



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
1303 Edgewood Place
July 16, 2014

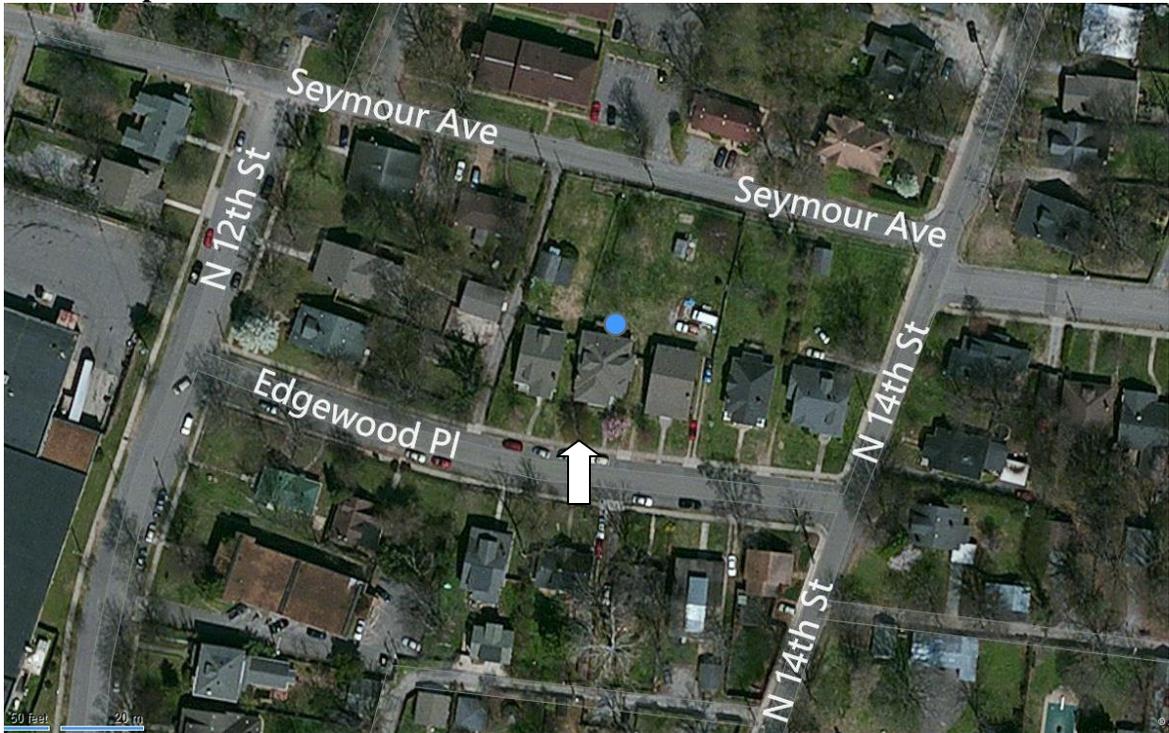
Application: New construction—addition and outbuilding; Setback determination.
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08305025700
Applicant: Preston Quirk, architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant proposes to construct a rear addition and an outbuilding. The outbuilding requires a setback determination for the rear setback. Because the outbuilding’s footprint is over seven hundred square feet (700 sq. ft.) and because the rear property line faces Seymour Avenue, not an alley or a shared property line, base zoning requires that the outbuilding be placed twenty feet (20’) from the rear property line. The applicant is proposing to place the outbuilding just ten feet (10’) from the rear property line.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff approve the foundation material and all window and door specifications prior to purchase and installation; and 2. The HVAC unit be placed on the rear façade, or on a side façade beyond the midpoint of the house. <p>With these conditions, staff finds that the project meets Section II.B. of the <i>Eastwood Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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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. R o o f S h a p e

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. O r i e n t a t i o n

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. P r o p o r t i o n a n d R h y t h m o f O p e n i n g s

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.

h . O u t b u i l d i n g s

- 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.

