KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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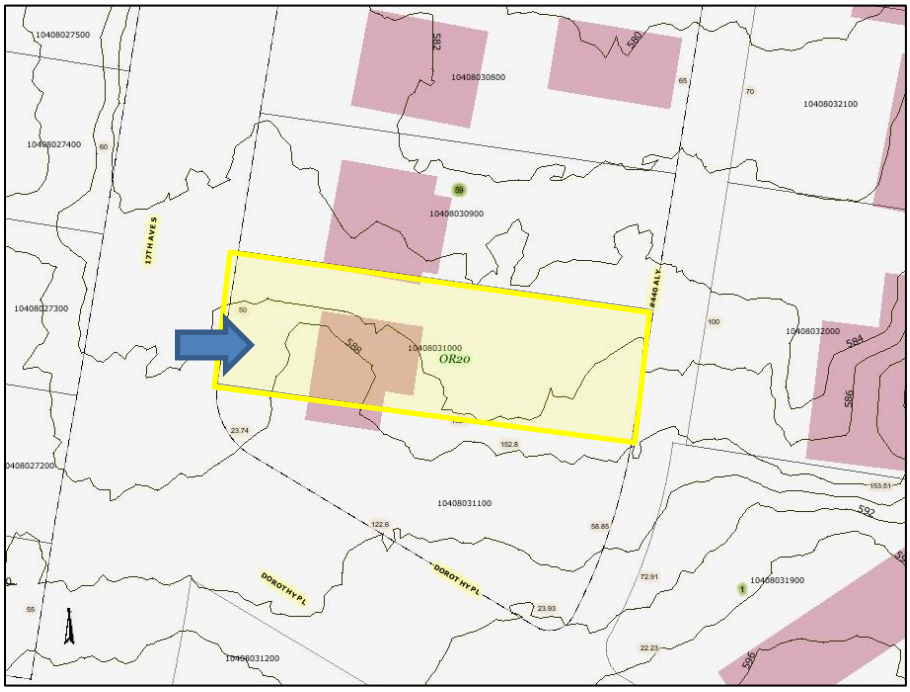
STAFF RECOMMENDATION
1618 17th Avenue South
August 19, 2015

Application: New construction – addition
District: South Music Row Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 10408031000
Applicant: John Root, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to enlarge the existing two-story house with a three-story addition which would include lower-level parking in a partially excavated basement. **Recommendation Summary:** Staff recommends disapproval of the proposed addition at 1618 17th Avenue South, finding the scale to not be subordinate to the historic two-story house, and that the proposal would not meet sections II.B.1.b, II.B.1.c, II.B.2.d, II.B.2.e, and II.B.2.h of the South Music Row Neighborhood Conservation Zoning Overlay design guidelines.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

II.B.1 New Construction

B. GUIDELINES

a. **Setback and Rhythm of Spacing**

The setbacks for new buildings from front and side property lines shall be compatible by not contrasting greatly with those of surrounding historic buildings.

b. 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.

c. Building Shape

The shape of a new building shall be compatible by not contrasting greatly with those of surrounding historic buildings.

d. 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.

e. 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.

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.

f. 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.

g. 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.

h. Outbuildings
(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1) Outbuildings shall be situated on the lot as is historically typical for the neighborhood.

Outbuildings: Height & Scale
· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof
· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

Outbuildings: Windows and Doors
· 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.
· Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.
· For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim
· Brick, weatherboard, and board-and-batten are typical siding materials.
· 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. 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 clad buildings.

2) The design of a new outbuilding shall be compatible by not contrasting greatly with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

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:
- *Where they are a typical feature of the neighborhood; or*
- *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.*

Setbacks & Site Requirements.
- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.
- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

II.B. New Construction
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.

In order to assure than 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.*

· When an addition ties into an existing roof it should be at least 6" below the existing ridge.

· Generally an addition should 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 higher and extend wider.

When an addition needs to be taller:
Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

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).

b. An addition shall connect to the associated building in such a way that the original form of the building is visually evident.

