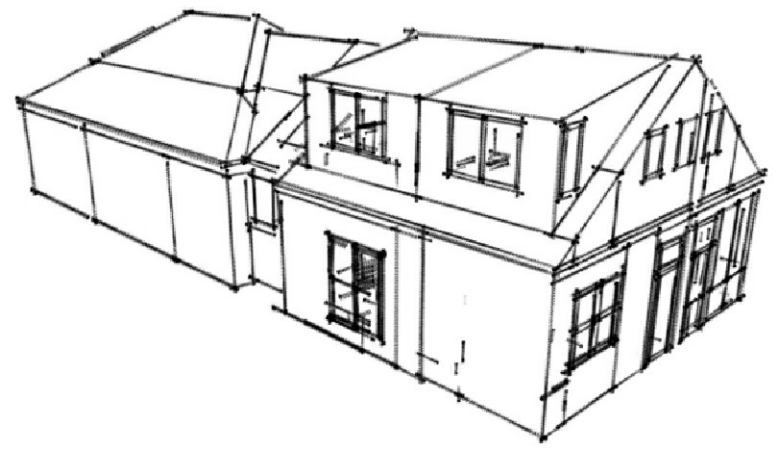
1119, 1121, 1123 Douglas Avenue. Houses are shifted to the right side, with driveways on the left.