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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

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 dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

Siding and 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. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

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

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:

1. *where they are a typical feature of the neighborhood*
2. *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.*

i. 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.

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.)*

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

- Additions should follow the guidelines for new construction.

Background: 1303 Edgewood Place is a c. 1925 brick bungalow that contributes to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1303 Edgewood Place.

Analysis and Findings:

The applicant proposes to construct a rear addition and an outbuilding. The outbuilding requires a setback determination for the rear setback. Because the outbuilding's footprint is over seven hundred square feet (700 sq. ft.) and because the rear property line faces

Seymour Avenue, not an alley or a shared property line, base zoning requires that the outbuilding be placed twenty feet (20') from the rear property line. The applicant is proposing to place the outbuilding just ten feet (10') from the rear property line.

Height & Scale: The rear addition has an eave height that matches that of the historic house, but its ridge height is lower than that of the historic house. The historic house has a ridge height of approximately twenty-five feet (25'). The addition ties into the back of the house at a height of approximately sixteen feet (16'), and has a maximum ridge height of nineteen feet (19'). Staff finds that the addition's height meets the design guidelines.

The addition is appropriately inset from the historic house on both sides, and is no wider than the historic house. On the right side, the addition is inset approximately eighteen inches (18") for a depth of approximately eighteen inches (18"). After that point, the addition extends out five feet



Figure 2. The addition will extend to the width of this bay.

(5') to line up with the width of the historic house's protruding bay (Figure 2). On the left side, the addition is inset approximately six feet (6') at the back of the historic house, and then steps in another four feet, six inches (4'6") further back in order to meet the five foot (5') side setback. The addition is approximately fifty-six feet, ten inches (56'10") deep. The total footprint for the addition is approximately one thousand, eight hundred and seventy-six square feet (1,876 sq. ft.), which is slightly larger than the footprint of the historic house, which is approximately one thousand, eight hundred and twenty-six square feet (1,826 sq. ft.). Staff finds the slightly larger footprint to be appropriate in this instance because the addition is over five feet (5') shorter than this historic house, it is no wider than the historic house, and it steps in appropriately. Overall, the addition is subordinate to the historic house, and staff therefore find that the addition meets Sections II.B.1.a., II.B.b., and II.B.2. of the design guidelines.

Location & Removability: The addition is located at the rear of the structure, and is inset appropriately on both sides, thereby preserving the original form of the historic house. The roof connection of the addition to the historic house happens approximately nine feet (9') below the house's ridge, which preserves most of the historic house's roof form. If the addition were to be removed in the future, a significant portion of the historic house would remain. Staff finds that the addition meets Sections II.B.2.a and d. of the design guidelines.

Design: The addition is distinguished from the historic house with the inset, change in materials, and lower roof height. At the same time, the addition's massing, height, scale, roof form, and fenestration pattern are all compatible with the historic structure and do

not distract from its character. Staff therefore finds that the addition meets Sections II.B.2.a and e. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all the base zoning setbacks and is located entirely behind the historic house. Staff therefore finds that it meets Section II.B.1.c. and II.B.2. of the design guidelines.

Materials: No major changes to the historic house's materials were indicated on the drawings. The addition will be primarily clad in smooth face cement fiberboard with a five inch (5") reveal. The trim will be wood or cement fiberboard. The foundation material was not indicated, and staff asks to approve the foundation material prior to purchase and construction. 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 porch section of the addition will be enclosed with screens and will incorporate wood columns and wood rails and balusters. With the staff's final approval of the foundation material and the windows and doors, staff finds that the materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The historic house has a hipped roof form with a slope of 9/12. The proposed addition ties into the historic house with a 3/12 hipped connector, and addition's primary roof form will be hipped with a slope of 6/12. Staff finds that the proposed roof form is compatible with the historic house's roof form and meets Section II.B.1.e. and II.B.2. of the design guidelines.