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

The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

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

d. An addition shall be compatible by not contrasting greatly with the height, scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated building.

e. New additions shall follow the guidelines for new construction.

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

Background: The building at 1618 17th Avenue South is a two-story house with a combination of features from the American Foursquare, Craftsman, and Colonial Revival architectural styles. The house was constructed circa 1915 and is a contributing building to the historic district because of its age and architectural character.

A proposal that included a rear addition and detached outbuilding was approved in 2013. Preliminary demolition for that project was done, but the addition and outbuilding have not been constructed.

Analysis and Findings: The applicant proposes to enlarge the existing two-story house with a three-story addition which would include lower-level parking in a partially excavated basement.

Demolition: Non-historic portions of the building were demolished in 2013. Additional demolition will be done on the rear wall of the building to accommodate the new addition.

Staff finds that the rear wall does not contribute to the architectural and historical character and significance of the district, and that its partial demolition meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Location & Removability: The addition will be at the rear of the building, squaring off the back wall which is partially extended by an existing rear projection on the left. The new addition will sit in two feet (2') from the right side of the building and extending back seven feet (7') to match the depth of the existing left wall. From there the addition will continue by stepping in twelve feet, eight inches (12'-8") on the left side and by ten feet, nine inches (10'-9") on the right. After an eleven foot (11') wide hyphen extends back six feet (6'), the addition will step back out to two feet (2') in from the sides of the original building on both sides.

Staff finds that the clear distinction between the new construction and existing building, not impacting the front or side walls, preserves the original form and integrity of the historic house and meets sections II.B.2.a and II.B.2.b of the design guidelines.

Height, Scale & Building Shape: The width of the primary two-story massing of the addition will be less than the existing structure by two feet (2') on both sides, with a narrower hyphen connecting it to the historic house. The roof of the addition will be twenty-two inches (22") above the existing roof ridge. The addition would excavate the

grade at the rear to create a third story, partially below the existing first-floor level. The basement-level will contain mechanical systems and parking with open arched bays.

Although the roof peak is less than two feet (2') higher than the original roof, the eaves will be three feet (3') higher than the existing eaves and the foundation line will be three feet, six inches (3'-6") higher than that of the historic house. With these components higher than their historic counterparts, Staff finds that the addition will not be subordinate to the historic house.

While taller additions may be appropriate when the height is not perceptible from the right-of way, staff finds that the current proposal would be highly visible and will resemble a new three-story house behind the historic two-story house.

Staff finds that the project does not meet sections II.B.1.b and II.B.1.c of the design guidelines.

Design: The cornice and eave of the addition will match the original house, and the rhythm and proportion of openings is consistent with the existing window pattern. The addition will be twenty-two inches (22") taller than the existing building and while taller additions can sometimes be appropriate, Staff finds the scale of the proposed addition here is not subordinate to the historic house.

Staff finds that while the character of the addition will be contemporary but complimentary to the historic house, because the scale is not subordinate the project does not meet sections II.B.2.d and II.B.2.e of the design guidelines.

Setback & Rhythm of Spacing: Because the sides of the addition will sit in from the original building, it will have greater side setbacks. At eight feet (8') on the left and ten feet (10') on the right, and the rear setback will be thirty-eight feet (38'). Staff finds the setbacks to meet the bulk zoning requirements and to meet section II.B.1.a of the design guidelines.

Materials: No changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth face cement fiberboard with a reveal of twelve inches (12"). In general, the Commission has not approved clapboard siding with a reveal greater than five inches (5"), except as an accent material. In addition, the wider reveal increases the perceived massing. The trim will be cement fiberboard. The foundation will be brick and the roof will be architectural fiberglass shingles, matching the brick and roof of the existing building. The windows on the primary massing of the addition will be aluminum casements, with aluminum storefront-type windows in the narrow hyphen connector, and staff asks to approve the final window and selections prior to purchase and installation. With a condition that the reveal of the siding is no greater than five inches (5") and with staff's final approval of the windows, staff finds that the known materials of the project meet section II.B.1.g of the design guidelines.

