KARL F. DEAN
MAYOR

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
1719 5th Avenue North
August 19, 2015

Application: New construction—addition
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108046100
Applicant: Derek Hoevel, property owner
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The application is for a rear addition that is wider and taller than the contributing building.

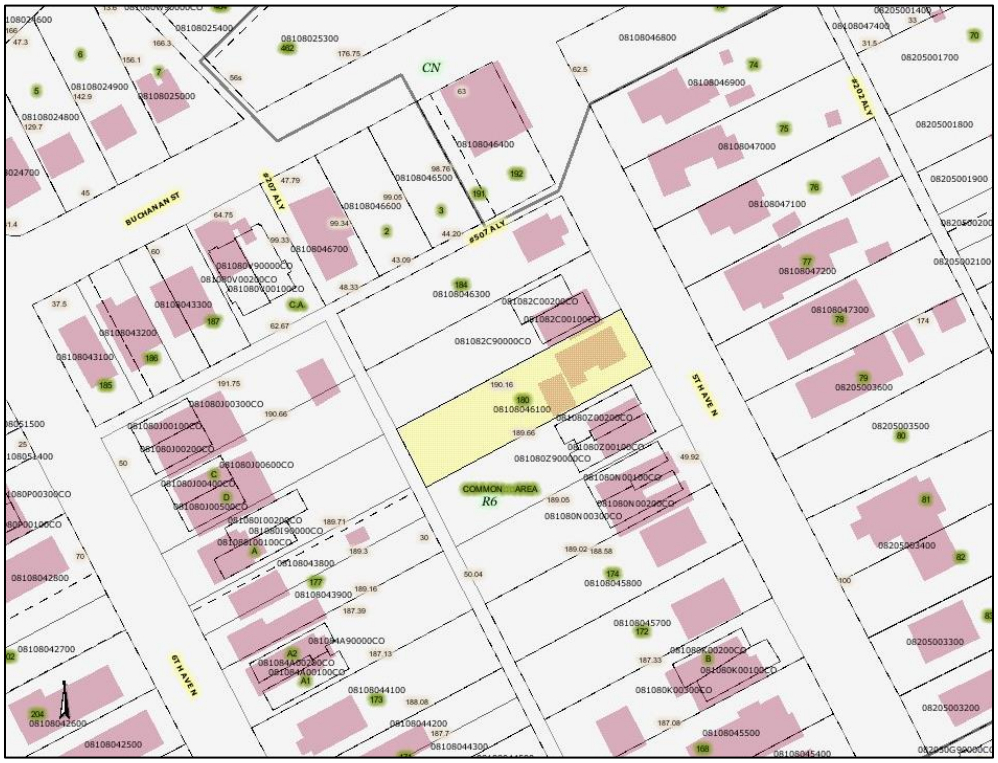
Recommendation Summary: Staff recommends approval of the addition, with the conditions that:

1. The foundation height of the addition maintains the existing foundation height;
2. The side dormers are redesigned to set back at least two feet (2') from the wall beneath, and two feet (2') from the side-gabled roof form;
3. The dormer on the south elevation has its roof pitch increased, to reduce the visible wall area;
4. The front door opening retains the same dimensions, unless evidence exists that it was a larger opening historically;
5. Lap siding will have a reveal no greater than five inches (5");
6. MHZC Staff has final approval of all materials, including windows & doors.