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. and II.B.2. 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 be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The applicant is proposing to construct a one-story garage that is twenty-four feet (24') deep and thirty feet (30') wide, or seven hundred and twenty square feet (720 sq. ft.). The outbuilding's eave height will be nine feet (9'), and its ridge height will be eighteen feet (18'), both of which are subordinate to the historic house. The garage will be located in the rear of the property, and will be accessed via Seymour Avenue, which is at the rear property line. Because many of the historic houses on the north side of Edgewood Place are situated on lots that extend through to Seymour Avenue, and because there are no historic houses facing this block of Seymour Avenue, staff finds that the location and orientation of the garage are appropriate (Figure 3).



Figure 3. Looking west down Seymour Avenue from N. 14th St. The arrow shows the approximate location of the rear yard of 1303 Edgewood Place.

The outbuilding will be located over five feet (5') from the two side property lines, thereby meeting the base zoning setbacks. The outbuilding requires a setback determination for the rear setback. Because the outbuilding's footprint is over seven hundred square feet (700 sq. ft.) and because the rear property line faces Seymour Avenue, not an alley or a shared property line, base zoning requires that the outbuilding be placed twenty feet (20') from the rear property line. The applicant is proposing to place the outbuilding just ten feet (10') from the rear property line. Staff finds this to be appropriate because historically, outbuildings were located on or near the rear property lines. In addition, there are other outbuildings along the north side of Seymour Avenue that are situated less than twenty feet (20') from the rear property line (see Figure 3).

The garage will have a hipped roof form with a slope of approximately 6/12. Its materials will be similar to those proposed for the addition, and include smooth-face cement fiberboard with a five inch (5") reveal, metal garage doors, wood windows, and fiberglass shingles to match the color of the house's shingles. The garage's proportion and rhythm of openings are appropriate for an outbuilding. Staff finds that the proposed outbuilding meets Section II.B.1.h. of the design guidelines.

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

1. Staff approve the foundation material and all window and door specifications prior to purchase and installation; and
2. The HVAC unit be placed on the rear façade, or on a side façade beyond the midpoint of the house.

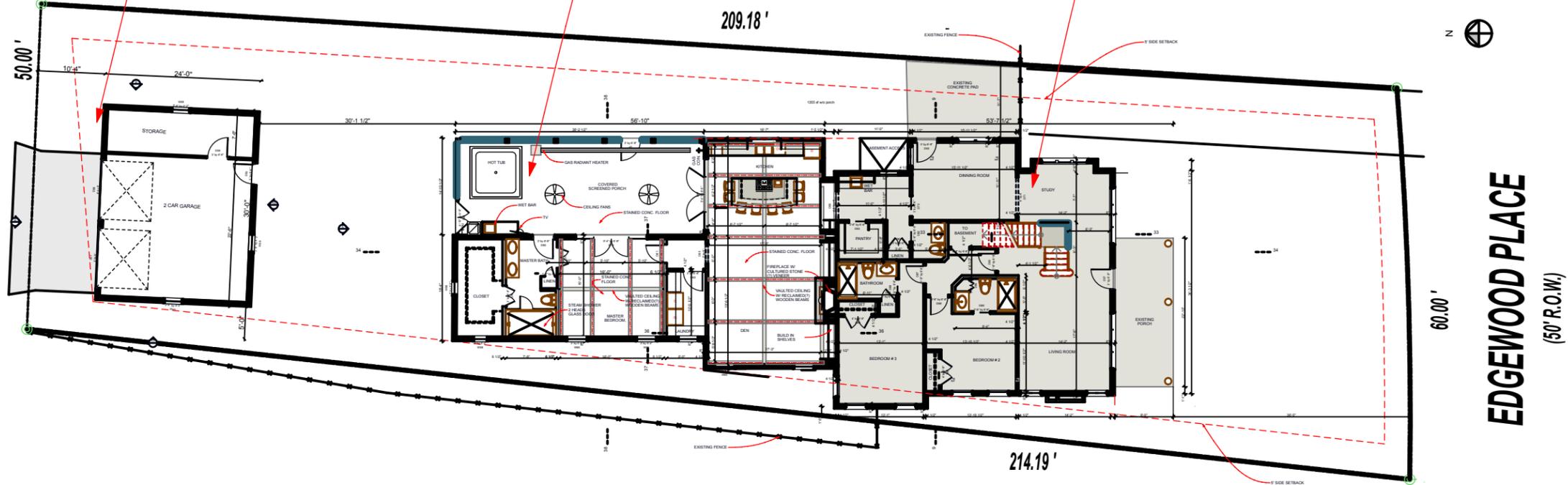
With these conditions, staff finds that the project meets Section II.B. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