CLARK RESIDENCE



01 LEFT REAR — SCALE: N.T.S.
3D Images by Michael Page

02 REAR — SCALE: N.T.S.
3D Images by Michael Page



03 RIGHT REAR — SCALE: N.T.S.
3D Images by Michael Page

SHEET INDEX

OWNERSHIP AND USE OF DRAWINGS

Cheyenne Smith
Nashville, TN
(615) 430-6985
cheyenne@cheyennesmith.com

PROJECT #: 14009

HOME ADDITION
CLARK RESIDENCE
1123 DOUGLAS AVE. NASHVILLE, TN 37206

ISSUE DATE: 03/31/14

REV	DATE	DESCRIPTION
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△		
△		

CONSTRUCTION DRAWINGS

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

A100

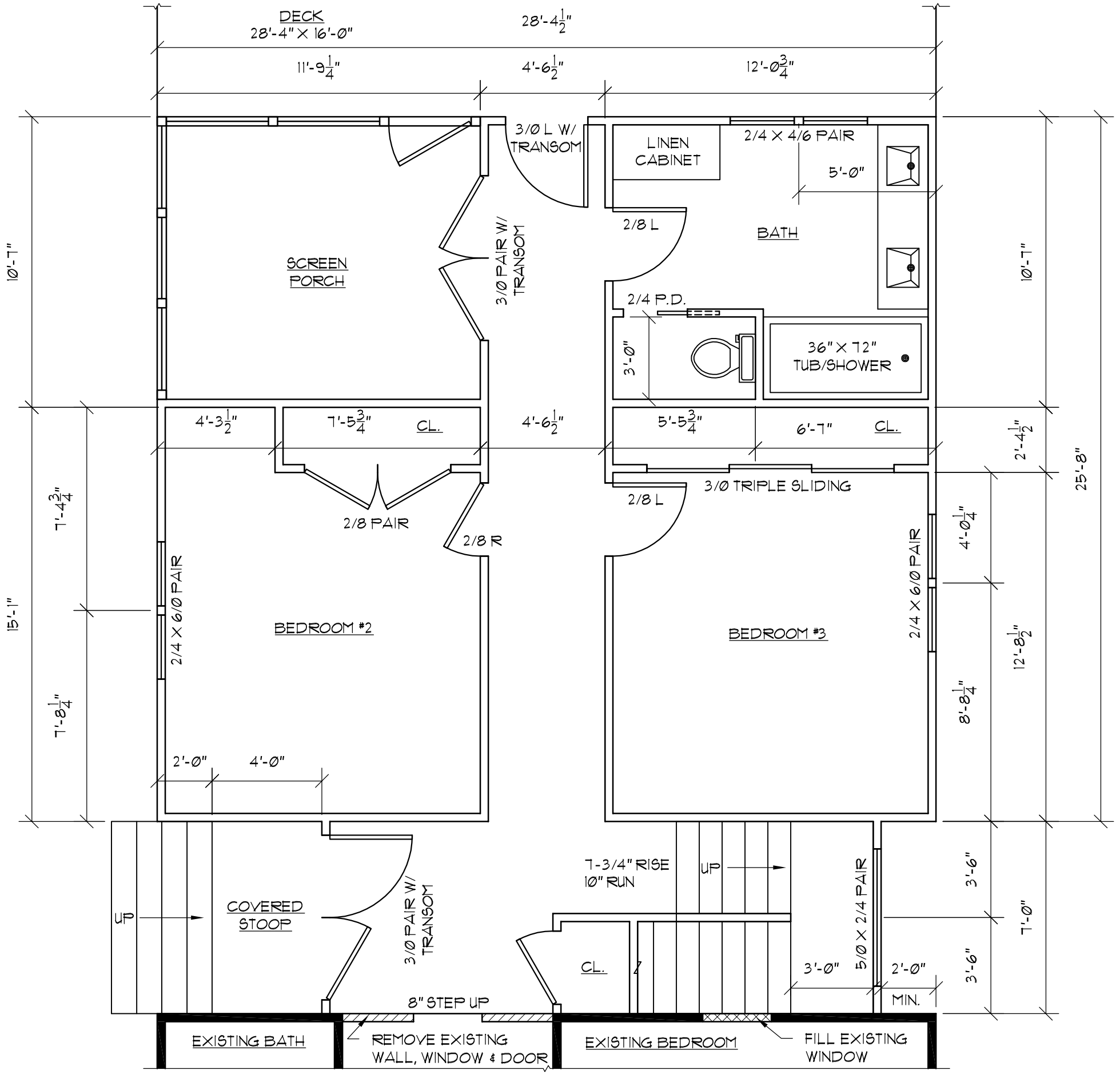
COVER

CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
3. ALL FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
4. ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
5. TOP OF ALL DOORS AND WINDOWS FRAMED AT 6'-8" A.F.F.
6. INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 4-1/2"" ON THE LATCH SIDE.
7. ALL WALLS, CEILINGS, DOORS AND TRIM TO BE PRIMED & PAINTED - COORDINATE COLOR AND SHEEN WITH HOMEOWNER
8. INTERIOR DOORS, TRIM AND SHELVING TO BE COORDINATED WITH HOMEOWNER.
9. DOOR HARDWARE (HANDLES, KNOBS, PULLS, HINGES, DOOR STOPS, ETC...) TO BE COORDINATED WITH HOMEOWNER