Roof form: The roof of the primary massing of the addition will be hipped with a 6:12 pitch on the side slopes and 10:12 on the front and rear. The original side-facing gable roof has a pitch of 9:12. Although not matching the original roof, the new roof form is similar enough that it would not contrast greatly and impact the character of the original building. Staff finds that the project would meet section II.B.1.d 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.f 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. The project meets section II.B.1.i of the design guidelines.

Outbuildings: Although there is not a detached outbuilding proposed as there was in the 2013 application, this addition would include basement-level parking below the main floor level of the addition. Although attached garages are generally not appropriate, in locations where they are below street-grade, are accessed from the rear, and are in the location of other historic garages nearby, the Commission has found them to be appropriate.

The proposed basement level parking, however, does not meet those criteria as the lot at 1618 17th Avenue South is relatively flat. Basement level garages are not typical of the surrounding area, therefore staff finds that the project does not meet section II.B.2.h of the design guidelines.

Recommendation:
Staff recommends disapproval of the proposed addition at 1618 17th Avenue South, finding the scale to not be subordinate to the historic two-story house, and that the proposal would not meet sections II.B.1.b, II.B.1.c, II.B.2.d, II.B.2.e, and II.B.2.h of the South Music Row Neighborhood Conservation Zoning Overlay design guidelines.

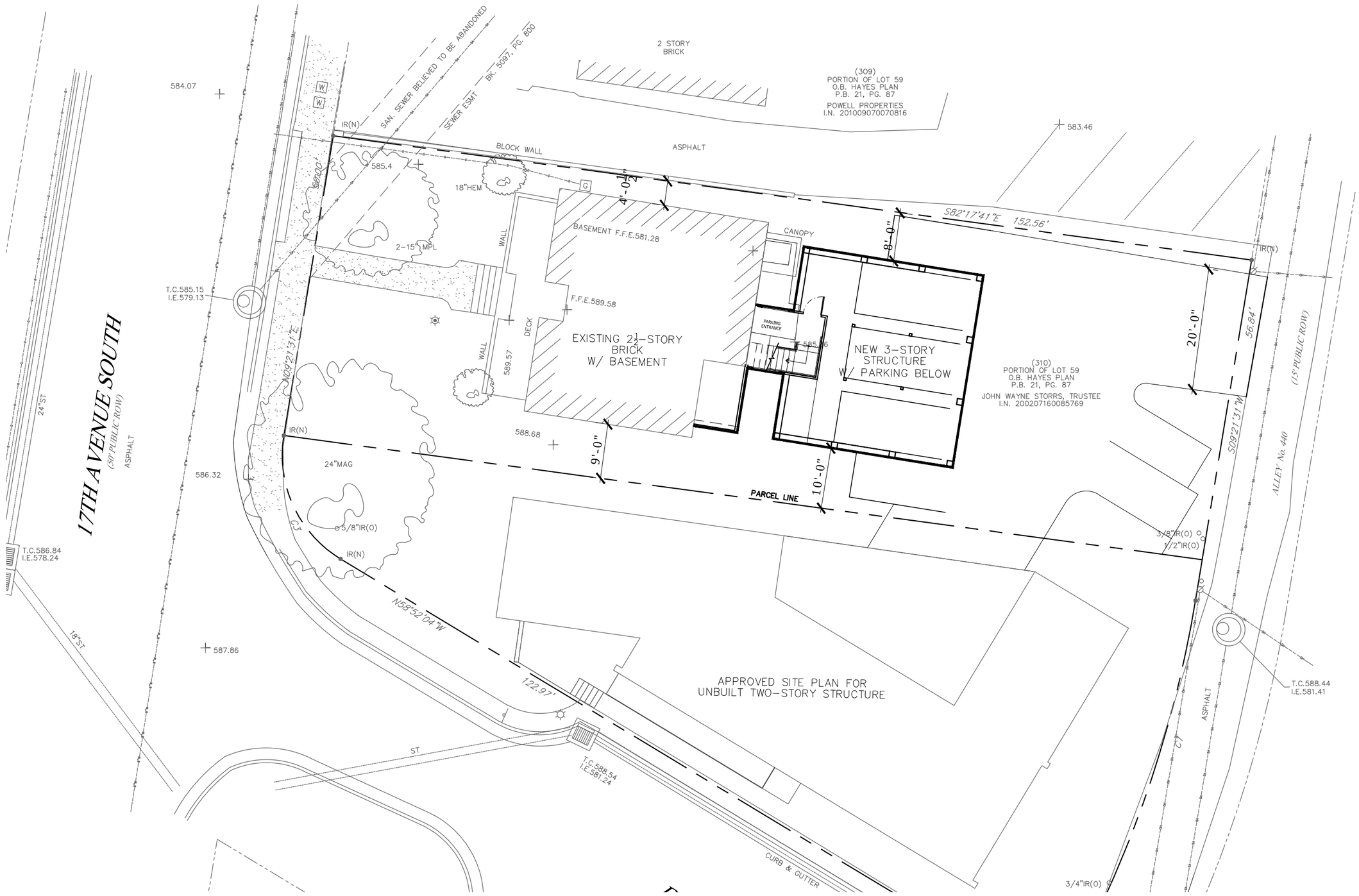
Staff suggests resubmitting after removing one story from the addition in order to make the scale subordinate to the historic house, reducing the siding reveal to five inches (5"), and providing further information about the doors and windows.