SEYMOUR

new garage

new addition

existing house



EDGEWOOD PLACE
(50' R.O.W.)

1 SITE PLAN
SCALE: 1" = 20'

2821 BERRY HILL DRIVE
NASHVILLE, TN 37204
Phone: (615) 288-9248 Fax: (615) 627-1288
email: quirkdesigns@comcast.net

QUIRK DESIGNS

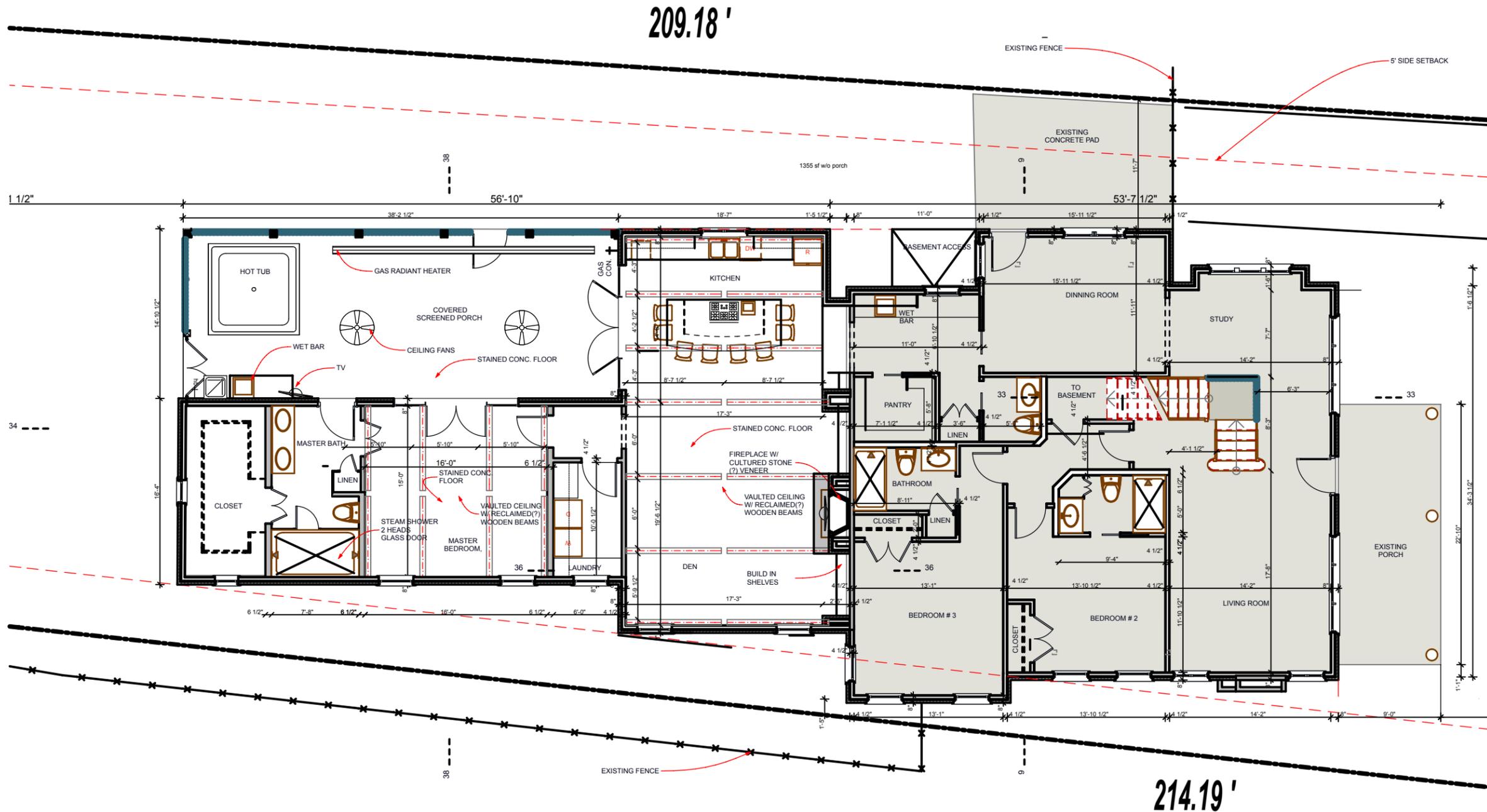
Addition to Residence
Roland Adams & Shane Pendley
1303 Edgewood Place
Nashville, TN 37206

