



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
800 Setliff Place
July 15, 2015

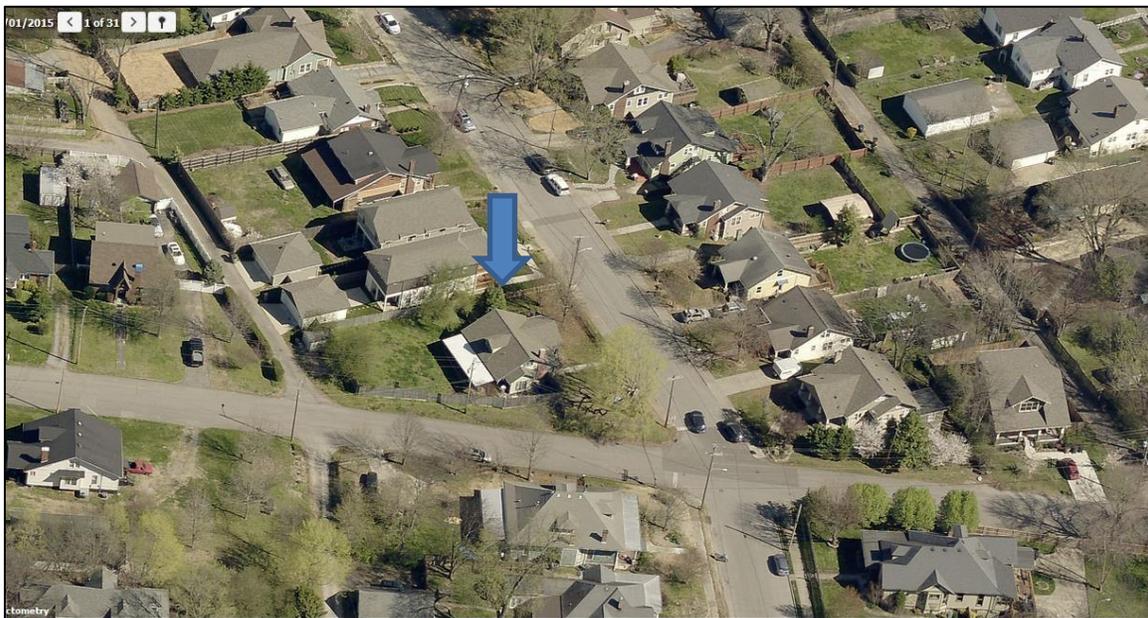
Application: New construction--addition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08306005800
Applicant: Paul John Boulifard
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: An application for a ridge raise and addition to the rear and side of the house.</p> <p>Recommendation Summary: Staff recommends approval with the conditions:</p> <ol style="list-style-type: none"> 1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; 2. HVAC and other utilities should be located so as to minimize visibility from the street-facing facades; and, 3. Staff approve the roof color and masonry color, dimensions and texture. <p>Staff finds the project meets the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.</p> <p>The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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. 17.40.410).

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

Porches

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.

Parking areas and Driveways

Generally, curb cuts should not be added.

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.

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.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

In order to assure that an addition has achieved proper scale, the addition should:

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- An extreme grade change*

- Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story; side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

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).

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 decorative feature is not appropriate.

Rear dormers 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.

Side Additions

When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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

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

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.

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 of the historic zoning ordinance.



Figure 1. 800 Setliff Place

Background: 800 Setliff Place is a bungalow constructed circa 1927. It is a contributing building in the Eastwood district.

Analysis and Findings: The application is for a ridge raise and dormer to the rear of the house, and a side addition.

Partial Demolition: The scope of work includes the removal of most of the rear roof plane, including an existing rear dormer. The existing rear porch is not original to the house and will also be demolished. Eight feet (8') of the rear wall on both the rear and the right side will be removed for the additions. Two existing window openings will be removed for the addition, one on the right side where the addition will connect, and one on the rear. These windows will be reused in the new construction. The proposed partial demolition does not impact the architectural integrity of the house or the district, and the project meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Figure 2. Rear of the house. The porch, roof and dormer to be replaced.

Height & Scale: The second story addition will add two feet (2') to the height of the house. The side addition is one story and will connect to the right side of the house around an existing window opening. The added footprint will be approximately nine hundred and twenty-three square feet (923 sq. ft.) to the existing one thousand, four hundred and sixty-two square feet (1,462 sq. ft.). The side addition is four feet (4') shorter than the existing ridge of the house, and less than half the width of the house. Staff finds the height and scale of the addition to be compatible with surrounding buildings and meets sections II.B.1 a and b for height and scale.

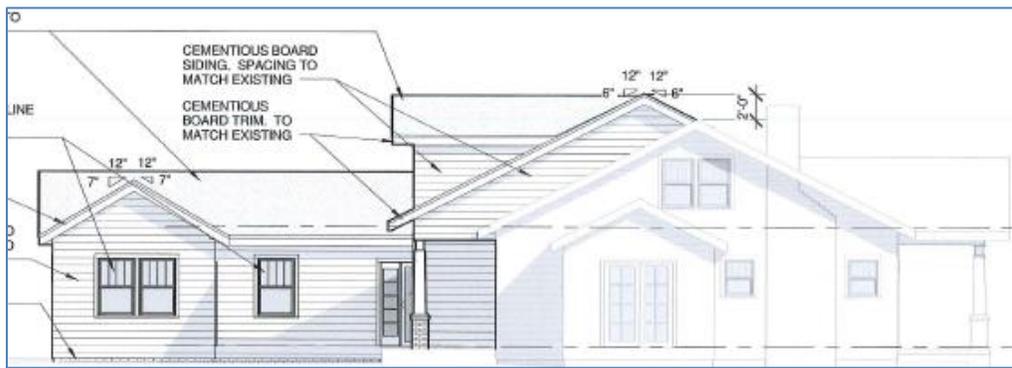


Figure 3. Side elevation of the addition and ridge raise.