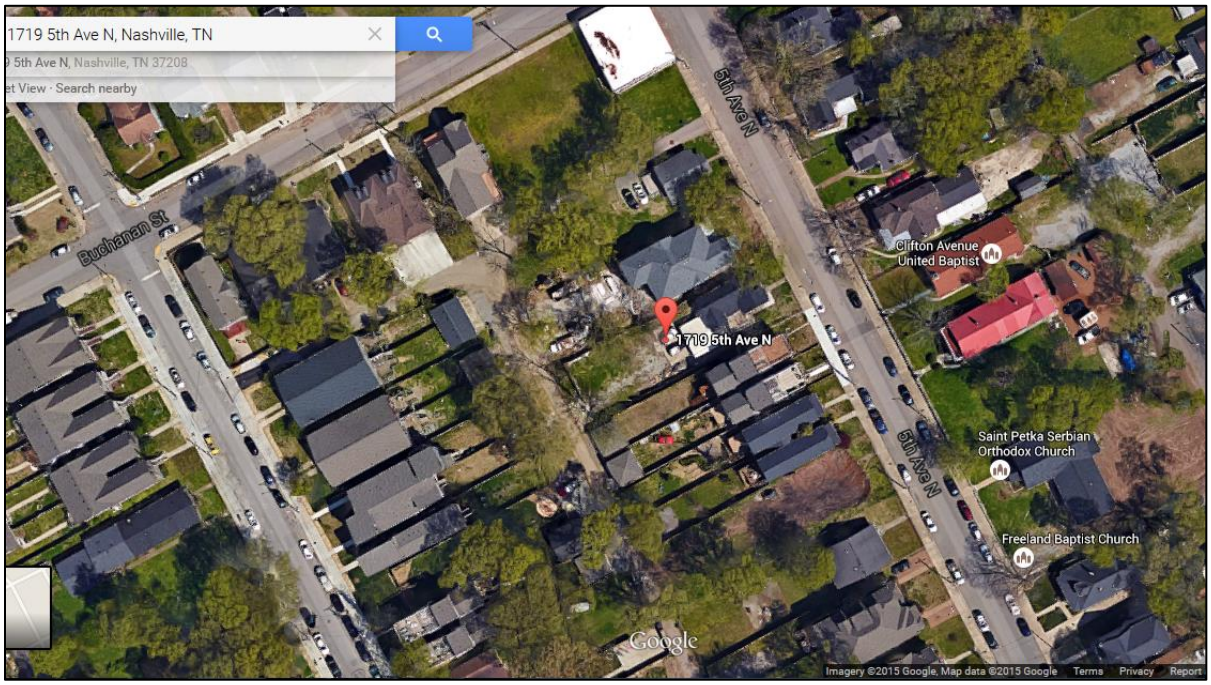
With these conditions, the project meets the design guidelines for the Salemtown Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.

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.

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.

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

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 should be at least 6" off the existing ridge.

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.*

· 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 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.

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.

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).

Rear & Side Dormers

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 dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
· New dormers should be similar in design and scale to an existing dormer on the building.
· New dormers should be similar in design and scale to an existing dormer on another historic building

that is similar in style and massing.

- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

d. 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.

e. 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.

f. Additions should follow the guidelines for new construction.

Background: In March of 2014 the applicant requested approval of unpermitted alterations, a violation which the Commission disapproved. The applicant has been ordered to correct the violations but would like to obtain approval of an addition so that all the work can happen at one time.
Portions of an existing non-historic rear addition were approved to be removed in February 2014. This permit has expired but can be renewed.


Figure 1. 1719 5th Avenue North

Analysis and Findings: The applicant requests approval of a rear addition in conjunction with removing the unpermitted work. An existing addition and an attached garage, will be removed for the new construction.

Height & Scale: The footprint of the new construction is approximately one thousand, four hundred and ten square feet (1,410 sq. ft.). The footprint of the existing house plus the existing addition is one thousand, four hundred and sixty-eight square feet (1,468 sq. ft.). The new addition will be two stories, and four feet (4') taller than the existing ridge

of the house; it reaches its maximum height at a distance of forty-six feet (46') from the front wall of the house. The design guidelines provide for an addition to be up to four feet (4') taller than the house, at a distance of at least forty feet (40') from the front edge of the building.

The addition will be wider than the house but will improve existing conditions and is appropriate for several reasons. The new addition will decrease the additional width by five feet (5'). The historic building is very narrow at twenty-five feet, five inches (25'5"), and is off-center on the lot, two conditions that the design guidelines note as a reasons a wide addition might be appropriate. Staff finds the project to meet section II.B.2.a.

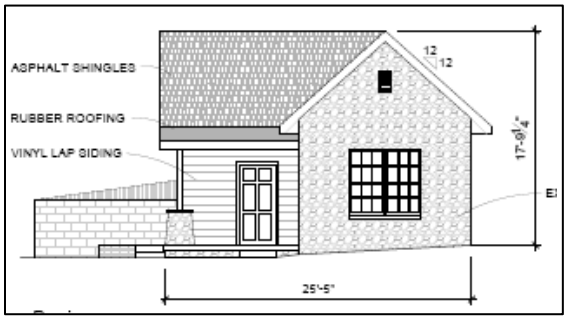


Figure 2. The front elevation historically, with noncontributing addition lower to the side.

Figure 3. Front elevation with the proposed addition.

The proposed eave height matches the existing eave height of the house. The foundation height as drawn is approximately eight inches (8") taller than the existing foundation height; Staff recommends the foundation height be consistent with the existing foundation height. With this condition the project will meet section II.B.1.a.and b.

