



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

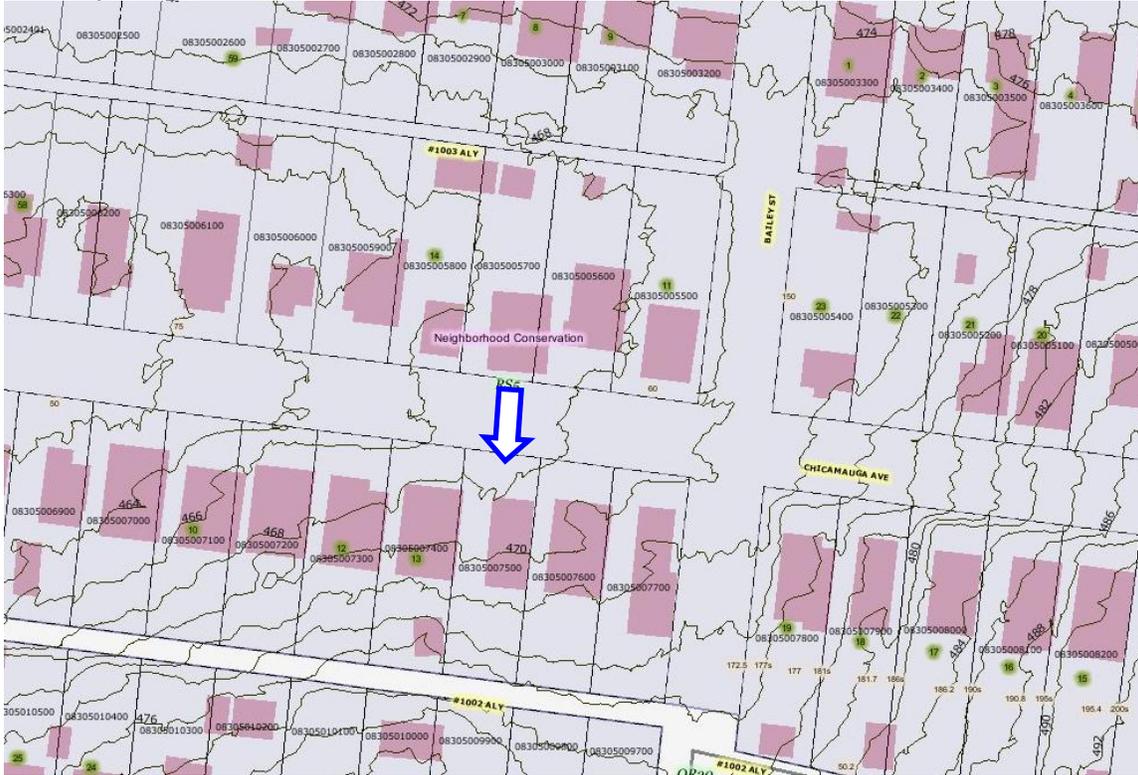
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1026 Chicamauga Avenue
September 17, 2014

Application: Demolition—primary structure; New construction—infill
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08305007500
Applicant: Jeff Livingston
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to demolish the primary structure on the lot and to construct new single-family infill.</p> <p>Recommendation Summary: Staff recommends approval of the demolition and infill with the following conditions:</p> <ol style="list-style-type: none"> 1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; 2. The front of the house be pushed back between four and eight feet (4' – 8'); 3. Staff approve the color of the asphalt shingle roof; 4. A walkway be added from the sidewalk to the porch steps; 5. The window openings on the left elevation, first floor, be altered to meet the historic proportion and rhythm of openings; and 6. The HVAC be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the project meets Sections II.B.1. and III.B.2. of the <i>Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: 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.

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.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1026 Chicamauga Avenue is a double-wide mobile home that was installed on the site c. 2001 (Figure 1). The structure does not contribute to the historic character of the Greenwood Neighborhood Conservation Overlay.



Figure 1. 1026 Chicamauga Avenue.

Analysis and Findings: Application is to demolish the primary structure on the lot and to construct new single-family infill.