Design, Location & Removability: Although side additions are generally discouraged, the design guidelines allows for them in some instances, such as wide lots like this one that is one hundred and seven feet (107') wide at the street. In addition the lot narrows at the back making a more traditional addition, fully tucked in at the rear, problematic.

When side additions are appropriate they should be subordinate. The proposed does not wrap the rear corner, thereby altering the original form of the house. The front wall of the addition sits back past the midpoint of the house and is four feet (4') shorter than the historic home. The front wall of the addition is eighteen feet (18') wide compared to the original width of the house which is approximately forty feet (40'). Staff finds the size and shape of the lot warrants the side addition and that it is appropriately scaled.



Figure 4. The side addition is proposed on the right side of the house (past the fence in this photo)

The addition's design is distinguished from the existing building with modern materials and design. Although it is deeper than the house, the rear corners of the house will remain intact. If the addition were to be removed in the future, the integrity of the house would remain. Staff finds that the proposed addition is compatible with the context in terms of design, location and removability, and the project meets sections II.B.2.a, c and d.

Setback & Rhythm of Spacing: The setbacks are five feet (5') and sixteen feet (16') on the sides and fifty feet (50') at the rear. The proposal meets base setback requirements of five feet (5') on the sides and twenty feet (20') at the rear. The project meets section II.B.1.c.

Materials: There is no indication on the plans that any original materials will be replaced. Windows that will be removed as part of the partial-demolition will be reused on the front of the addition. The addition will be clad in smooth-face cement fiberboard with a reveal to match that on the house. The foundation will be brick veneer to match existing; staff requests approval of the brick. The roof will be asphalt shingles in a color to match the existing roof. The windows will be wood Marvin Integrity windows, which the Commission has approved previously. Staff requests to approve the final window and door selections prior to purchase and installation. The porch will have wood columns on brick piers. With the staff's final approval of the windows, doors and brick, staff finds that the known materials meet section II.B.1.e.

Roof form: The ridge of the house will be raised in conjunction with the addition. The ridge raise has insets of two feet (2') on the left side, and six feet (6') on the right. The two feet (2') added height meets the design guidelines. The second-story addition will have a shed roof with 6/12 pitch to the rear of the ridge raise. The gabled dormer is also 6/12 pitch. The side addition is gabled with 7/12 pitch. The roof forms and pitches on the project are compatible with the context, and meet section II.B.1.e.

Proportion and Rhythm of Openings: Most of the proposed new windows meet the historic proportion of openings. There are horizontal windows on both the side and rear of the addition. The Commission has recently approved these transom-style windows provided they are located past the midpoint of the house, which these are. The largest expanse of wall space without a window or door opening is eleven feet (11') on the right side of the addition. 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. Details on utilities were not provided; if the HVAC is moved or replaced, Staff recommends that it be located in a manner minimizing its visibility from the street or side street. With this condition, the project meets section II.B.1. i.

Recommendation:

Staff recommends approval of the project with the conditions:

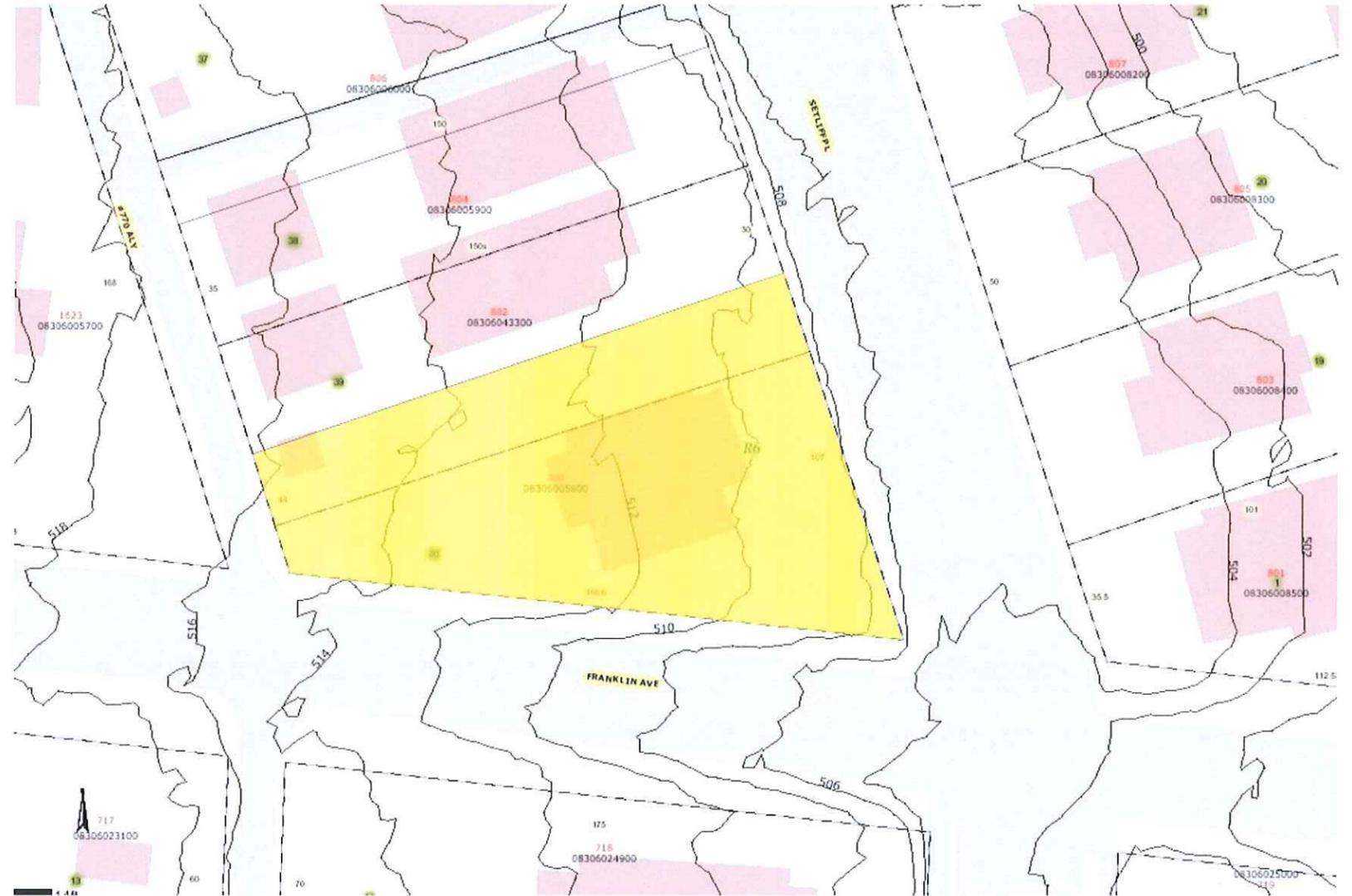
1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. HVAC units and other utilities should be located to minimize their visibility from the street; and,
3. Staff approve the roof color and masonry color, dimensions and texture.

Staff finds the project meets the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



AREIAL PHOTOGRAPH : COUTRESY OF BING MAPS (NTS)



PROPERTY MAP : COUTRESY OF NASHVILLE.GOV (NTS)