DATE: 7/2/14
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QUIRK DESIGNS

SITE PLAN

A1
SHEET 12



2821 PERRY HILL DRIVE
 NASHVILLE, TN 37204
 Phone: (615) 288-9248 Fax: (615) 627-1288
 email: out@quirkdesigns.com



Addition to Residence
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 Nashville, TN 37206

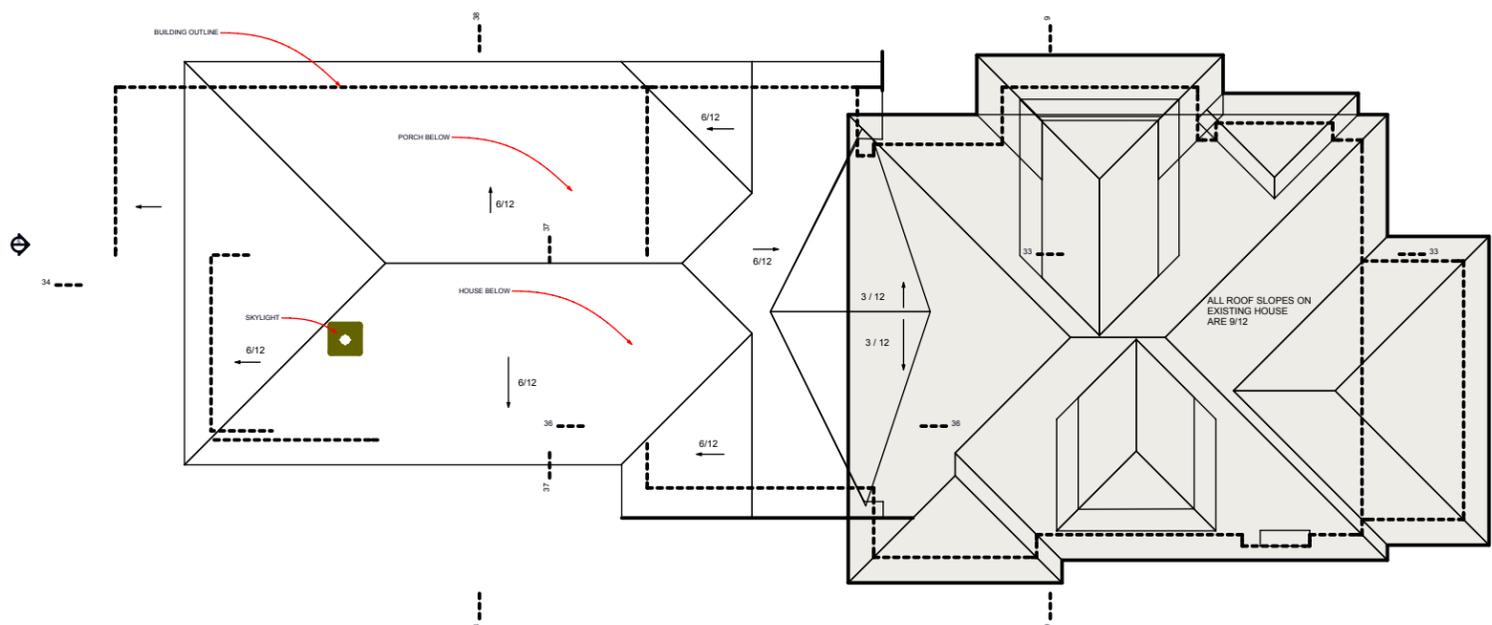
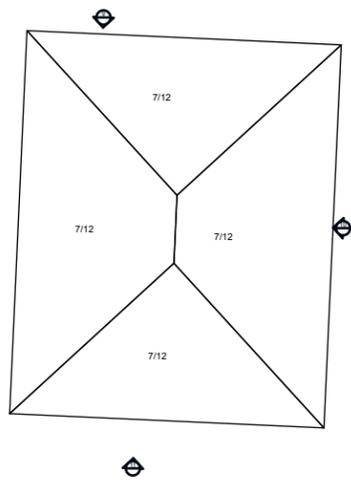
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1ST FLR PLAN