1618 17th Avenue South, front.


1618 17th Avenue South, right side viewed from Dorothy Street.

1618 17th Avenue South, rear.

#15218



ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

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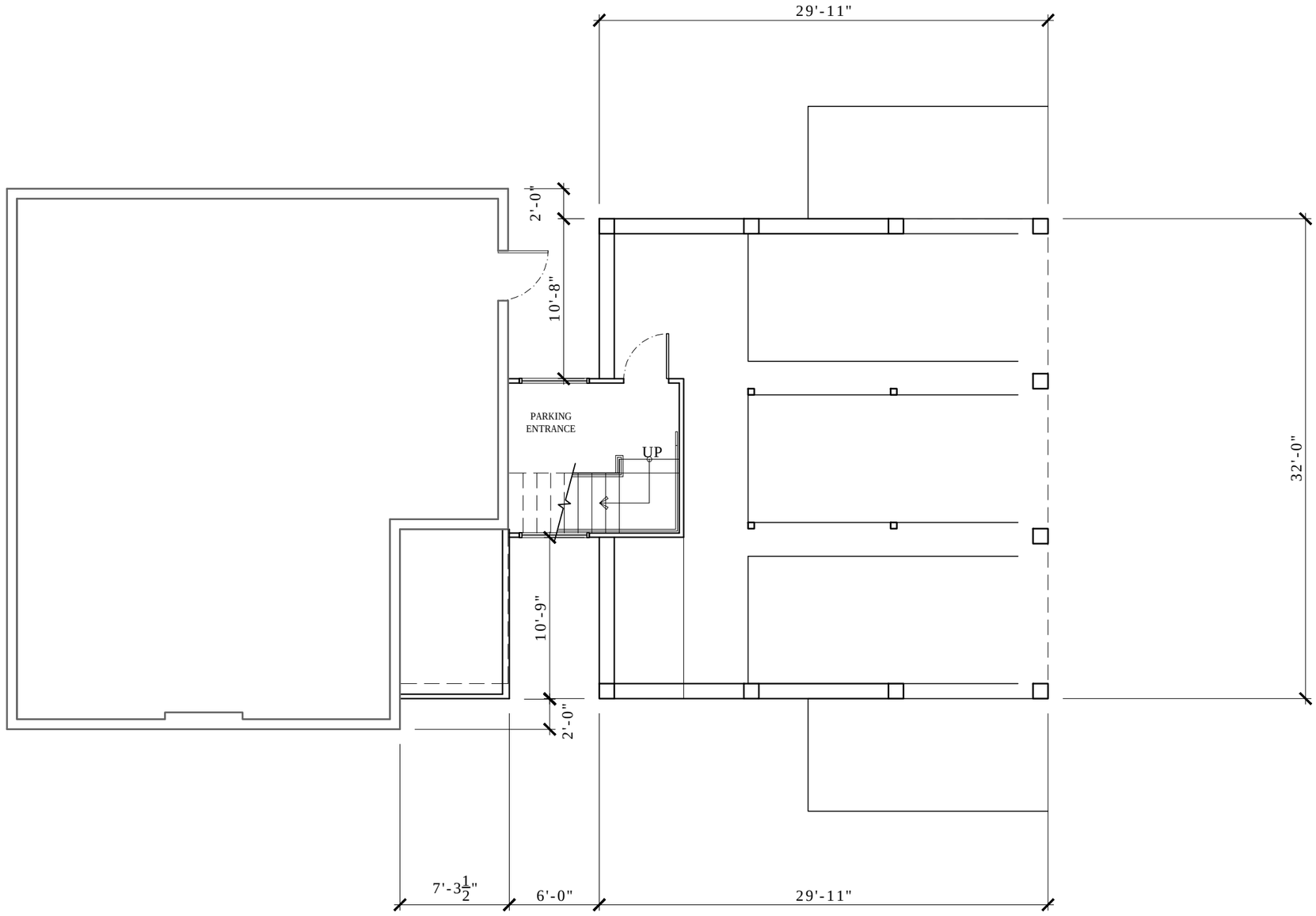