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800 SETLIFF PLACE, NASHVILLE TN 37206
 RENOVATION & ADDITION

MAPS		A-00
Project number	0000	
Date	06.29.2015	
Drawn by	PJB	



FRONT PORCH

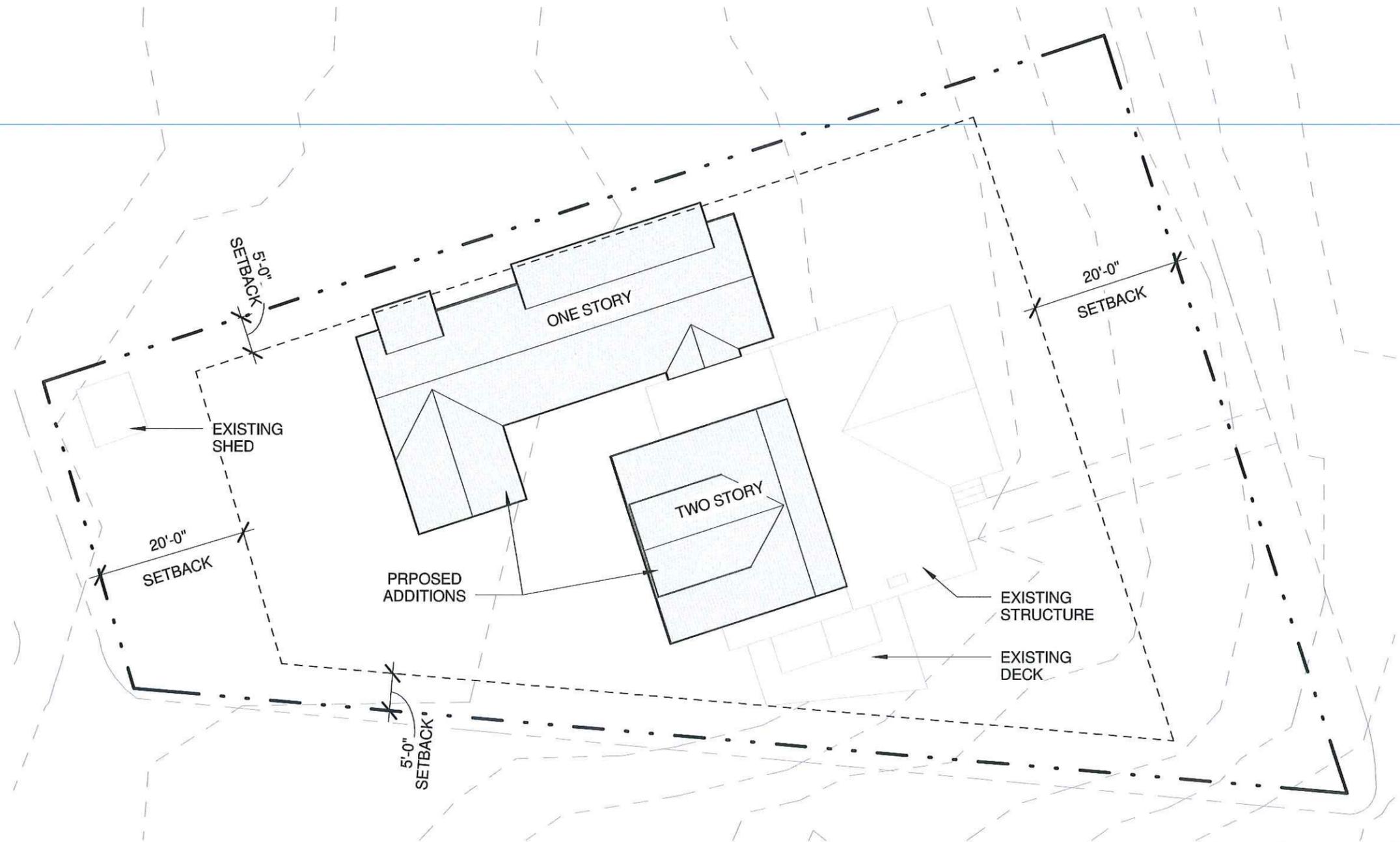


SIDE WHERE ADDTION IS PROPOSED

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PICTURES		A-000
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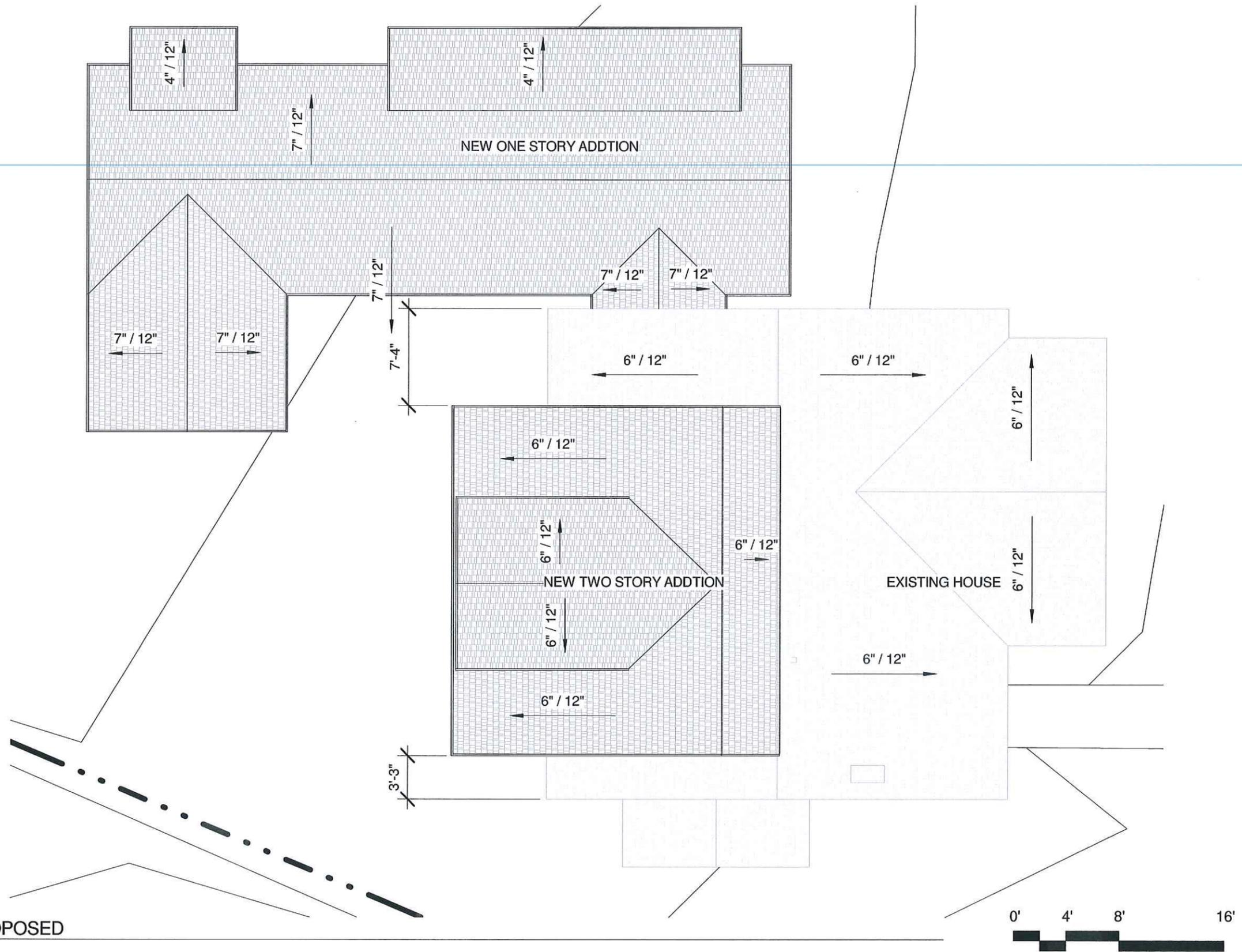


① SITE PLAN
1/16" = 1'-0"