Design, Location & Removability: The design is contemporary and distinguished from the design of the historic building with a change in materials and an inset. The location at the rear of the house is in accordance with the design guidelines. On the right side, the addition will be inset from the house. On the left side, the applicant is building rearward from the existing side-facing gable. See Height & Scale above for analysis of the wider portion of the addition. The project meets sections II.B.2.a, d, and f.

Setback: The setbacks for the addition will be five feet (5') on the right side and thirteen feet (13') on the left. The rear setback will be seventy-seven feet (77') from the rear property line. The proposed setbacks meet base setback requirements and the project meets section II.B.1.c.

Materials: No changes to existing materials, other than the reconstruction of the previous violation, were indicated on the plans. The addition and the house will have new fiber-cement lap siding and board-and-batten. The reveal of the siding was not specified; Staff recommends that the siding have no more than five inches (5") reveal. The main roof is asphalt shingles. The flat roof of the addition is a membrane material. The foundation will be split-face concrete block. Details on windows, doors and trim materials were not indicated. Staff requests to have approval of the project's materials, including windows and doors. With the condition of approval of materials, and that the siding match the existing lap siding, the project will meet sections II.B.1.d and II.B.2.f.

Roof form: The addition's roof form is complicated. The right side continues the existing gabled roof to the rear, with a long shed dormer along most of the addition. This dormer is set back one foot (1') from the wall beneath. On the left side, the existing side-facing gable will be enlarged, both upward and to the rear. To the rear of the new enlarged gable, the rest of this side has a flat roofed second-story. Section C of the design guidelines on additions specifies that the cheeks of a dormer should be at least two feet (2') from the wall below; this dormer stacks directly on the wall beneath on one side and against the gabled form on the other side, creating essentially a third story instead of a dormer. Staff recommends that each of the dormers be redesigned to set back two feet (2') from the wall beneath and two feet (2') from the gabled roof form. In addition, staff finds the flat roof of the left side dormer allows for an expanse of wall space that is out of scale, and recommends that its pitch be increased to help mitigate the wall area here.

Figure 2.The left side of the house. Staff recommends redesign of the addition's top story to better meet design guidelines and reduce this wall area.

Proportion and Rhythm of Openings**:** The windows on the proposed addition are all generally twice as tall as they are wide, meeting the historic proportion of openings. There are no large expanses of wall space without a window or door opening. The submitted drawings indicate some changes to four existing openings. Changes to the windows and doors on the sides of the building have already been approved. However

the front elevation shows the front door one foot (1') taller than the existing door opening (see Figures 2 and 3). In February 2014, Staff recommended disapproval of the alteration of the primary entrance. Staff recommends the same for this application. With this change, staff finds the project's proportion and rhythm of openings will meet Section II.B.1.g.

Recommendation: Staff recommends approval of the addition, with the conditions:

1. The foundation height of the addition maintain the existing foundation height;
2. The side dormers be redesigned to set back at least two feet (2') from the wall beneath and two feet (2") from the gable;
3. The dormer on the south elevation have its roof pitch increased, to reduce the visible wall area;
4. The front door opening remain the same dimensions, unless evidence exists that it was a larger opening historically;
5. Lap siding will have a reveal no greater than five inches (5");
6. Staff provide final approval of all materials, including windows & doors.

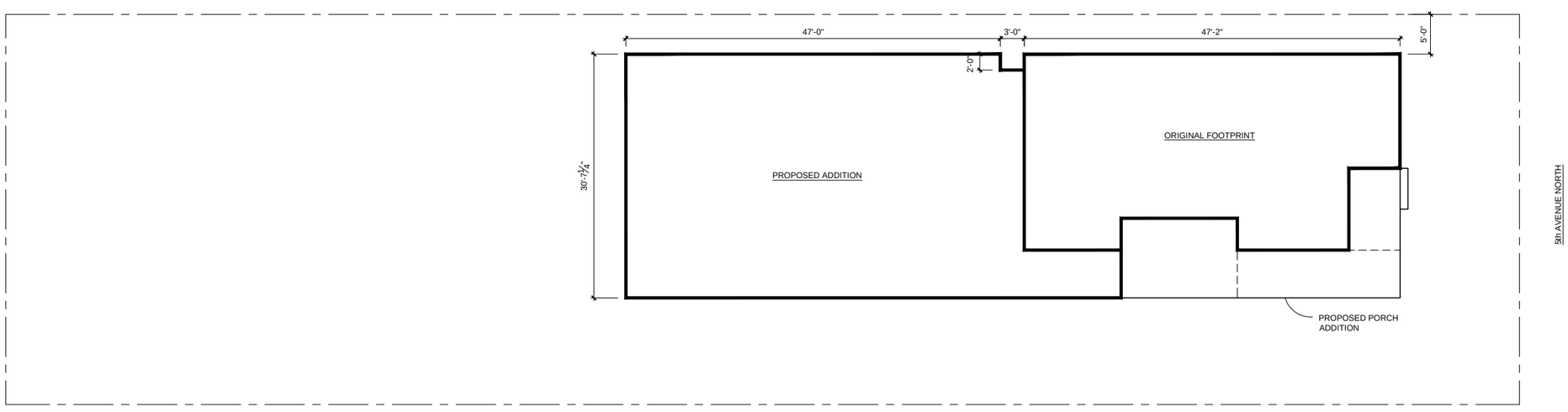
With these conditions, the project meets the design guidelines for the Salemtown Neighborhood Conservation Zoning Overlay.