WALL TYPE LEGEND

- EXISTING WALLS TO DEMOLISH
- EXISTING WALLS TO REMAIN
- FILL EXISTING OPENINGS
- NEW WALLS



01 FIRST FLOOR PLAN
750 SQ.FT. (HEATED)

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

Cheyenne Smith
Nashville, TN
(615) 430-6985
cheyenne@cheyennesmith.com

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1		
2		
3		

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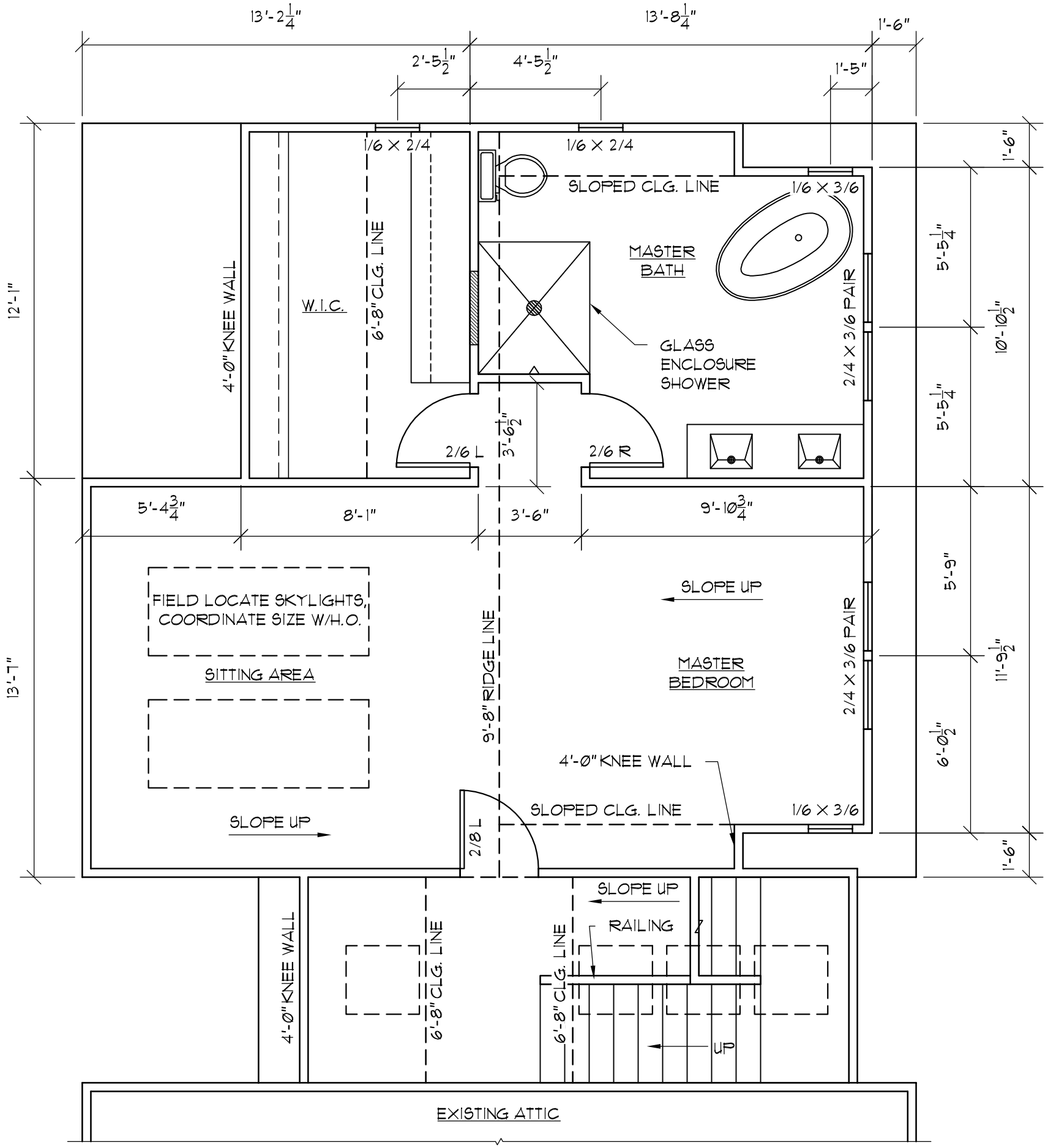
A100

FIRST FLOOR PLAN



01 SECOND FLOOR PLAN

685 SQ.FT. (HEATED)

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

Cheyenne Smith
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cheyenne@cheyennesmith.com