Demolition: The existing structure on the lot is a double-wide mobile home that was installed c. 2001. The structure's date of construction, materials, lack of a foundation, lack of architectural details, and orientation away from Chicamauga Avenue do not meet the historic context of the Greenwood neighborhood. Staff therefore finds that the demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The proposed new infill will be approximately twenty-seven feet (27') above grade, with an eave height of approximately twelve feet (12') and a foundation height of approximately eighteen inches (18"). Staff asks to verify in the field that the heights of the foundation and the finished floor are compatible with the surrounding historic context. With this condition, staff finds that the overall height meets the historic context, where historic houses range in height from nineteen feet (19') to thirty feet (30').

The house will be approximately thirty-three feet, two inches (33'2") wide and forty-two feet, eleven inches (42'11") deep. This meets the historic context, where historic houses range in width from twenty-seven to forty feet (27' – 40'). Staff finds that the infill's height and scale meet Sections II.B.1.a. and b. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Setback & Rhythm of Spacing: The proposed infill will be centered on the lot and will meet all base zoning requirements for setbacks. Its front setback is situated so that the front wall of the house and its partial width front porch will match the front setbacks of the full-width front porches on either side. Staff asks that the infill be pushed back between four and eight feet (4' – 8') so that the front wall of the house either lines up with the front walls of the houses on either side, or so that the front wall of the house is halfway between the line of the neighboring front porches and the neighboring front walls. With this condition, staff finds that the infill's setback and rhythm of spacing meet Section II.B.1.c. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The primary cladding material will be five inch (5") cement fiberboard, and the trim will be wood or cement fiberboard. The foundation will be split face concrete block, and the roof will be asphalt shingles. Staff asks to approve the shingle color. The porch columns will be wood and the porch floor and steps will be concrete. The windows will be Jeld-Wen Custom Series wood windows and Plygem 100 Series Wood windows, which have been approved by the Commission in the past. The door will be a fir Craftsman door manufactured by Central Woodwork, which is appropriate. With the approval of the asphalt shingle color, staff finds that the infill's materials meet Section II.B.1.d. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof form: The primary roof form will be a side-clipped gable with a slope of 12/12. A clipped gable front dormer will have a slope of 8/12. The dormer will be situated off the ridge of the house and will be setback three feet (3') from the wall below. A rear shed dormer will have a slope of 3/12. Staff finds that the infill's roof forms meet Section

II.B.1.e. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation: The house is oriented to face Chicamauga Avenue. It has a partial-width front porch that is six feet (6') deep. Staff asks that a walkway be added from the sidewalk leading to the front entryway. No driveway was indicated on the site plans. With the addition of the walkway, staff finds that the infill's orientation meets section II.B.1.f. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The windows on the front façade meet the proportion of historic window openings, as they are at least twice as tall as they are wide, and the windows in the dormer are shorter than those on the first floor. On the side façade, staff requests that several of the window openings be altered to ensure they meet the design guidelines. On the left elevation, staff asks that the horizontal window opening in the "Great Room" be a more traditional, vertically oriented window opening. Also on the left elevation, staff asks that a window opening of at least four square feet (4 sq. ft.) be added towards the back of the house where there is an expanse of approximately seventeen feet (17') without a window or door opening. With these changes, staff finds the infill's proportion and rhythm of openings meet Section II.B.1.g. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and 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 not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Recommendation Summary: Staff recommends approval of the demolition and infill with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front of the house be pushed back between four and eight feet (4' – 8');
3. Staff approve the color of the asphalt shingle roof;
4. A walkway be added from the sidewalk to the porch steps;
5. The window openings on the left elevation, first floor, be altered to meet the historic proportion and rhythm of openings; and
6. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections II.B.1. and III.B.2. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



