



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 2203 25th Avenue South June 18, 2014

Application: New construction—infill; Setback determination
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10415003300
Applicant: Manuel Zeitlin
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant is proposing to alter a non-contributing structure with a new front porch addition, a change to the roof form, and a rear addition. The result will be a new form and design, and therefore staff is reviewing the project as if it were infill. The rear addition requires a setback determination. Base zoning requires that the primary structure be a minimum of twenty feet (20') from the rear property line, but the proposed rear addition will be just ten feet (10') from the rear property line.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the asphalt shingle color and the porch floor material;
2. The depth of the front porch be increased to six feet (6');
3. The HVAC units be placed in the rear, or on a side façade behind the midpoint of the house.

With these conditions, staff finds that the project meets Sections II.B. and III.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

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.

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.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.

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.

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.

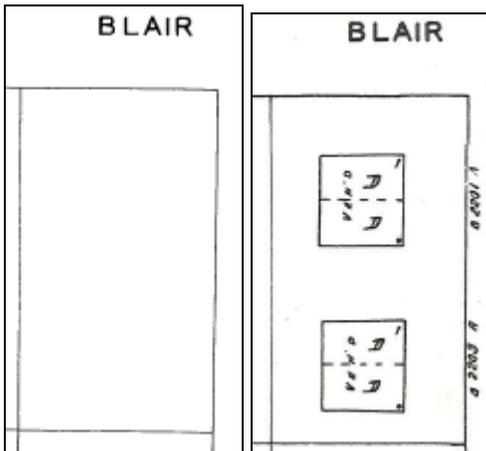
III.B.2 Demolition is Appropriate

- 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 D of the historic zoning ordinance.

Background: 2203 25th Avenue South is duplex located between Ashwood Avenue and Blair Boulevard (Figure 1). The structure was constructed c. 1955, later than the majority of the houses in the area. It is a non-contributing building. It has a smooth face concrete block foundation and has no overhanging eaves. While most of the historic structures in the neighborhood face the east-west streets, 2203 and its neighbor at 2201 25th Avenue South face the north-south streets. These two structures were developed on what is generally one lot for the neighborhood, and therefore they have unusually shallow depths (see Figures 2 & 3).



Figure 1. 2203 25th Avenue South



Figures 2 & 3. The lot containing 2201 and 2203 25th Avenue South was vacant in the 1932 Sanborn map (left), and the two structures appear on the 1959 Sanborn map (right).

Analysis and Findings: The applicant is proposing to alter a non-contributing structure with a new front porch addition, a change to the roof form, and a rear addition. The result will be a new form and design, and therefore staff is reviewing the project as if it were infill. The rear addition requires a setback determination. Base zoning requires that the primary structure be a minimum of twenty feet (20') from the rear property line, but the proposed rear addition will be just ten feet (10') from the rear property line.

Partial Demolition: The project involves substantial demolition to the existing structure, including removing the existing roof form, altering the window and door pattern on the front façade, removing the front porch, altering the side window patterns, and demolishing the exterior back wall of the house. Because the house is a non-contributing structure, staff finds that the partial demolition meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The project will create a taller one-and-a-half story structure. The new design will have an eave height similar to the existing eave height, which is approximately nine feet, six inches (9'6") from grade. Its foundation height will match the existing foundation height, and will be approximately one foot (1') tall at its highest point in the front. The house's ridge height will be approximately twenty-six feet, seven

inches (26'7") above the foundation, with an average height from grade of approximately twenty-seven feet, seven inches (27' 7"). Staff finds that this height meets the historic context, where the historic structures range in height from about twenty feet to thirty-two feet (20'-32').

The existing structure is approximately thirty-four feet, three inches wide (34'3") wide, and the new design will retain this width. The addition will create a full-width front porch that will not extend any further than the existing porch/stoop. At the rear, ten feet will be added, which will increase the depth of the entire house, including the porch, to fifty-one feet (51'). Staff finds that the project's height, width, depth, and scale matches the historic context, and meets section II.B.1.a. and b. of the design guidelines.