A2
 SHEET 13

1 1ST FLR PLAN
 SCALE: 1" = 10'



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

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NASHVILLE, TN 37204
Phone: (615) 288-9248 Fax: (615) 627-1288
email: quirkdesigns@comcast.net

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ROOF PLAN

A4
SHEET 15



1 FRONT ELEV
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"

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NASHVILLE, TN 37204
Phone: (615) 288-9248 Fax: (615) 627-1288
email: quirkdesigns@comcast.net

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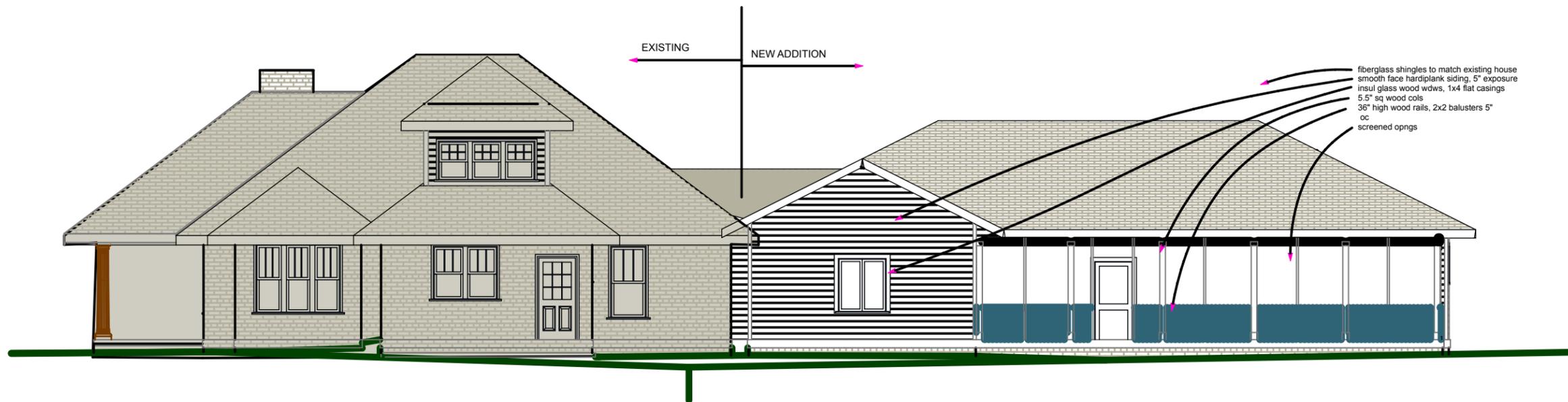
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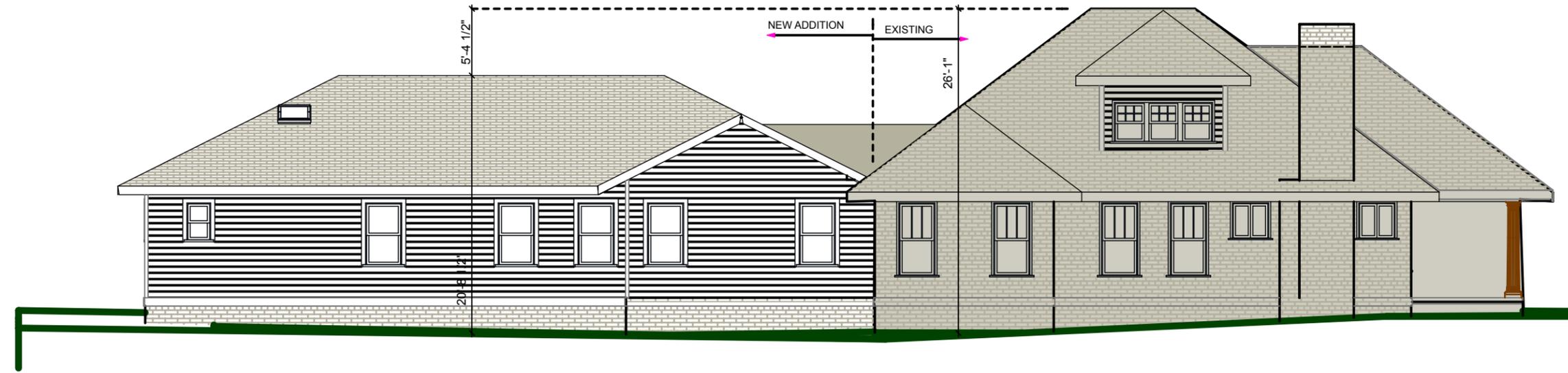
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F, R ELEVATIONS