House to the east at 1028 Chicamauga Avenue



House to the west at 1024 Chicamauga Avenue



Looking west, showing 1028, 1030, and 1032 Chicamauga Avenue



Houses to the west, including 1024, 1022, and 1020 Chicamauga Avenue



House across the street at 1027 Chicamauga Avenue



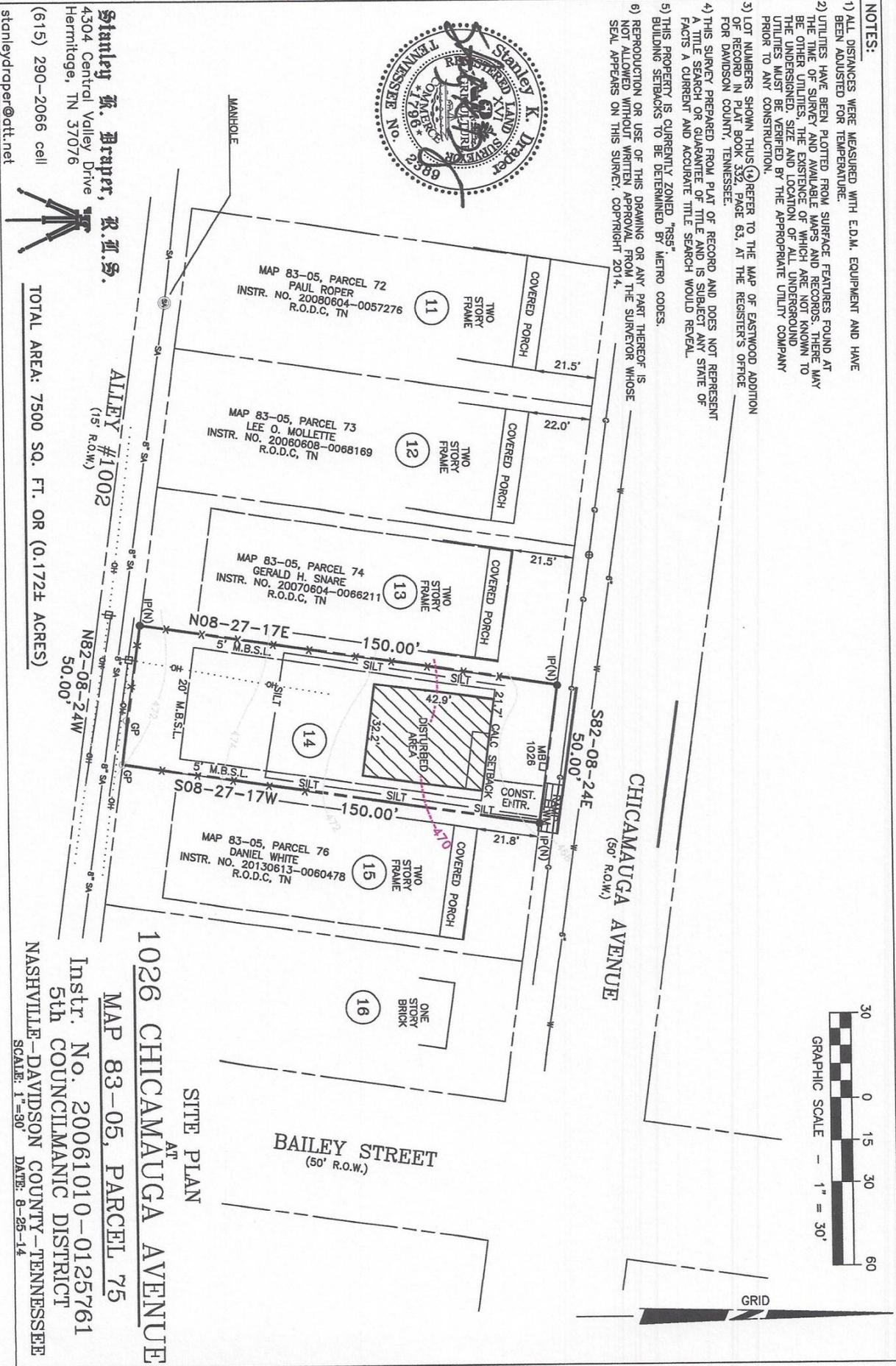
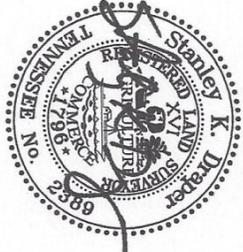
Looking west, across the street with 1023, 1025, and 1027 Chicamauga Avenue.



Looking east, across the street, showing 1027, 1029, 1031, and 1033 Chicamauga Avenue.

NOTES:

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERGROUND SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 3) LOT NUMBERS SHOWN THUS (12) REFER TO THE MAP OF EASTWOOD ADDITION OF RECORD IN PLAT BOOK 332, PAGE 63, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 4) THIS SURVEY PREPARED FROM PLAT OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WOULD REVEAL.
- 5) THIS PROPERTY IS CURRENTLY ZONED "RS3" BUILDING SETBACKS TO BE DETERMINED BY METRO CODES.
- 6) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2014.