Setback & Rhythm of Spacing: The side setbacks will not change with the proposed alterations and expansion of the house. The structure will be more than fifteen feet (15') from both side property lines. The applicant is requesting a change to the rear setback. With the rear addition, the rear setback is proposed to be ten feet (10'), but bulk zoning requires twenty feet (20'). Staff finds the ten foot (10') setback to be appropriate for several reasons. The lot is irregularly shaped for this portion of the Hillsboro-West End neighborhood and is unusually shallow at ninety-feet (90'). Most lots nearby are approximately one hundred and sixty feet (160') deep. The rear property line for this structure is the side property line for the property at 2503 Blair Boulevard, and typically side property setbacks are just five feet (5'). In addition, the addition is just one-and-a-half stories and is appropriately scaled, and therefore the proposed setback will not significantly affect neighboring properties. Lastly, in October 2013, the MHZC approved a similar setback for the house next door at 2201 25th Avenue South (Figures 4 & 5). Staff finds that the setback determination, in this instance, is appropriate and meets section II.B.1.c. of the design guidelines.



Figures 4 & 5 show the addition to 2201 25th Avenue South, which has a similar rear setback to the proposed addition for 2203 25th Avenue South.

Materials: The additions to the existing structure will primarily be brick, like the existing structure. The existing brick will be retained to the extent possible. The old and the new brick will be painted so as to provide a uniform look (MHZC does not review painting of brick in conservation overlays). The new sections of the house will have a smooth face block foundation to match the existing, and the entire foundation will have a parge coat over it. The windows and door will be selected from the Marvin Integrity line, which the Commission has approved in the past. The shingles will be fiberglass, and staff asks to approve the shingle color. The dormers and the rear wall of the house will be clad in four inch (4") smooth fiber cement siding. The porch columns will be wood, and material of

the porch floor was not indicated. All trim will be wood or cement fiberboard. With the staff's approval of the shingle color and the porch floor material, staff finds that the proposed materials meet section II.B.1.d. of the design guidelines.

Roof form: The new roof form will be a side gable with a slope of 8/12, which is a common roof form in the historic overlay. The house will have both a front and a rear shed dormer with a slope of 4/12. The dormers are both set back a minimum of two feet (2') from the wall below, are inset at least two feet (2') from the side walls, and are located below the ridge of the house. Staff finds that the project's roof forms meet section II.B.1.e. of the design guidelines.

Orientation: The structure will continue to be oriented towards 25th Avenue South, which is appropriate. The duplex will have two entrances situated on the center of the front façade, both of equal prominence. The project will retain the central walkway leading from the street to the front porch. The new, extended front porch is proposed to only be five feet (5') deep, which is the same depth of the existing stoop. The design guidelines ask that porches be a minimum of six feet (6') deep, and staff therefore asks that the porch be increased in depth to six feet (6'). There is an existing curb cut and driveway, and the plans do not indicate any change to this existing driveway. With the increase in the porch's depth, staff finds that the project meets section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The project does involve altering the existing window and door openings. The window openings 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. of the design guidelines.

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 units 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. of the design guidelines.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the asphalt shingle color and the porch floor material;
2. The depth of the front porch be increased to six feet (6');
3. The HVAC units be placed in the rear, or on a side façade behind the midpoint of the house.

With these conditions, staff finds that the project meets Sections II.B. and III.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Additional Photos:



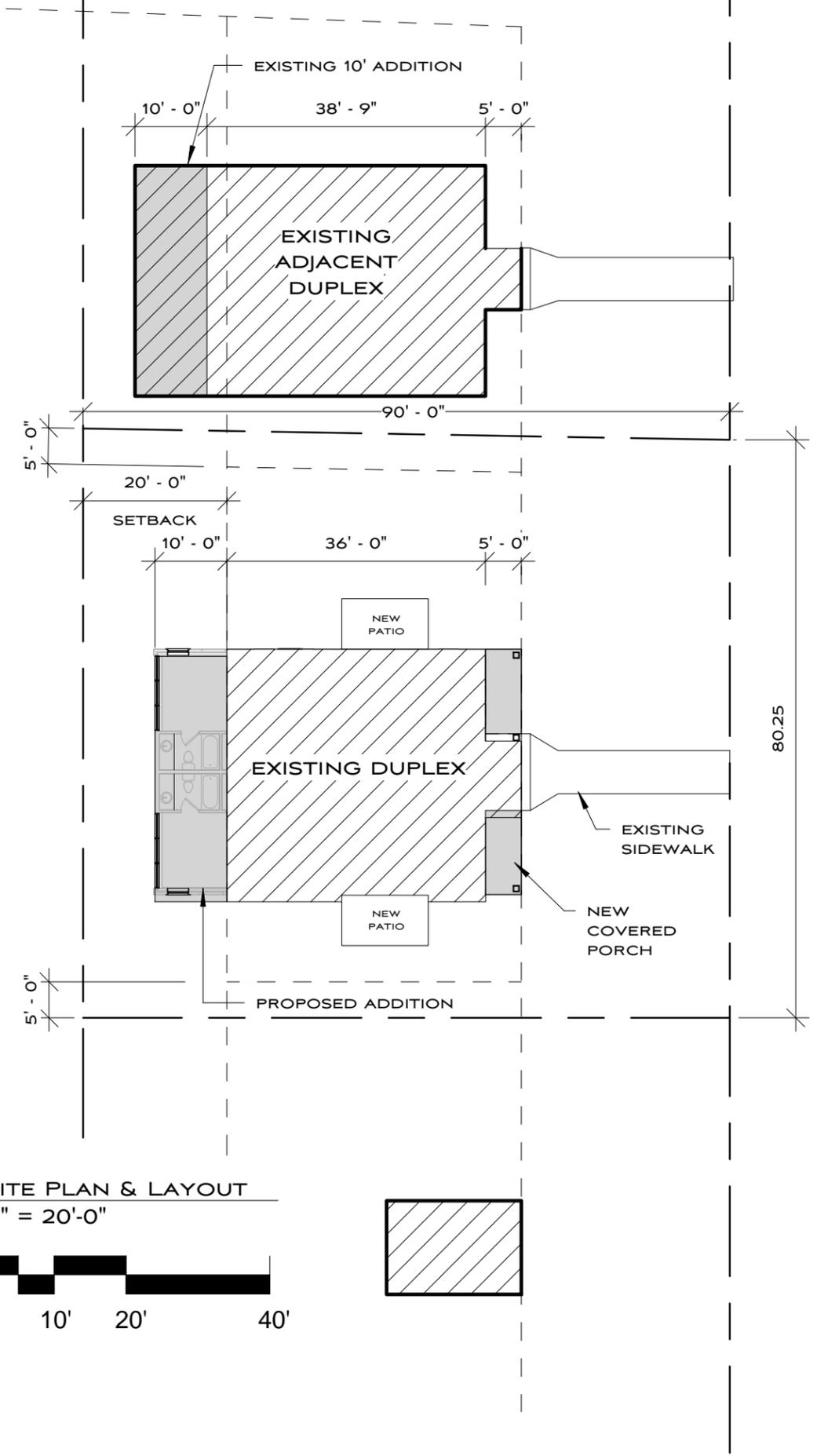
Existing right side elevation



Existing rear and rear elevations



Existing left elevation



SHEET INDEX

- A1 SITE PLAN
- A2 ELEVATIONS
- A3 MAIN LEVEL FLOOR PLAN
- A4 UPPER LEVEL FLOOR PLAN
- A5 PHOTOS

25TH AVENUE

TWO SIDE BY SIDE APARTMENTS AT 1338 S.F. EACH

FIRST FLOOR EXISTING	597 S.F.
FIRST FLOOR 10' ADDITION	190 S.F.
UPPER FLOOR (1 1/2 STORY FINISHED OUT)	551 S.F.

