



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

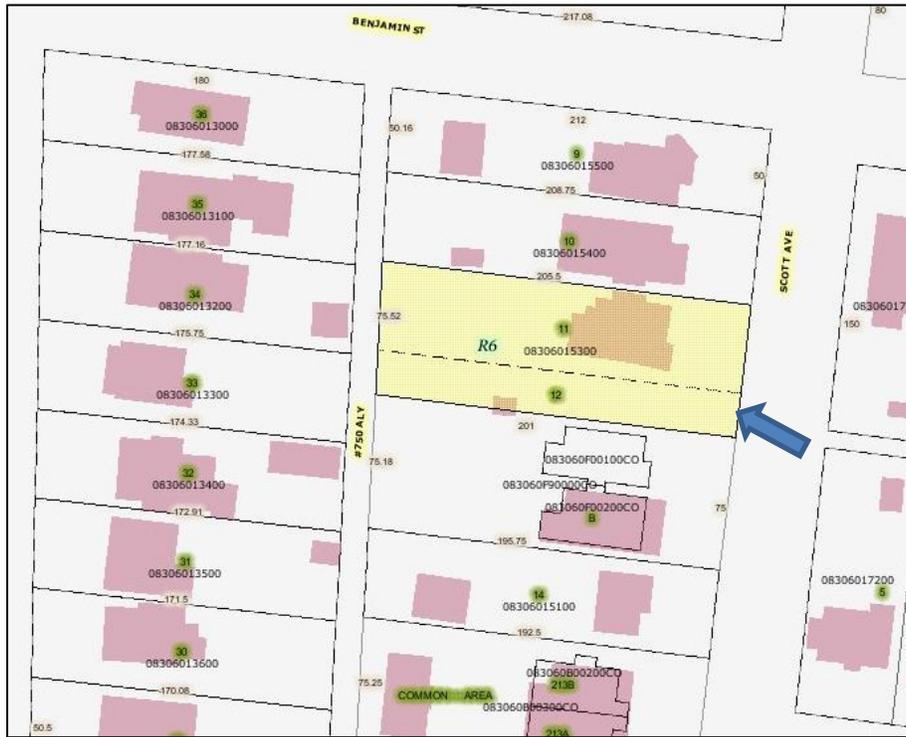
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
221 Scott Avenue
August 19, 2015

Application: New construction-addition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08306015300
Applicant: Mitch Hodge, architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to enlarge the house with a rear addition. The addition will extend beyond the width of the house on the left side, but will not impact the original front or side walls of the building.</p> <p>Recommendation Summary: Staff recommends approval of the addition with the condition that the selections for windows and doors are administratively approved, finding the proposal to meet the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
--	--

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

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.

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).

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.

- 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.

Background:

221 Scott Avenue is an early 20th century one-story Transitional Victorian house. The house has a steeply pitched pyramidal roof with a front projecting gable and a wrap-around front porch on the left side. The house is shifted toward the right side of a seventy-five foot (75') wide lot, which is twenty-five feet (25') wider than the typical lot in the area.



Analysis and Findings:

The applicant proposes to enlarge the house with a rear addition. The addition will extend beyond the width of the house on the left side.

Location & Removability: The addition will connect to the rear of the original building at the rear-left corner, going eighteen feet (18') wider than the existing house to the left side but sitting twenty feet (20') in from the right side. The front and side walls of the original building will not be impacted. Although not set entirely behind the house, the connection for the addition is minimal and will not have an adverse effect on the integrity and form of the original building which meets sections II.B.2.a and II.B.2d of the design guidelines.

Height & Scale: The addition will have a one story component and a two-story component. Connecting to the existing building at the rear-left, the one-story component will extend eighteen feet (18') into the left side yard and will be twenty-six feet (26') deep front-to-back. Staff finds the wider addition to be appropriate because the lot is seventy-five feet (75') wide and because the house is shifted to the right side of the lot.

The roof of this component will be hipped, with a side-to-side ridge two feet (2') lower than the peak of the original roof and eaves one foot (1') lower than the existing eave line. The left slope of this roof will have a gabled dormer, six inches (6") below the ridge

and two feet (2') back from the side wall. Staff finds the height and scale of this component to be subordinate to the historic house.

The two-story component will sit in eight feet (8') from the left side of the one-story component and extend back thirty-four feet (34') to the rear. The roof will be hipped, tying into the ridge of the one-story component with a low-pitched roof resulting in eaves seven feet (7') higher than the eaves of the original house. Typically, a two-story addition would not be an appropriate addition to a one story house. However, by sitting the two story portion in eight feet (8') from the wall of the one-story section, Staff finds that it will be obscured behind the steep hipped roof and dormer. From the right of way, the two-story component of the addition will not be greatly visible.

Staff finds the height and scale of the addition, as perceived from the right of way, to be compatible with the historic house. Staff finds that the project will meet sections II.B.1.a and II.B.1.b.