GRID

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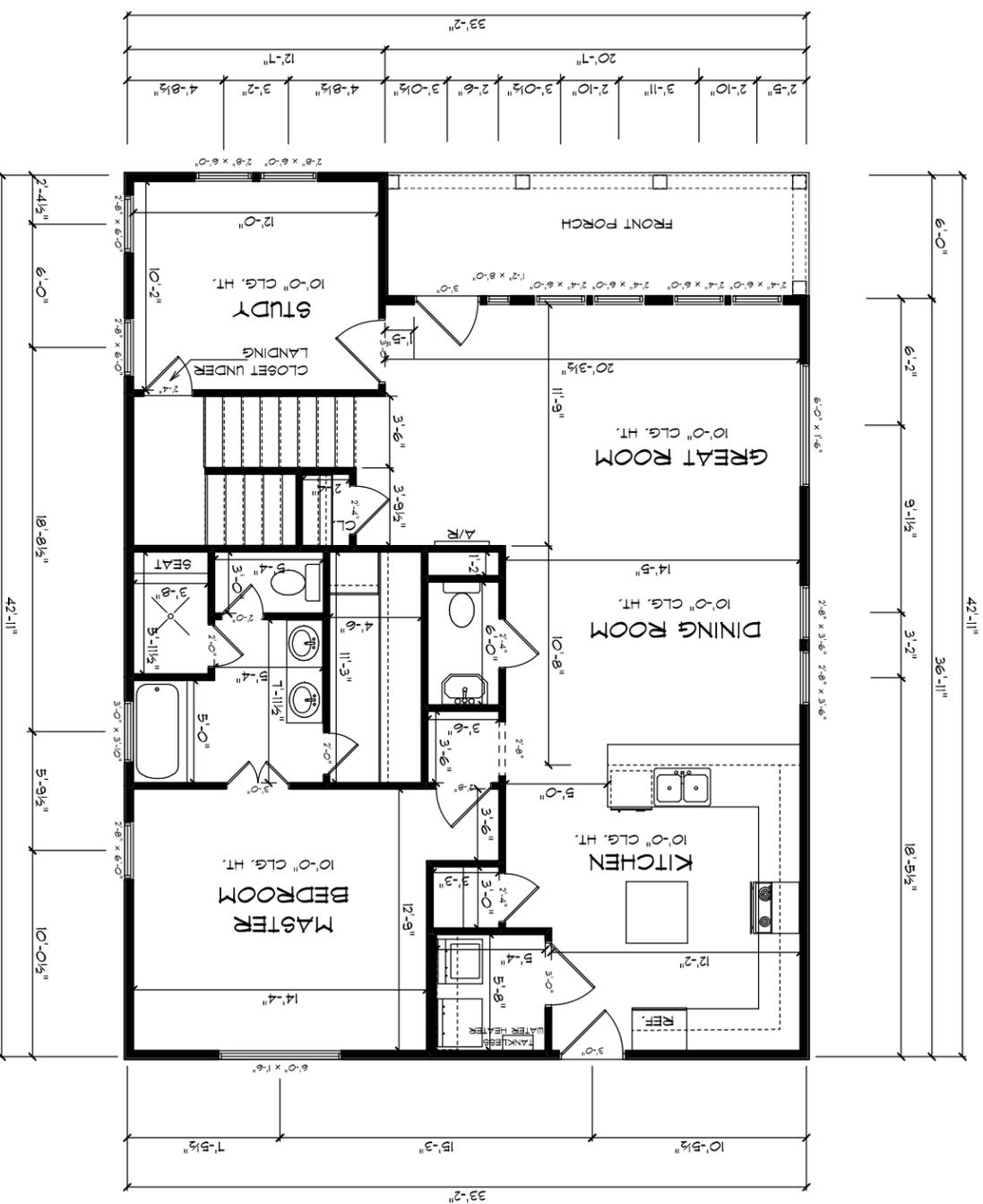
MAP 83-05, PARCEL 75
 1026 CHICAMAUGA AVENUE
 AT
 MAP 83-05, PARCEL 75
 Instr. No. 20061010-0125761
 5th COUNCILMANIC DISTRICT
 NASHVILLE-DAVIDSON COUNTY-TENNESSEE
 SCALE: 1"=30' DATE: 8-25-14