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SITE PLAN		A-0
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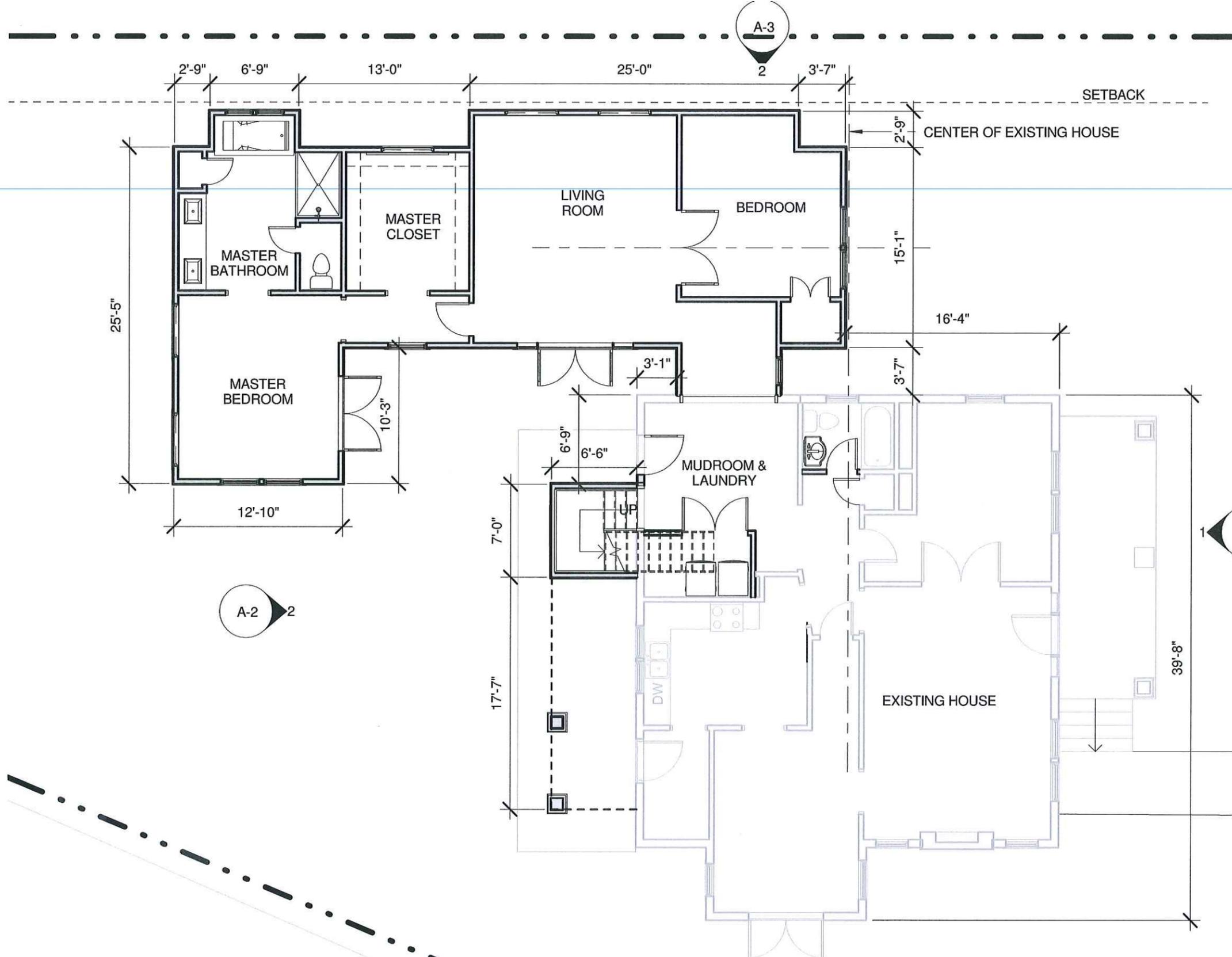
① ROOF LEVEL- PROPOSED
 1/8" = 1'-0"



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ROOF PLAN		A-1.0
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1 GROUND LEVEL- PROPOSED
 1/8" = 1'-0"