A5
SHEET 16



2 RIGHT ELEVATION
SCALE: 1" = 10'



1 LEFT ELEVATION
SCALE: 1" = 10'

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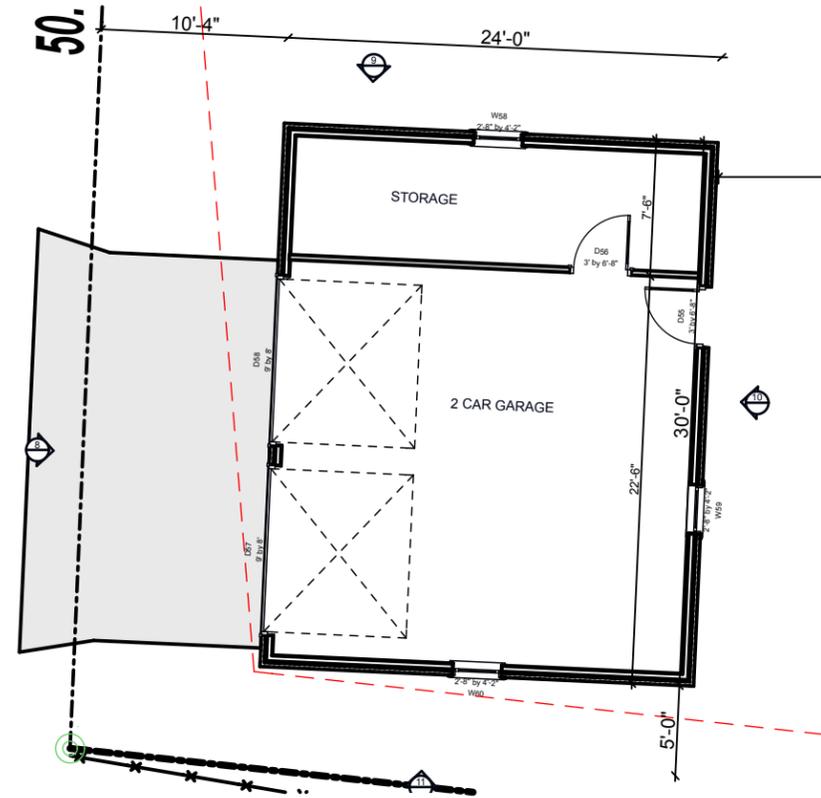
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SIDE ELEVATIONS