PARKING LEVEL PLAN

1/8" = 1'-0"

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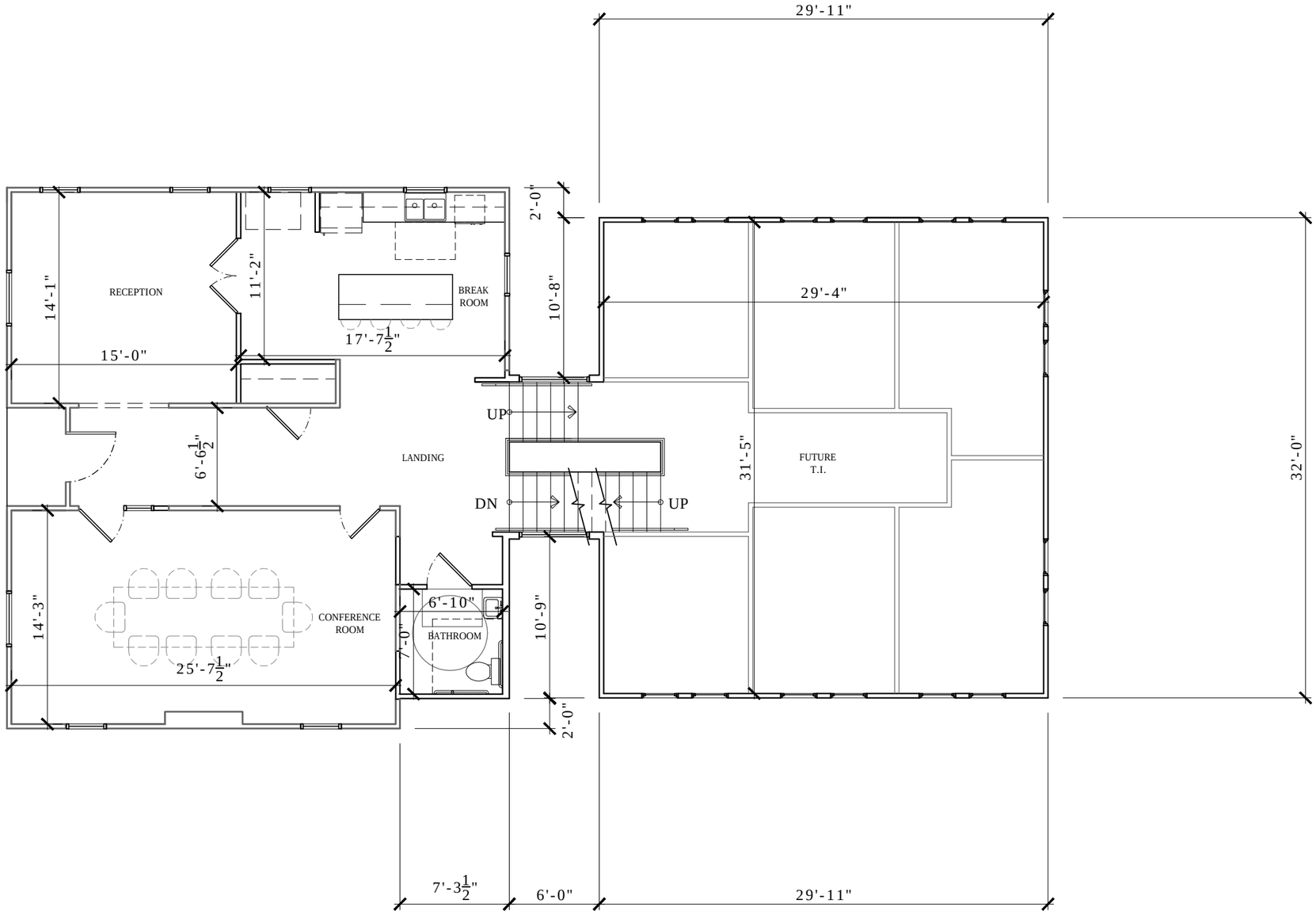