OWNER :
JIM FOLGERT

CONTACT / ARCHITECT:
MANUEL ZEITLIN
MANUEL ZEITLIN ARCHITECTS
516 HAGAN ST. , STE. 100
NASHVILLE, TN 37203

(615) 256-2880



2203 25TH AVE S
NASHVILLE, TN 37212
SITE PLAN

HISTORIC SUBMITTAL
5-31-14

A-1

1452

MANUEL ZEITLIN ARCHITECTS

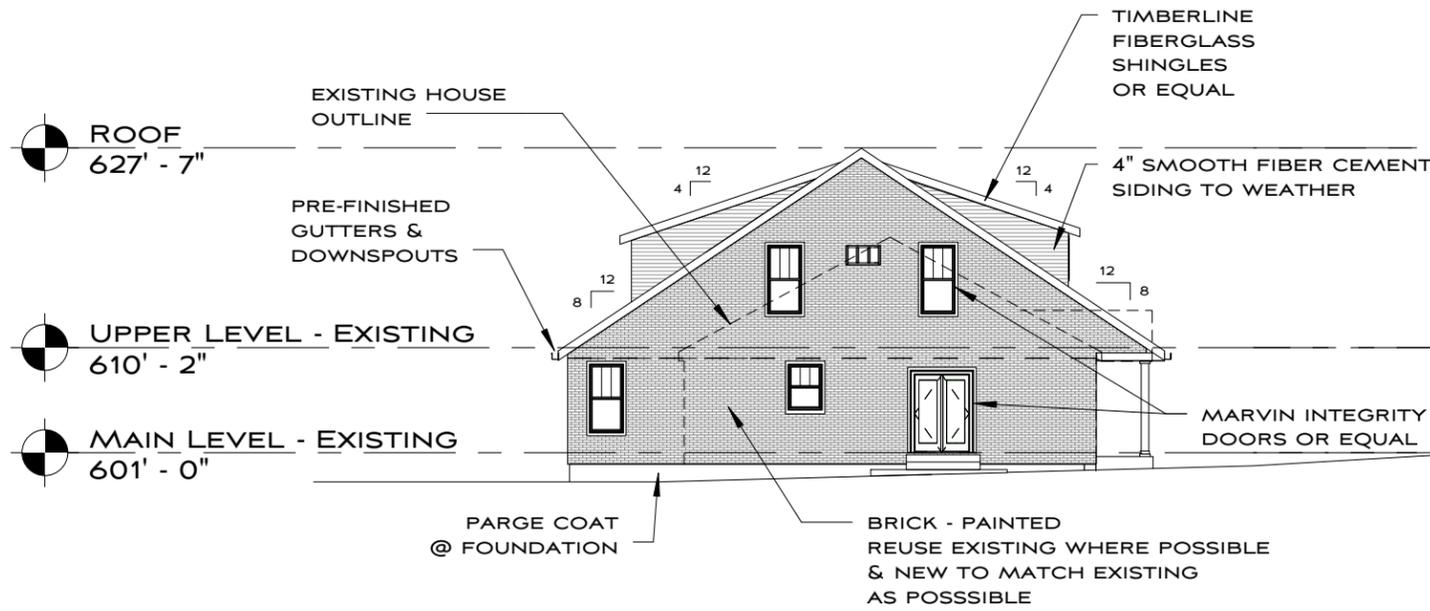


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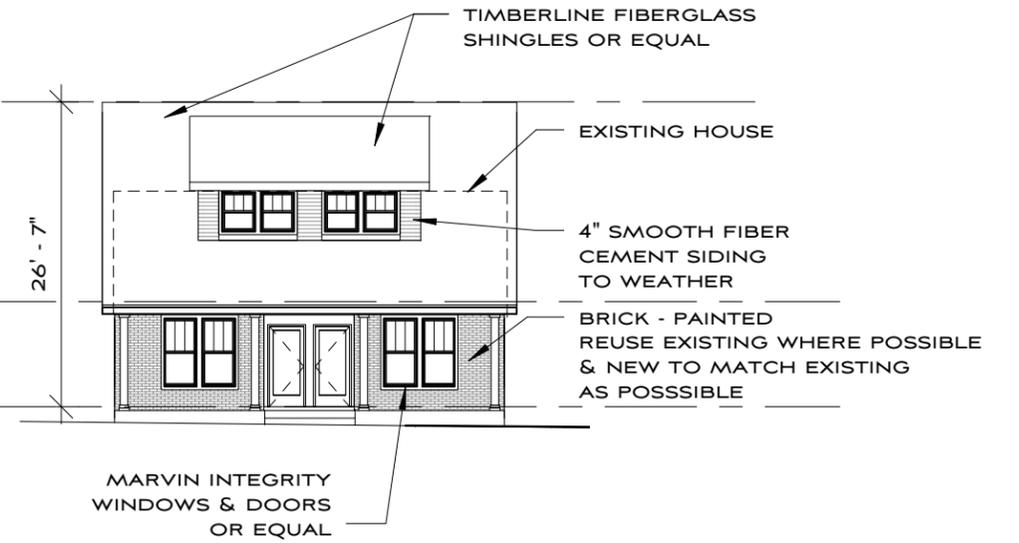
516 HAGAN ST, STE. 100, NASHVILLE, TN 37203