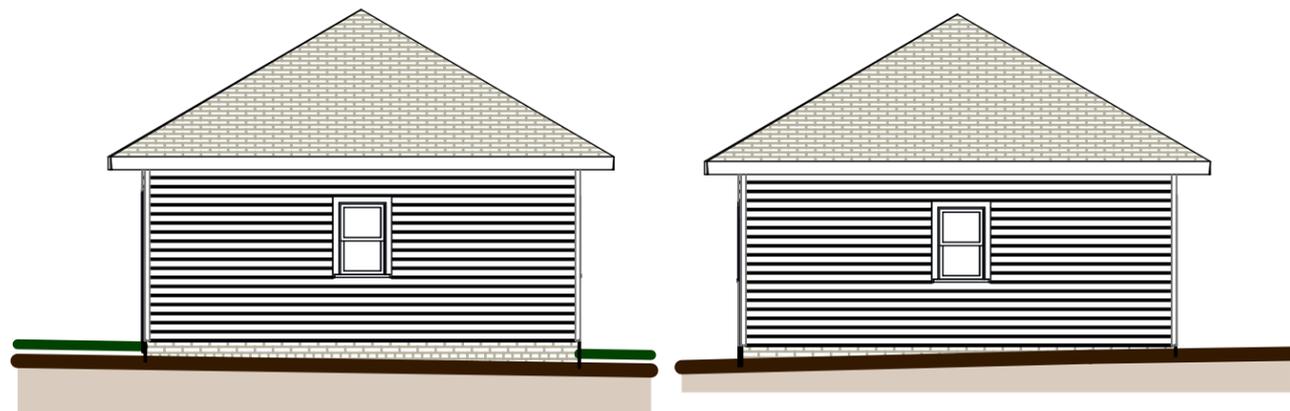
A6
SHEET 17



5 GAR - FACING HOUSE
SCALE: 1" = 10'

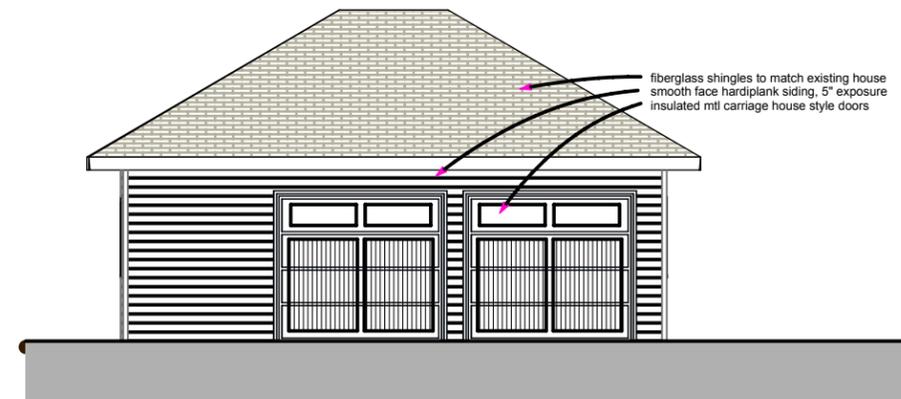


1 GARAGE PLAN
SCALE: 1" = 10'



4 GAR ELEV - WEST
SCALE: 1" = 10'

3 GAR ELEV - EAST
SCALE: 1" = 10'



2 REAR ELEV - GAR
SCALE: 1" = 10'