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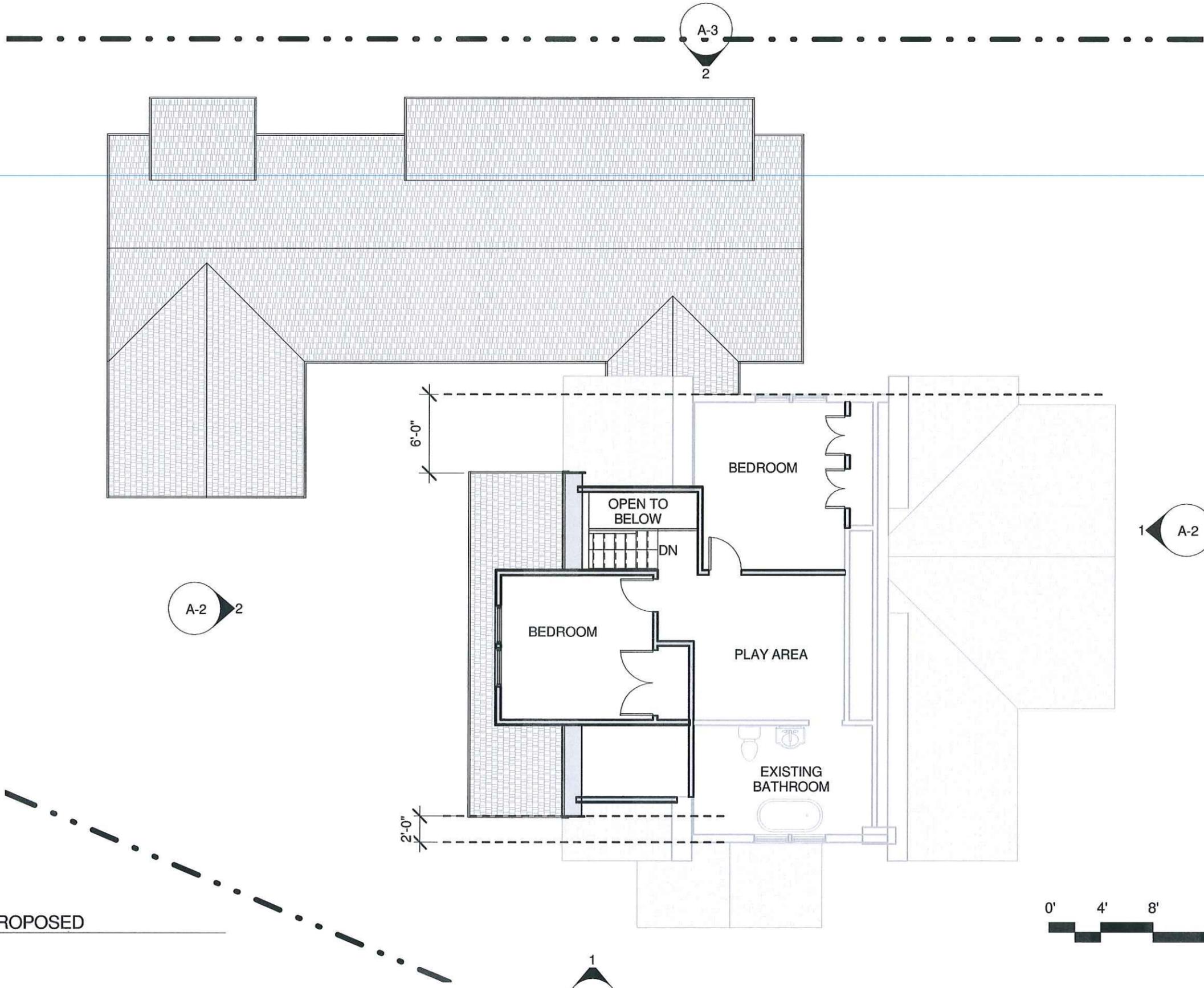
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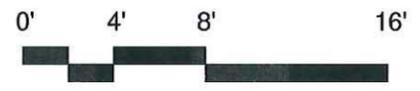
GROUND FLOOR PLAN- PROPOSED