1 SITE PLAN & LAYOUT
1" = 20'-0"

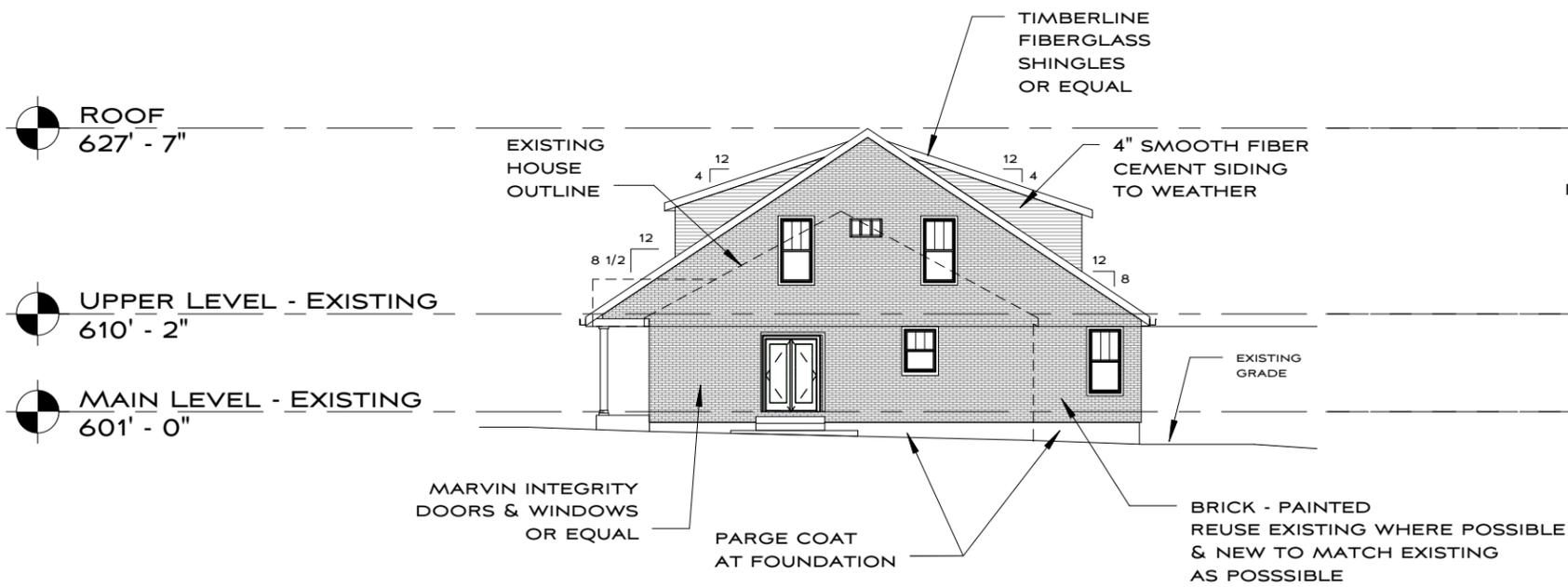




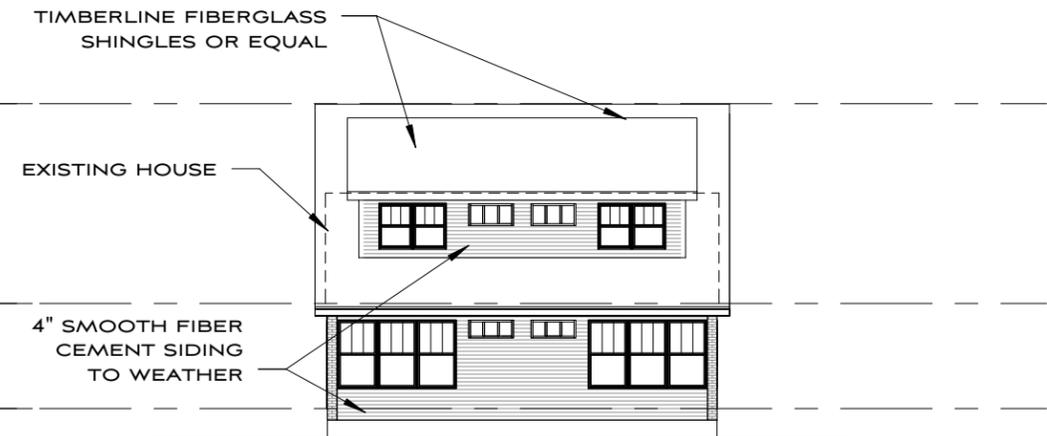
1 EAST ELEVATION - PROPOSED
1/16" = 1'-0"