ATTACHMENT A
Photographs

Figure 3. Front left of building, unpermitted work visible


Figure 4. Rear of structure

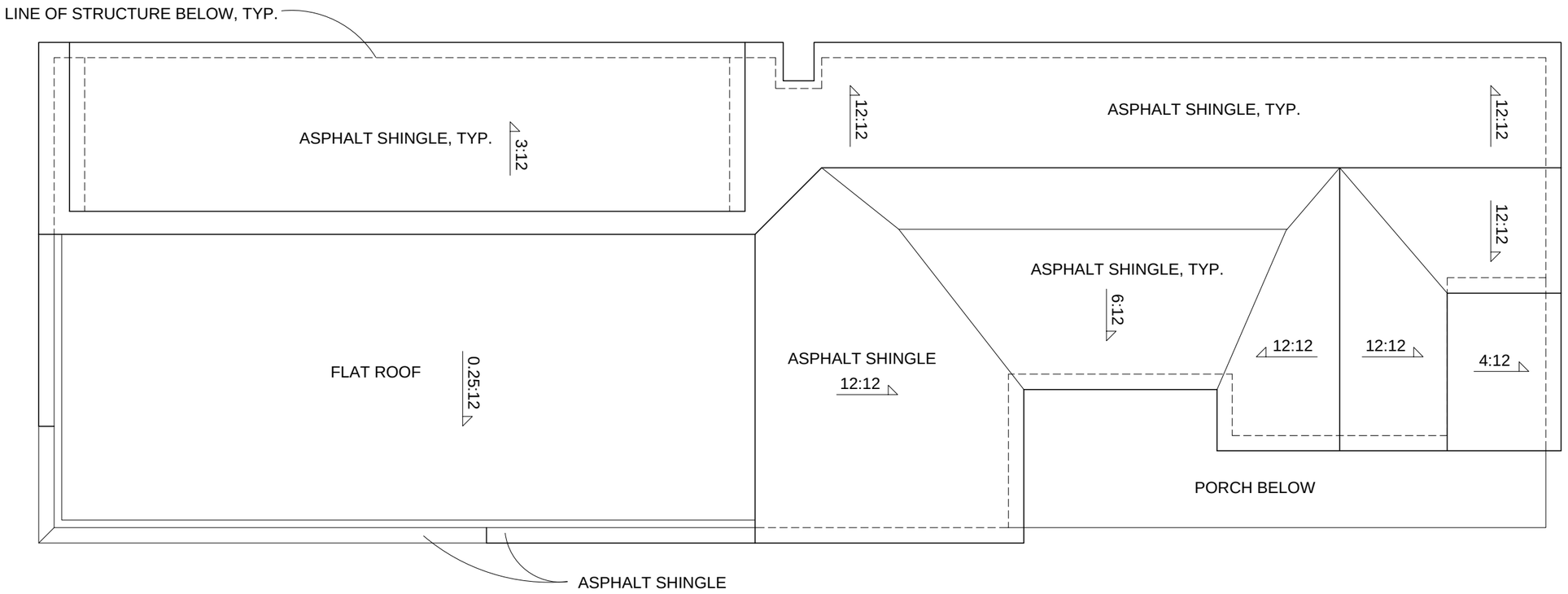
DEMO PLAN



PROPOSED SITE PLAN