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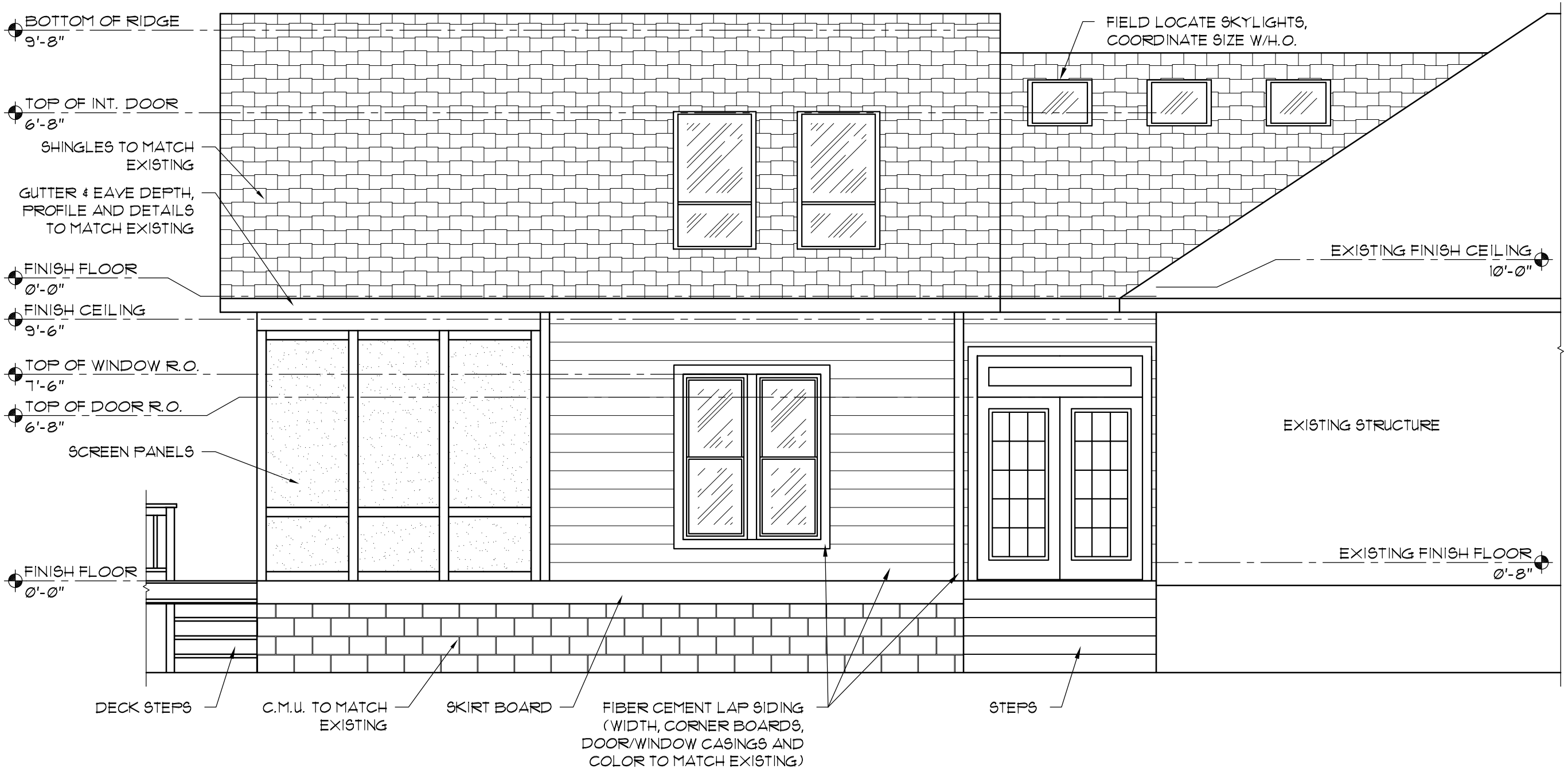
CONSTRUCTION DRAWINGS