3 STREET ELEVATION - PROPOSED
1/16" = 1'-0"



2 WEST ELEVATION - PROPOSED
1/16" = 1'-0"



4 SOUTH ELEVATION - PROPOSED
1/16" = 1'-0"

2203 25TH AVE S
NASHVILLE, TN 37212
ELEVATIONS

HISTORIC SUBMITTAL
5-31-14

A-2

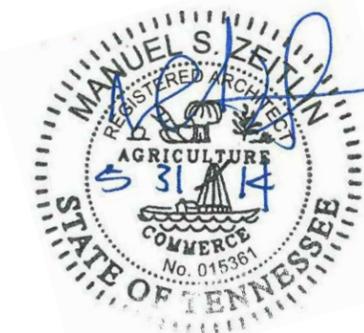
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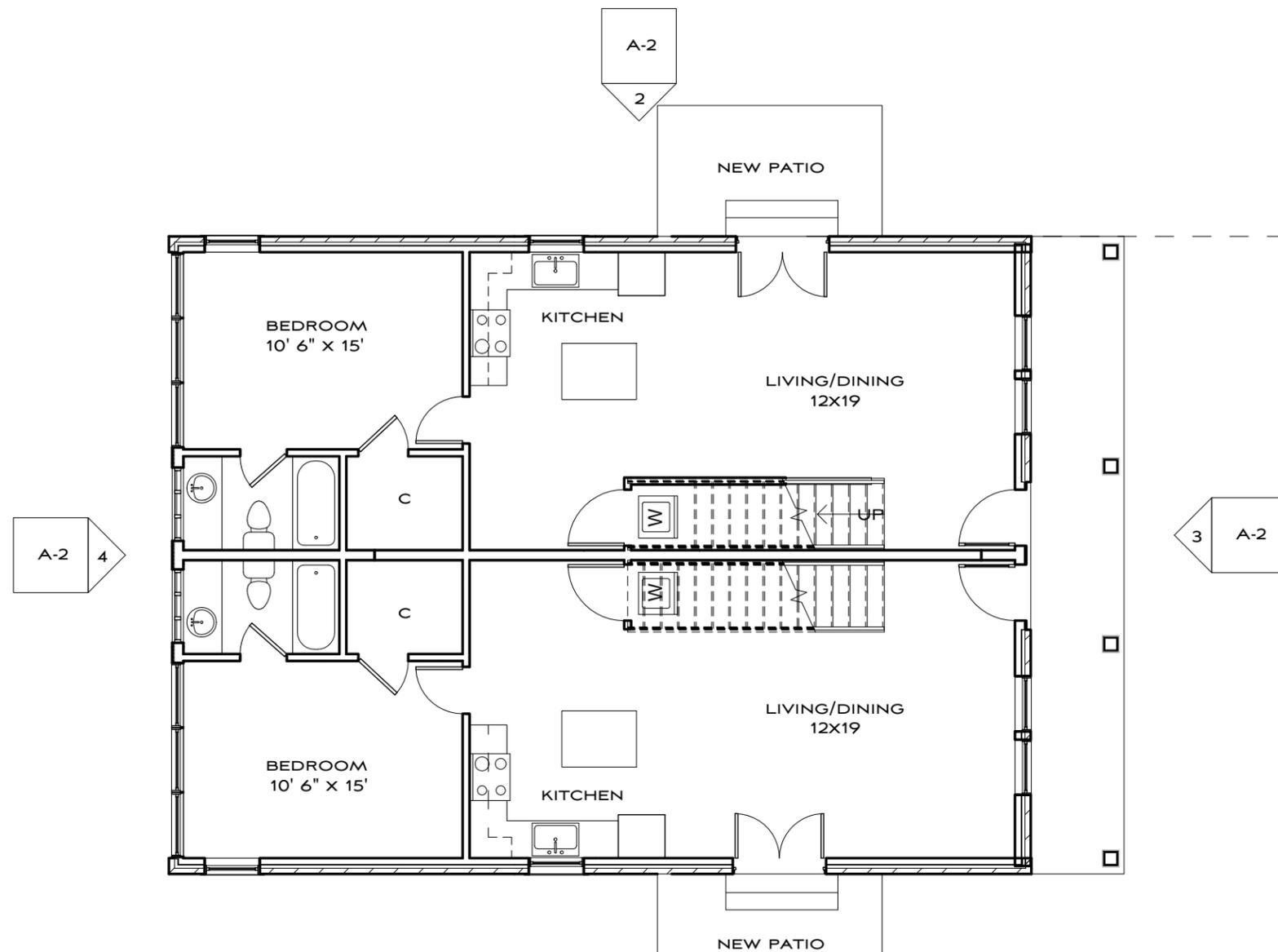
MANUEL ZEITLIN ARCHITECTS