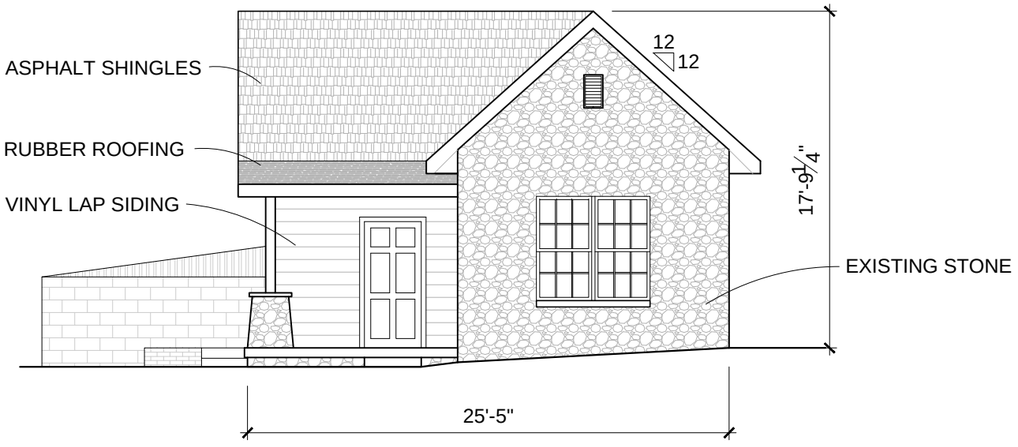
0' 4' 8'

1719 5th Avenue North



0' 4' 8'

1719 5th Avenue North
Roof Plan

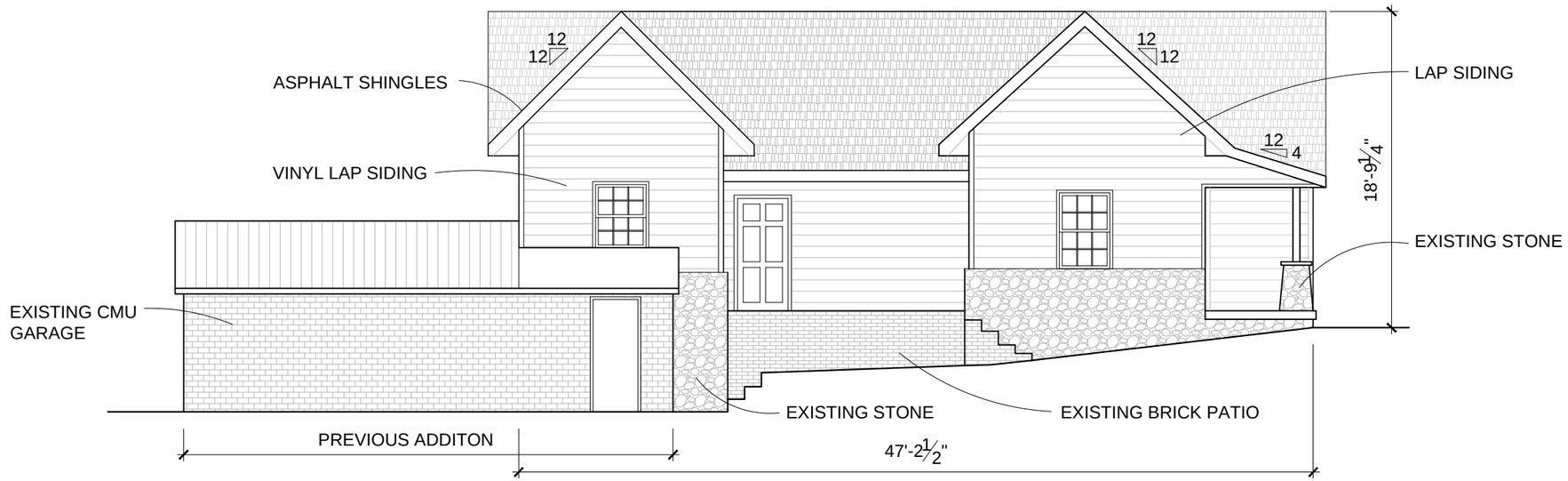


Previous

Proposed

0' 4' 8'