FIRST FLOOR PLAN

1/8" = 1'-0"

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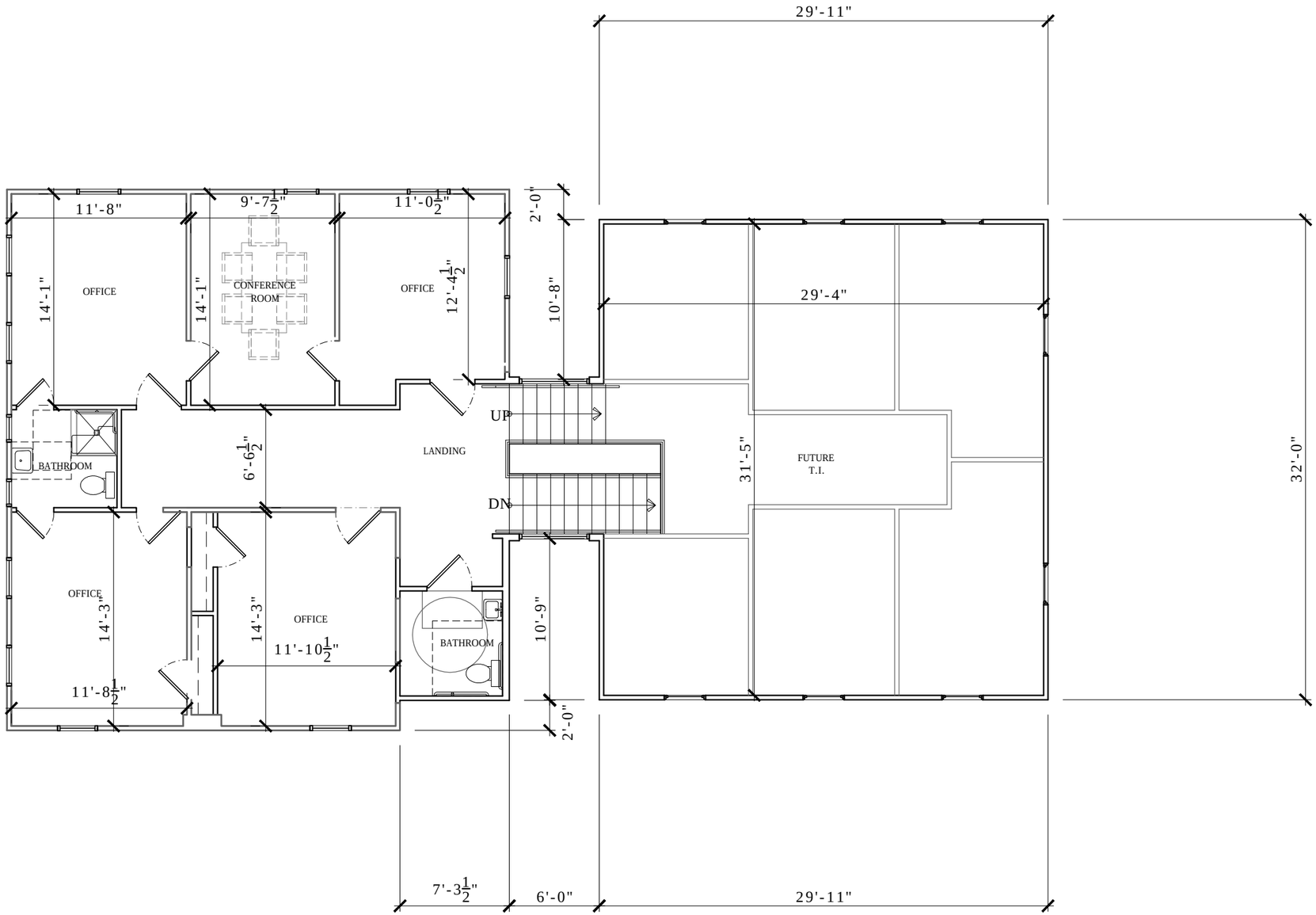