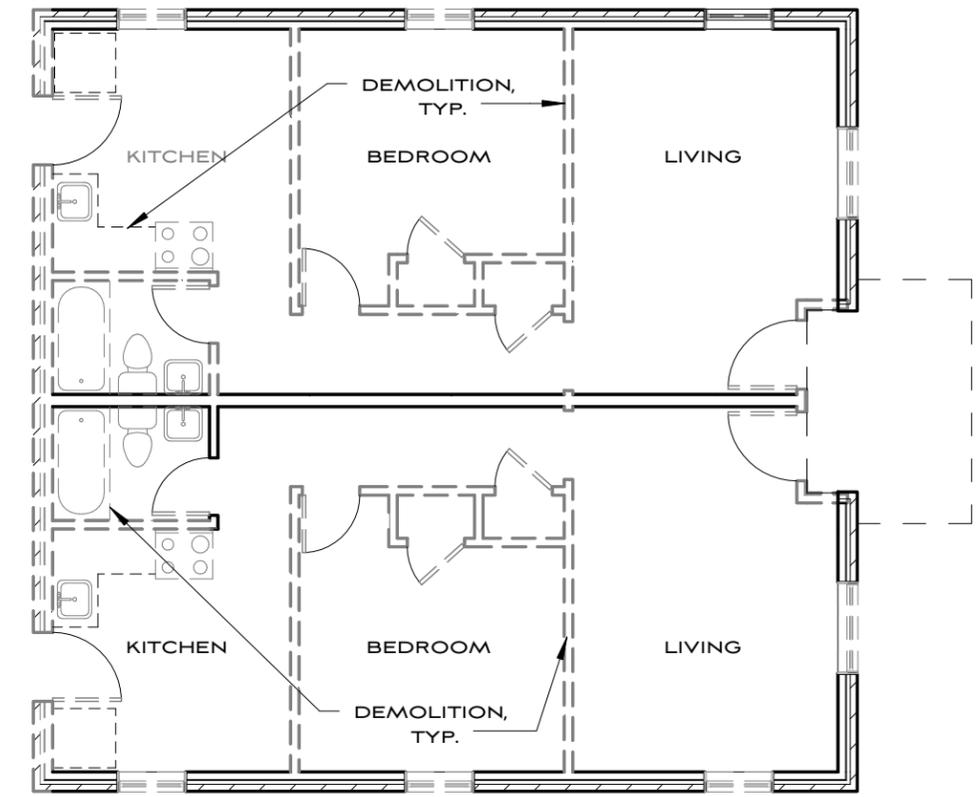
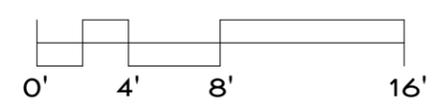
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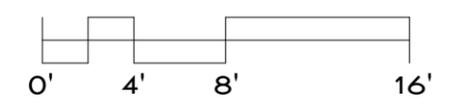