1026 CHICAMAUGA AVENUE
 AT
MAP 83-05, PARCEL 75
 Instr. No. 20061010-0125761
 5th COUNCILMANIC DISTRICT
 NASHVILLE-DAVIDSON COUNTY-TENNESSEE
 SCALE: 1"=30' DATE: 8-25-14

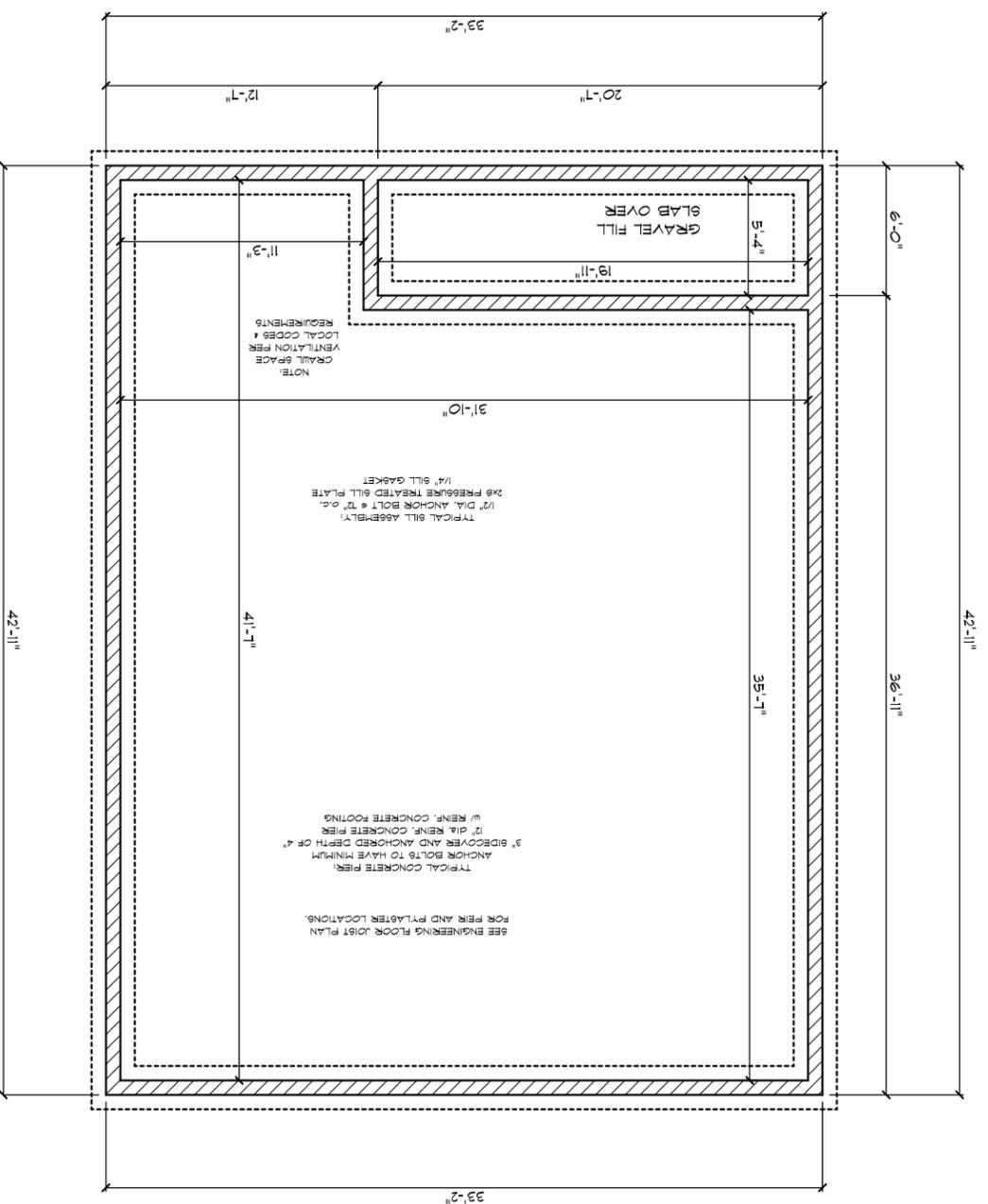
TOTAL AREA: 7500 SQ. FT. OR (0.1724 ACRES)