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

A101

SECOND FLOOR PLAN



01 LEFT ELEVATION

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

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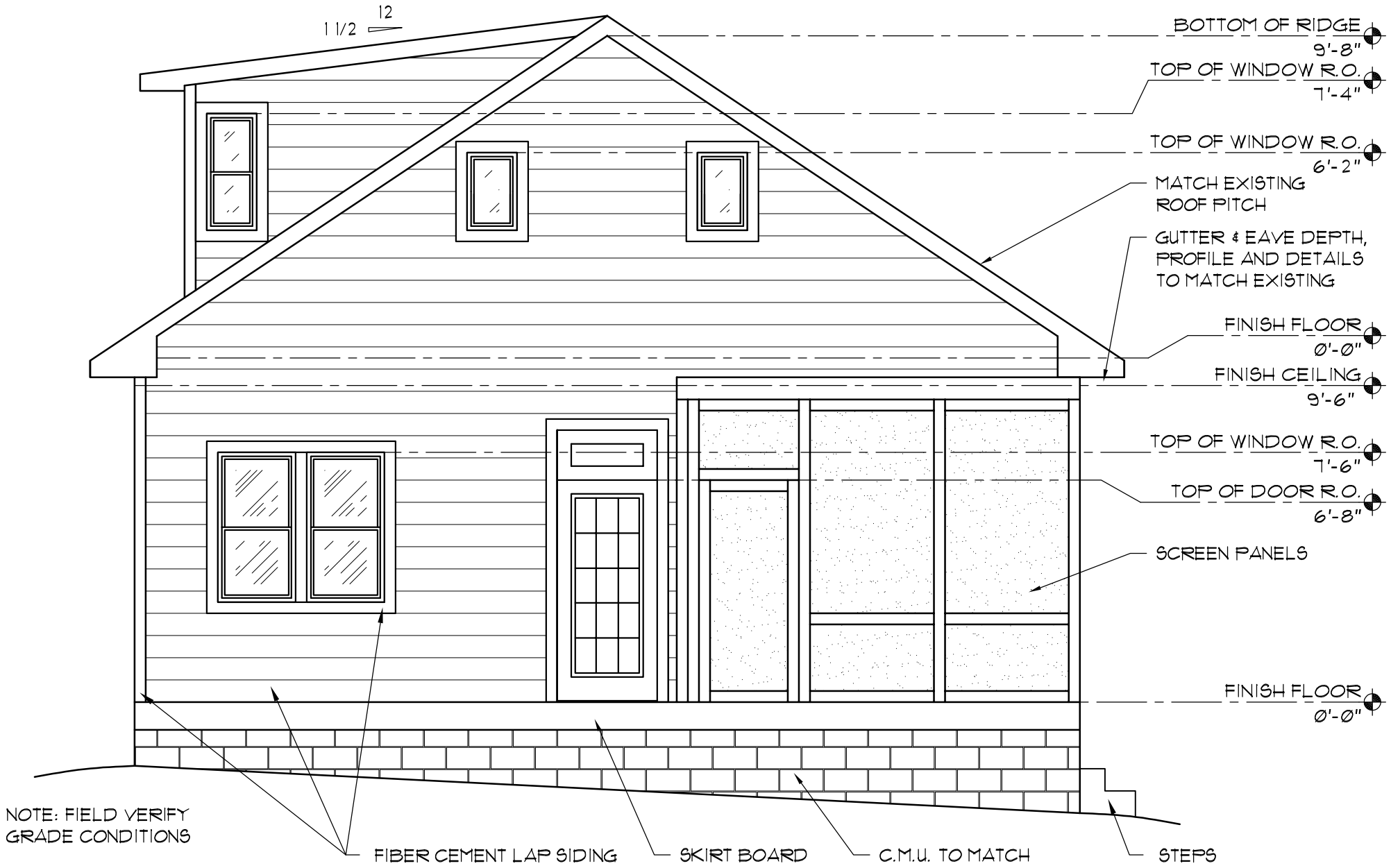
SCALE: 1/4"=1'-0"