1 MAIN LEVEL - PROPOSED
1/8" = 1'-0"



2 MAIN LEVEL - EXISTING
1/8" = 1'-0"



2203 25TH AVE S
NASHVILLE, TN 37212
MAIN LEVEL PLAN

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HISTORIC SUBMITTAL
5-31-14

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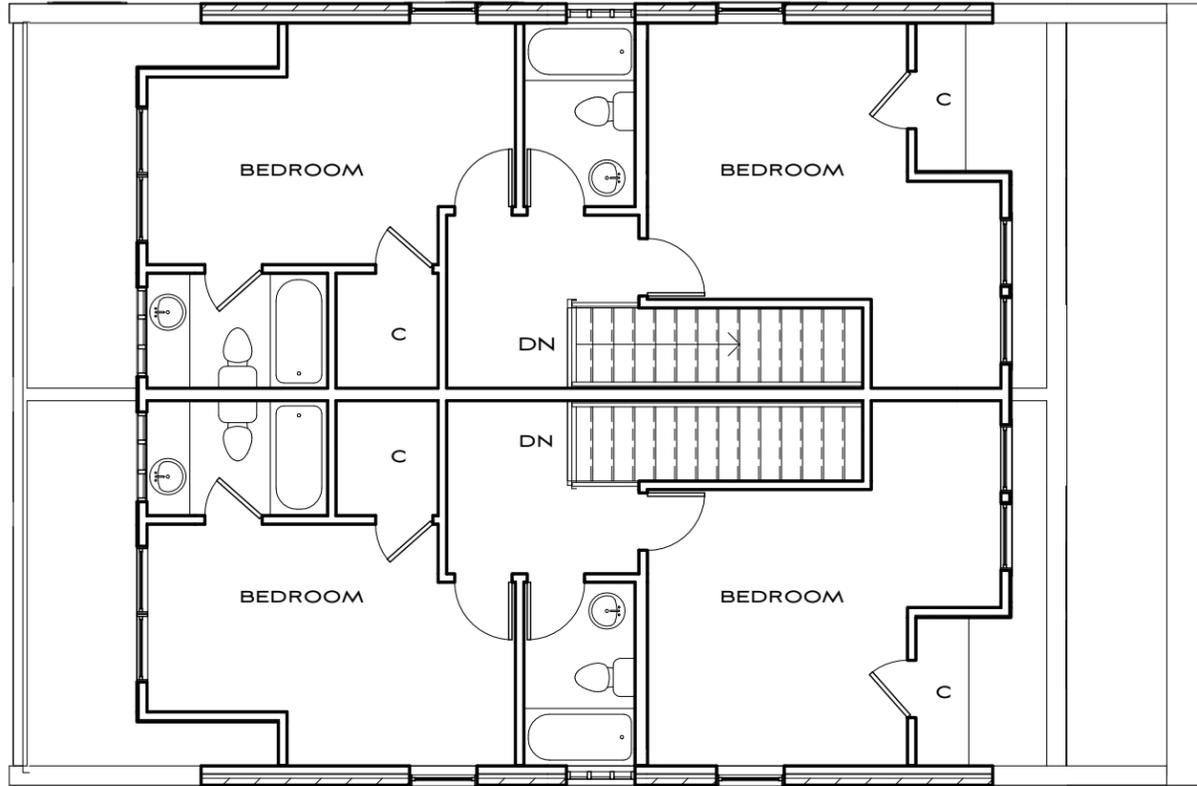
MANUEL ZEITLIN ARCHITECTS



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516 HAGAN ST., STE. 100, NASHVILLE, TN 37203

A-2
2



A-2
4

3
A-2



1 UPPER LEVEL - PROPOSED
1/8" = 1'-0"

1
A-2

2 UPPER LEVEL - EXISTING
1/8" = 1'-0"

2203 25TH AVE S
NASHVILLE, TN 37212

SECOND FLOOR
PLAN

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A-4

1452



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EXISTING STREET VIEW



EXISTING SIDE VIEW



EXISTING ADJACENT NEIGHBOR



EXISTING NEIGHBORHOOD EXAMPLE



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PHOTOS

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5-31-14

A-5

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