1719 5th Avenue North
Street Elevations



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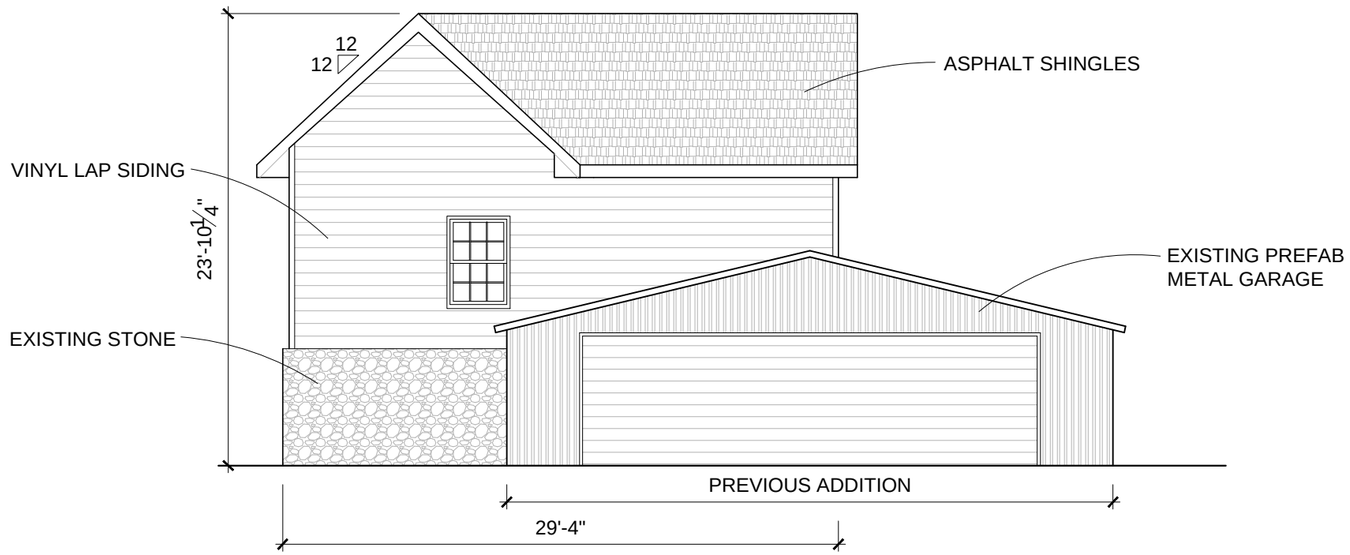
1719 5th Avenue North
South Elevations



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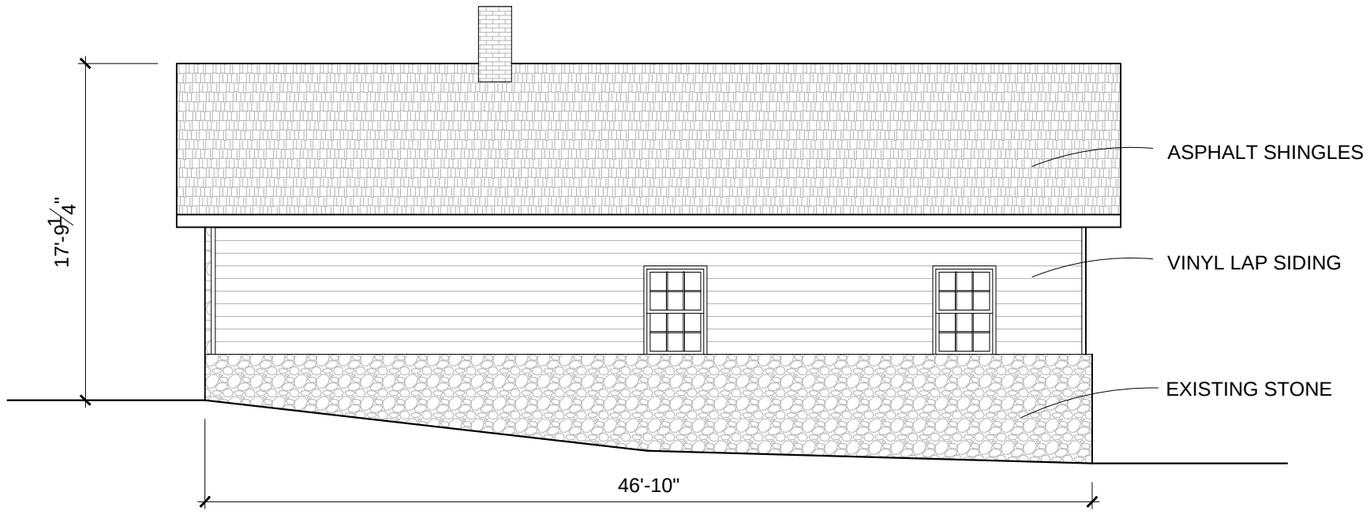
0' 4' 8'

1719 5th Avenue North
West (Rear) Elevations



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Proposed

1719 5th Avenue North
North Elevations