A102

LEFT ELEVATION



*NOTE - DECK REMOVED FOR CLARITY PURPOSES

01 REAR ELEVATION

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

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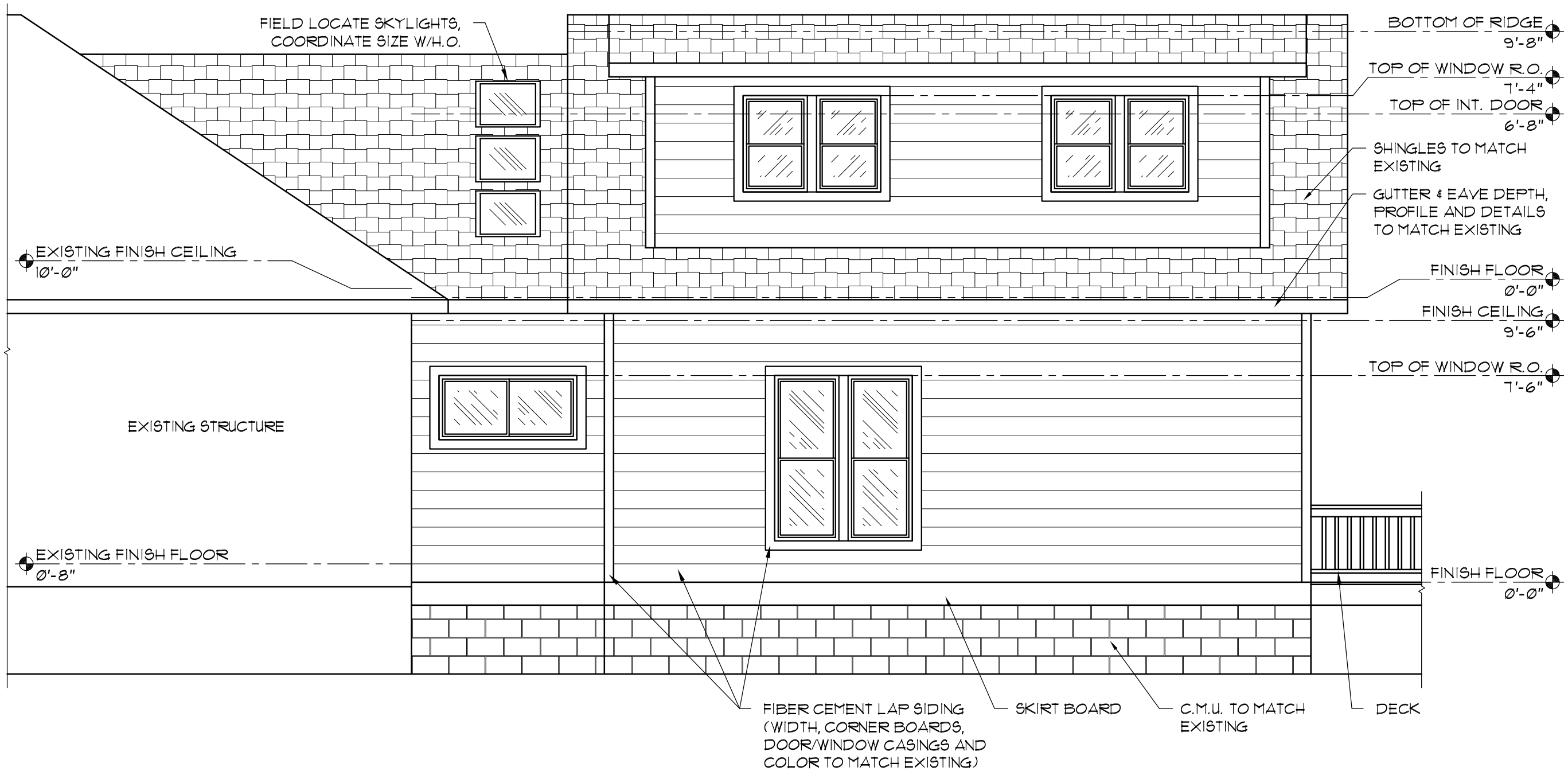
CONSTRUCTION
DRAWINGS