1ST FLOOR LAYOUT
SCALE: 1/8" = 1'-0"



FOUNDATION LAYOUT
SCALE: 1/8" = 1'-0"

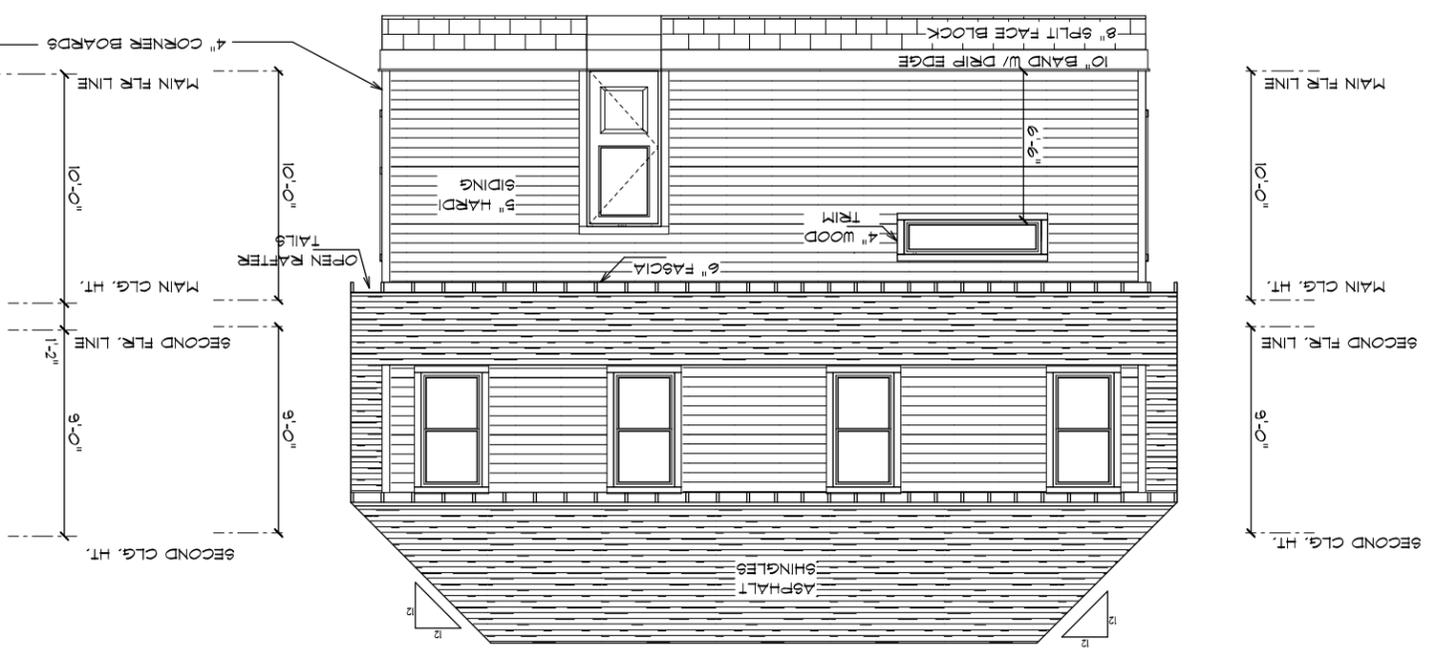


Exterior Footage		Interior Footage	
Main Floor	1319 SF	Main Floor	1256 SF
Second Floor	1020 SF	Second Floor	963 SF
Total	2339 SF	Total	2219 SF
Front Porch	120 SF	Front Porch	116 SF