Project number 0000
 Date 06.29.2015
 Drawn by PJB

A-1.1



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

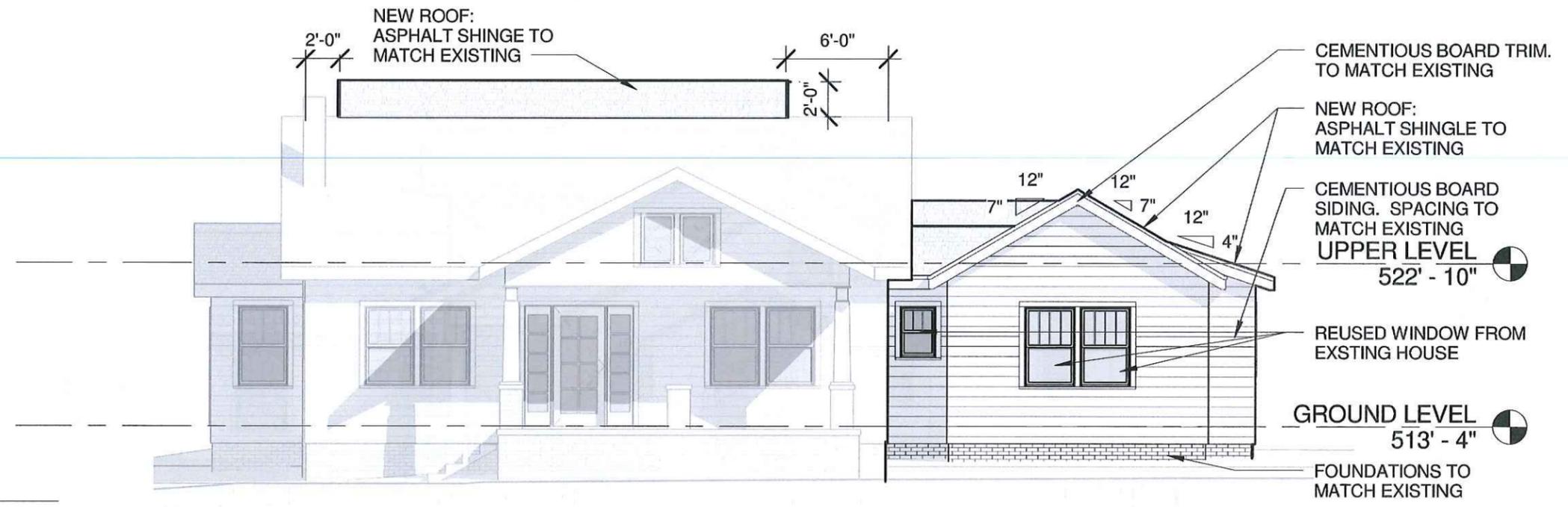


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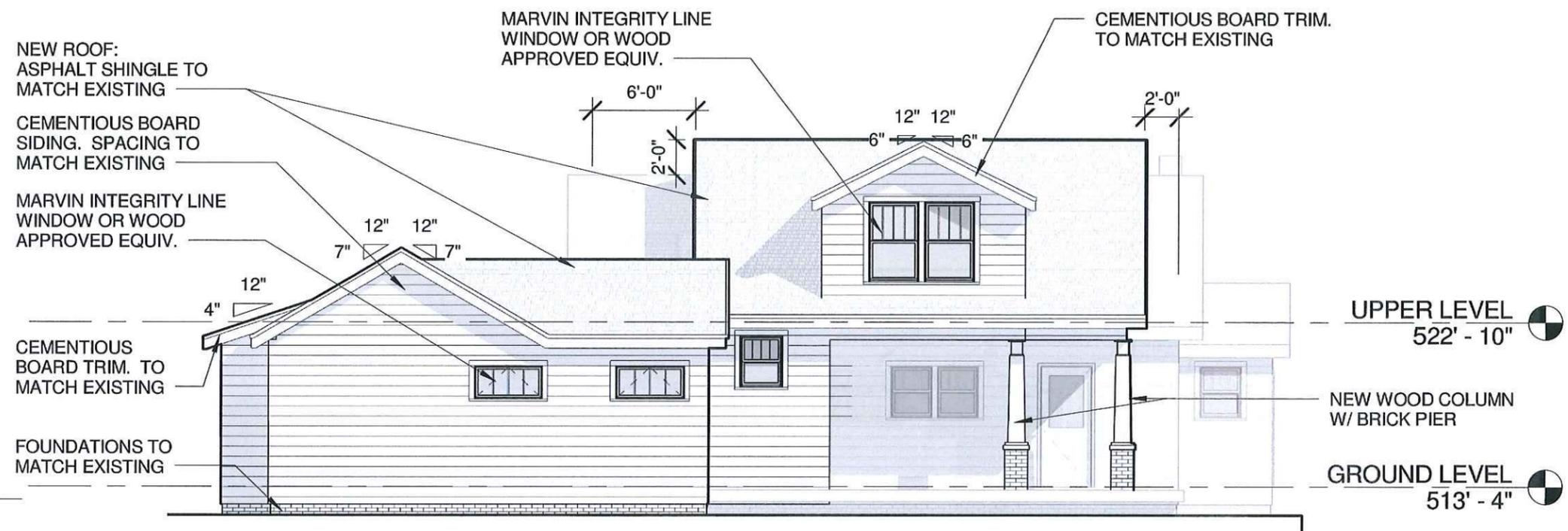
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RENOVATION & ADDITION

UPPER FLOOR PLAN- PROPOSED		A-1.2
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Date	06.29.2015	
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① FRONT ELEVATION- PROPOSED
1/8" = 1'-0"

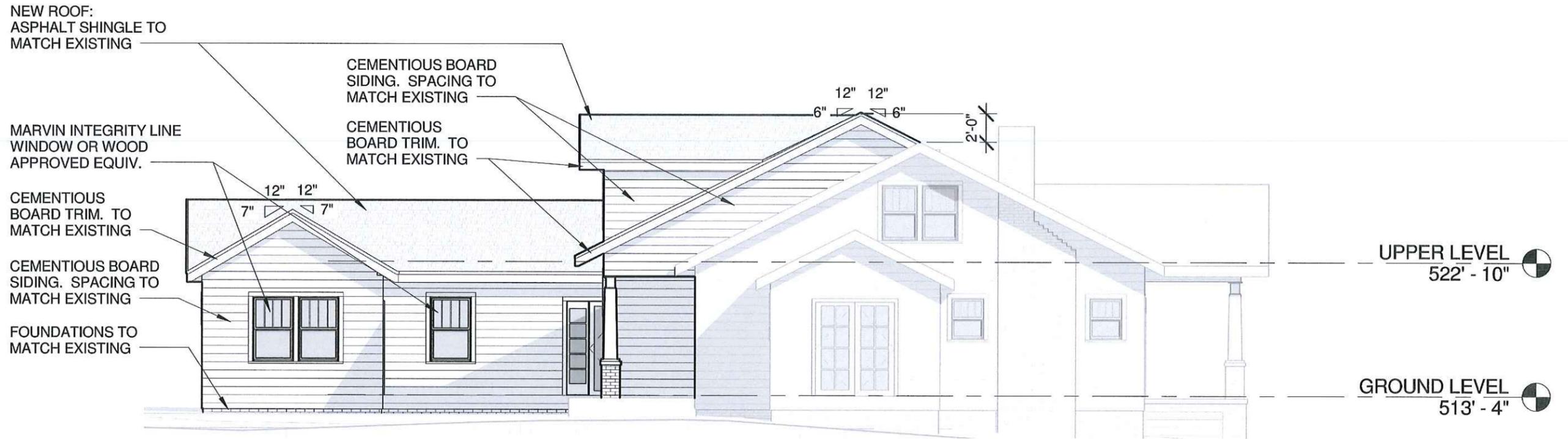


② REAR ELEVATION- PROPOSED
1/8" = 1'-0"