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

A103

REAR ELEVATION



01 RIGHT ELEVATION

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

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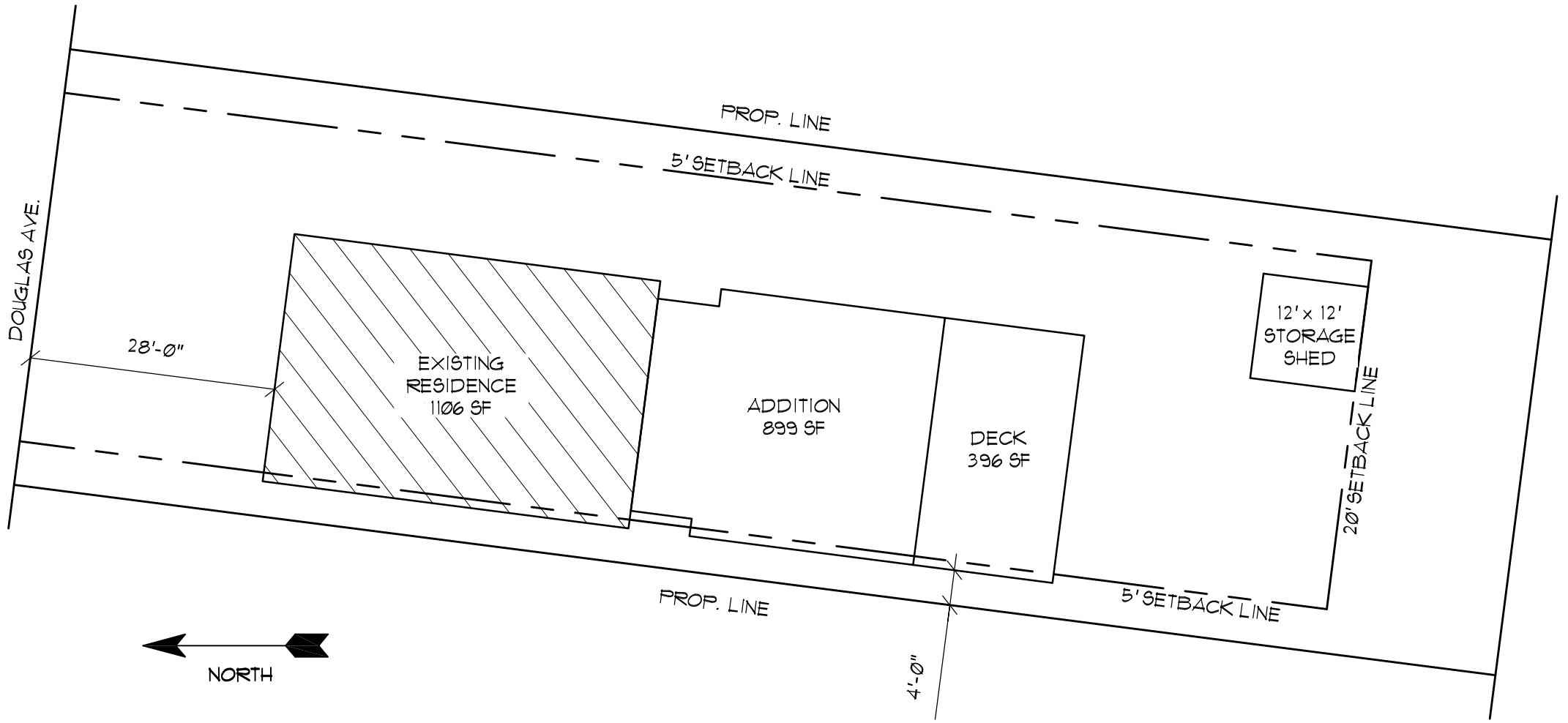
CONSTRUCTION DRAWINGS

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

A104

RIGHT ELEVATION



01 SITE PLAN

Scale: 1/16"=1'-0"

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SCALE: 1/16"=1'-0"

A105

SITE PLAN