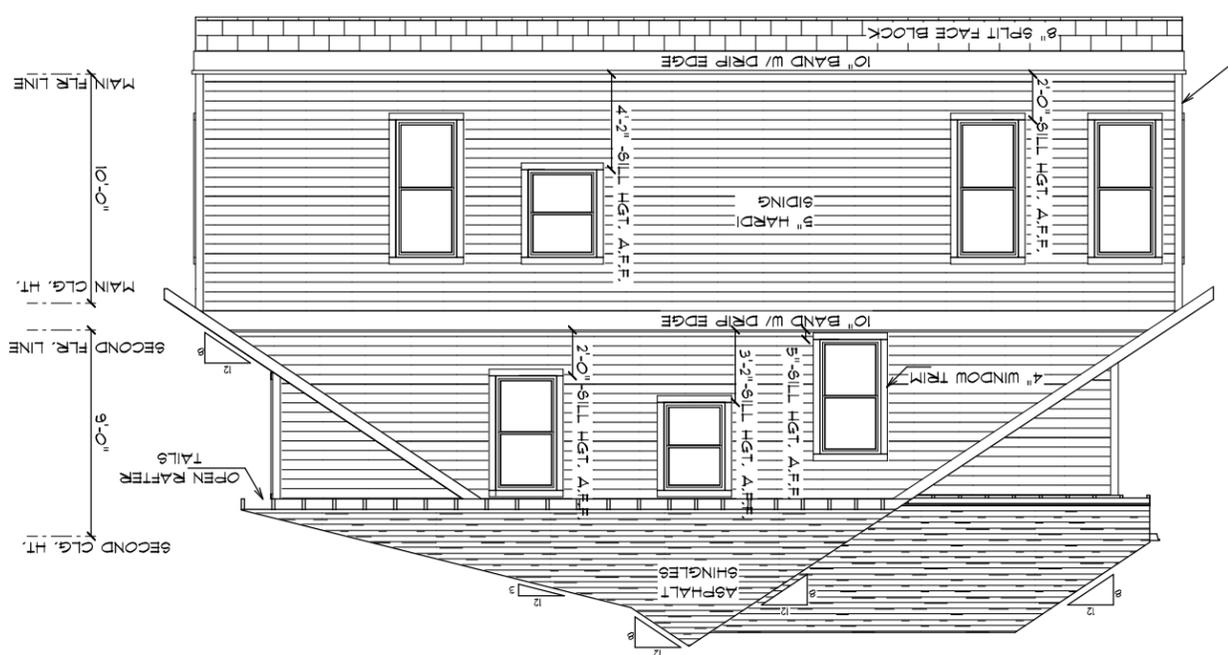
THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPENSATE THE ARCHITECT FOR ANY CHANGES OR OMISSIONS WITH THE REVISIONS AND ABSTINENCE OF THIS HOME