1 SECOND FLOOR PLAN

1/8" = 1'-0"

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1 17TH AVE. S ELEVATION
1/8" = 1'-0"
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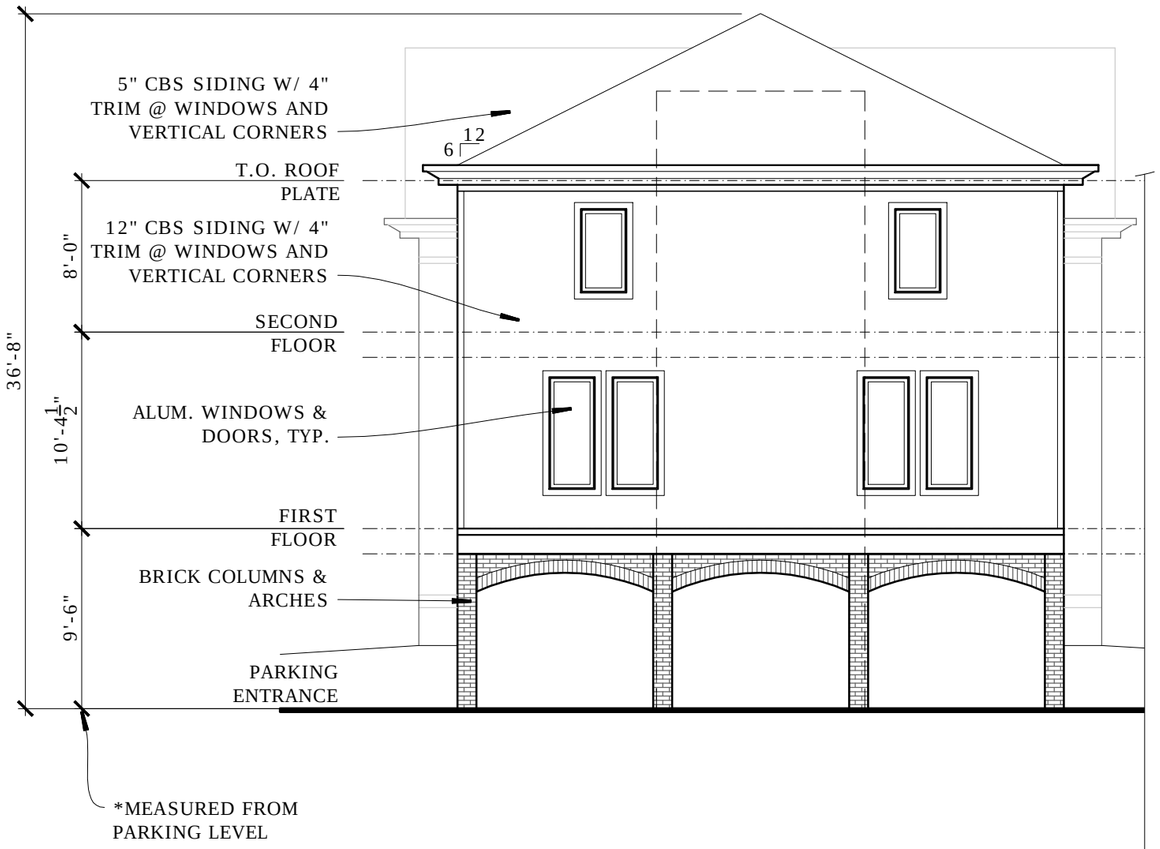