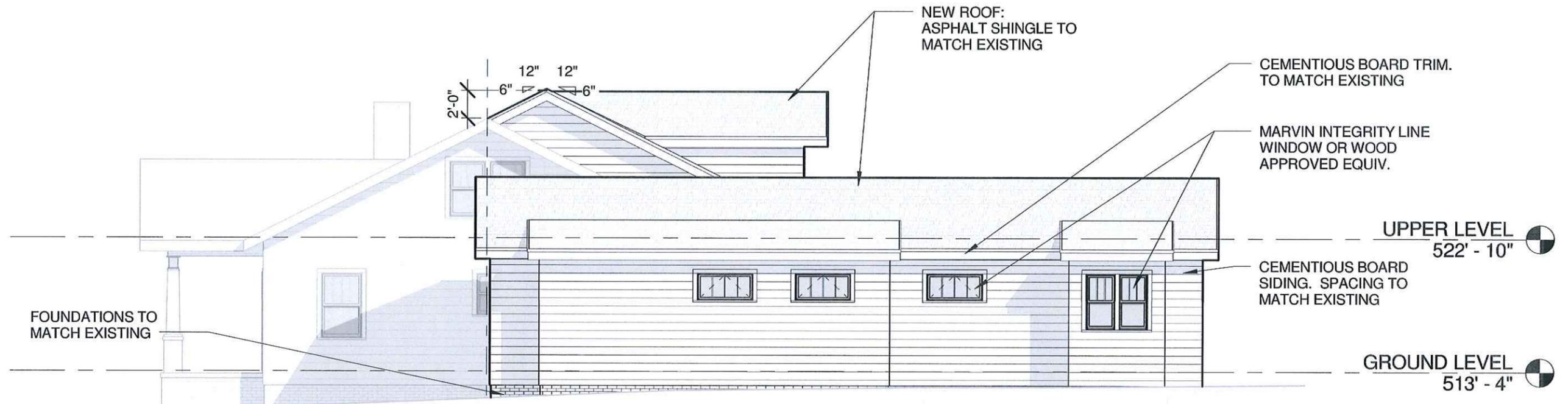


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① SIDE ELEVATION - 1 PROPOSED
1/8" = 1'-0"



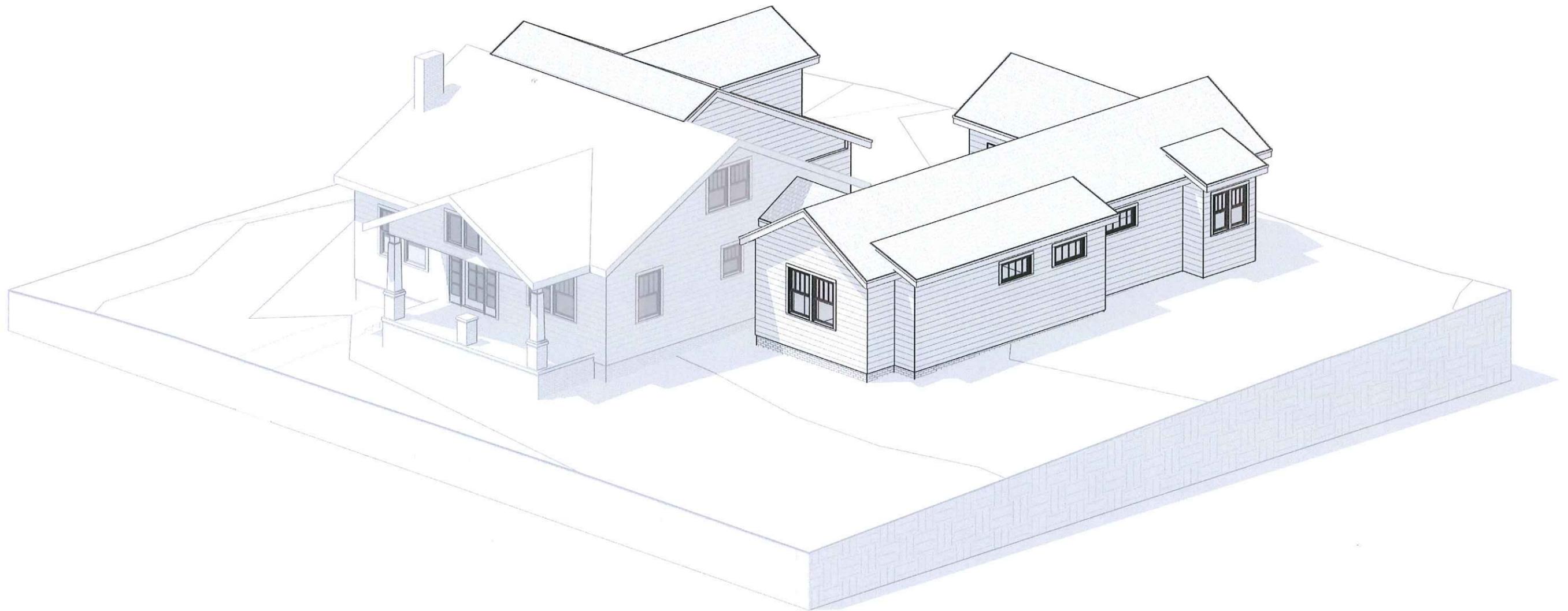
② SIDE ELEVATION- 2 PROPOSED
1/8" = 1'-0"

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ELEVATIONS	
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A-3



① PROPOSED MASSING

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MASSING	
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A-4



① VIEW FROM STREET

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PERSPECTIVE

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A-5



① VIEW FROM STREET 2

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PERSPECTIVE

Project number 0000
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A-6



① REAR VIEW -1

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PERSPECTIVE	
Project number	0000
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① REAR VIEW -2

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PERSPECTIVE

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