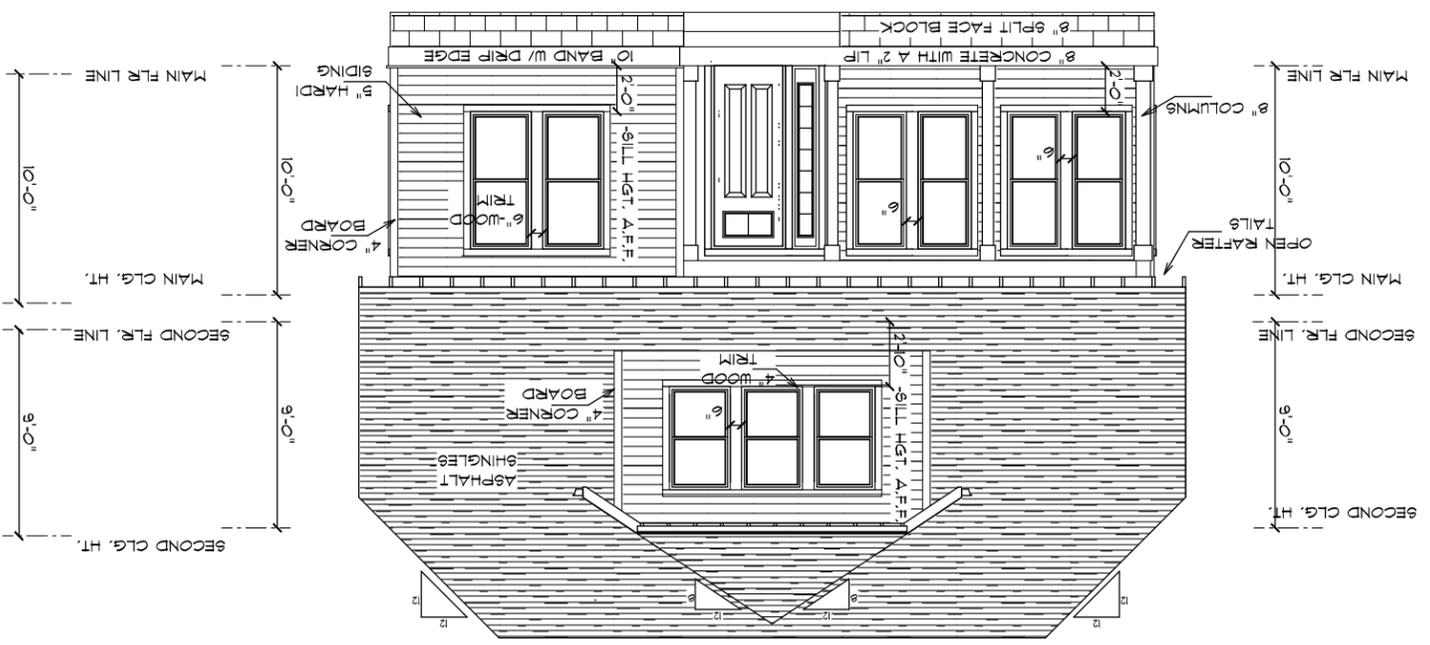
REAR ELEVATION



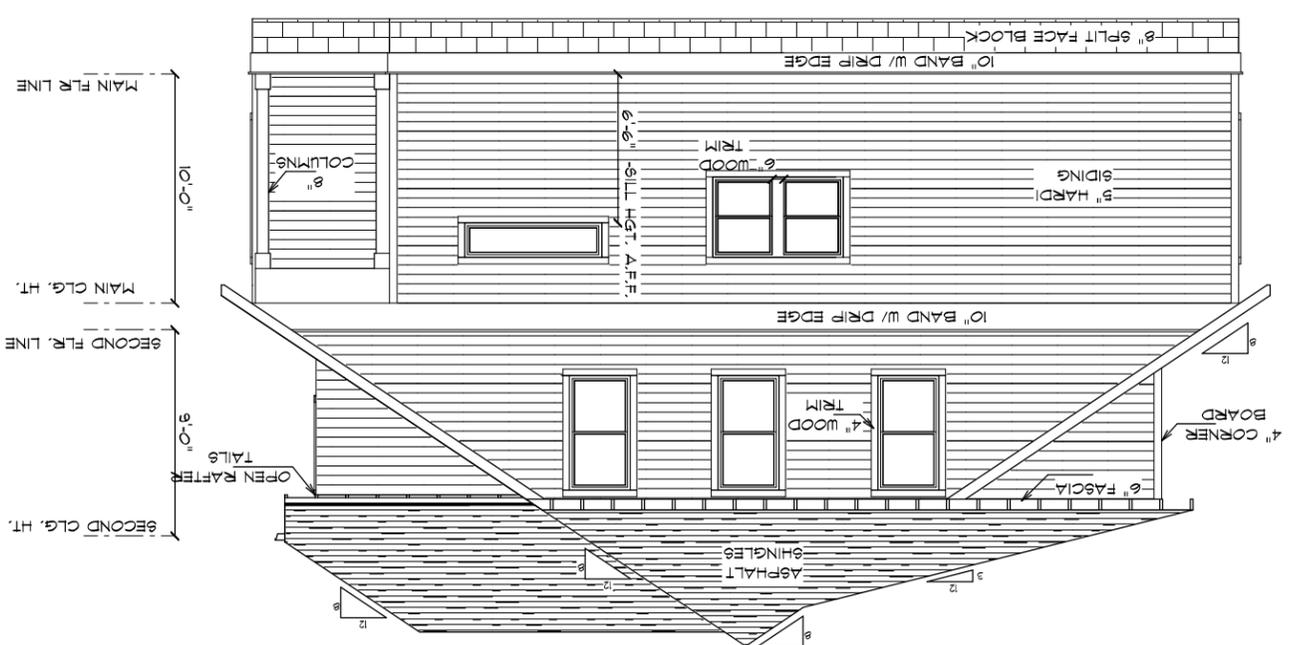
RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



Exterior Footage		Interior Footage	
Main Floor	1319 SF	Main Floor	1286 SF
Second Floor	1020 SF	Second Floor	963 SF
Total	2339 SF	Total	2249 SF
Front Porch	120 SF	Front Porch	116 SF

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