2 ALLEY ELEVATION
1/8" = 1'-0"
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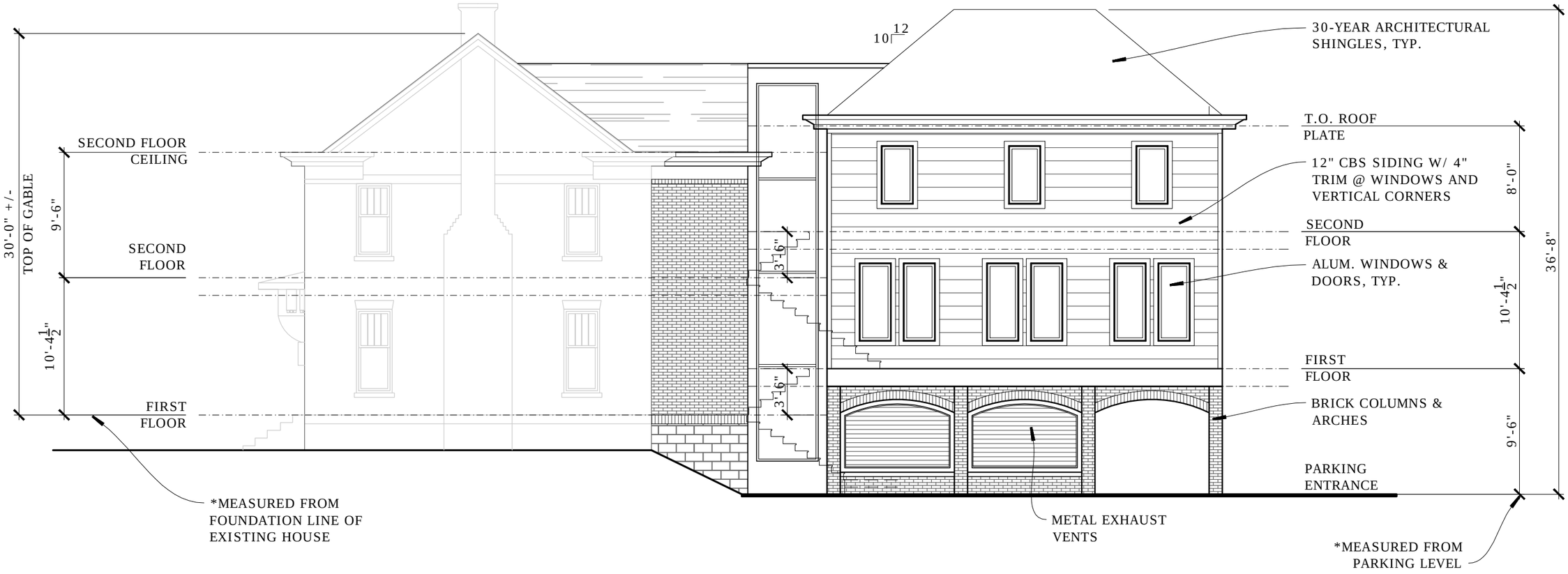

1 SOUTH ELEVATION
1/8" = 1'-0"

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1 NORTH ELEVATION
1/8" = 1'-0"

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