Design: The addition will complement the historic house with a matching roof form, matching siding reveal, and similar window portions. Although it will have features in common with the Victorian era character of the original house, the addition will be distinguishable as new construction by having simplified cornice details and the use of modern materials. Staff finds that the project will meet sections II.B.2.a and II.B.2.e of the design guidelines.

Setback & Rhythm of Spacing: The addition will extend eighteen feet (18') to the side yard, but will still be fourteen feet (14') from the property line. Staff finds the rhythm of spacing that results will be compatible with the surrounding historic context because the lot is wide and the house is shifted to the right side. For this reason, Staff finds that the project meets section II.B.1.c 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 to match that of the historic house. The trim, including corner pilasters, will also be cement fiberboard. The roof will be architectural fiberglass shingles in a color to match the existing roof. The material of the windows and doors is not known, and staff asks to approve their selections prior to purchase and installation. With Staff's approval of the windows and doors, the known materials meet section II.B.1.d of the design guidelines.

Roof form: The roof on the one-story component will be hipped with a 10:12 pitch and a side-to-side ridge. This matches the pitch and form of the original roof. The two-story component will have a 3:12 pitch. Although this pitch could contrast with the original roof, staff finds it will be largely obscured by the steep roof of the one-story component of the addition. Staff finds that the addition will meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition

are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

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.

Recommendation:

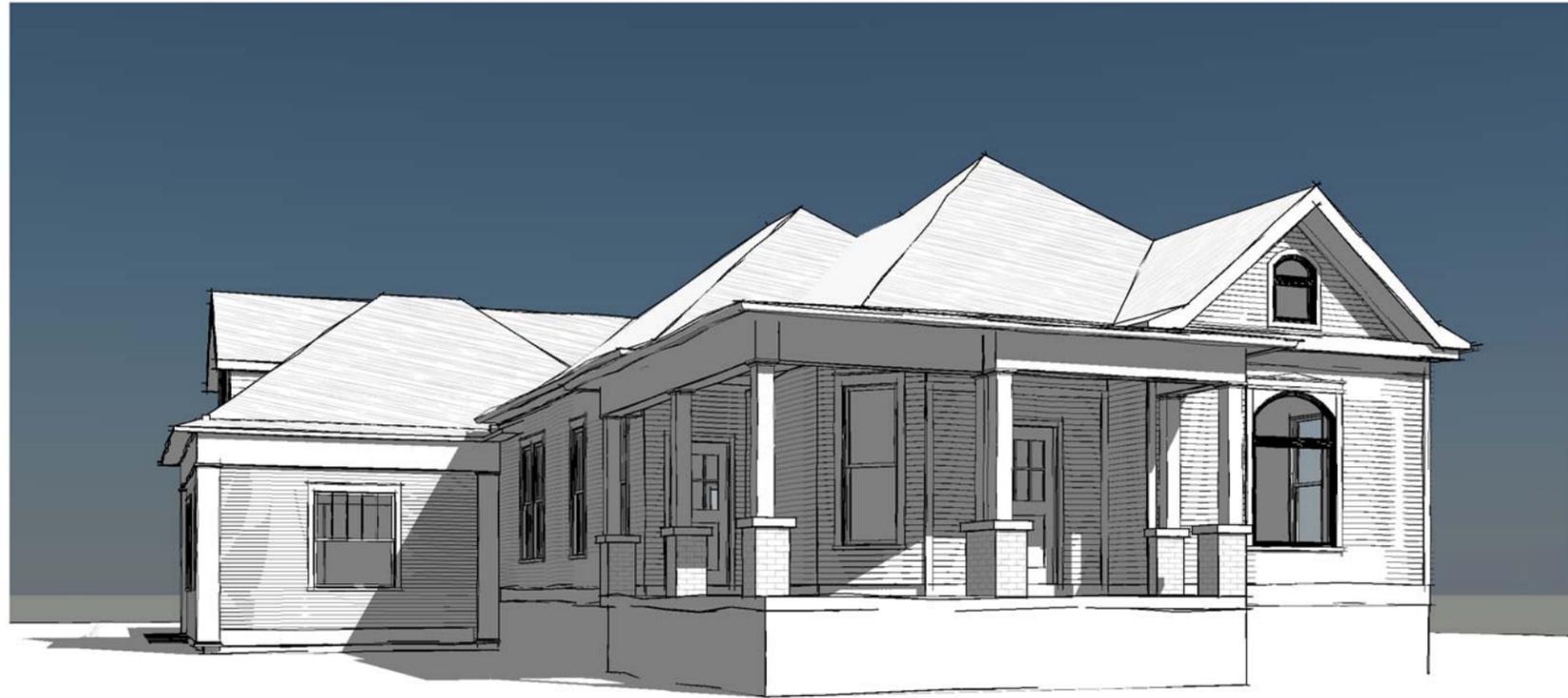
Staff recommends approval of the proposed addition with the condition that the selections for windows and doors are administratively approved, finding it to meet the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.



221 Scott Avenue, front.



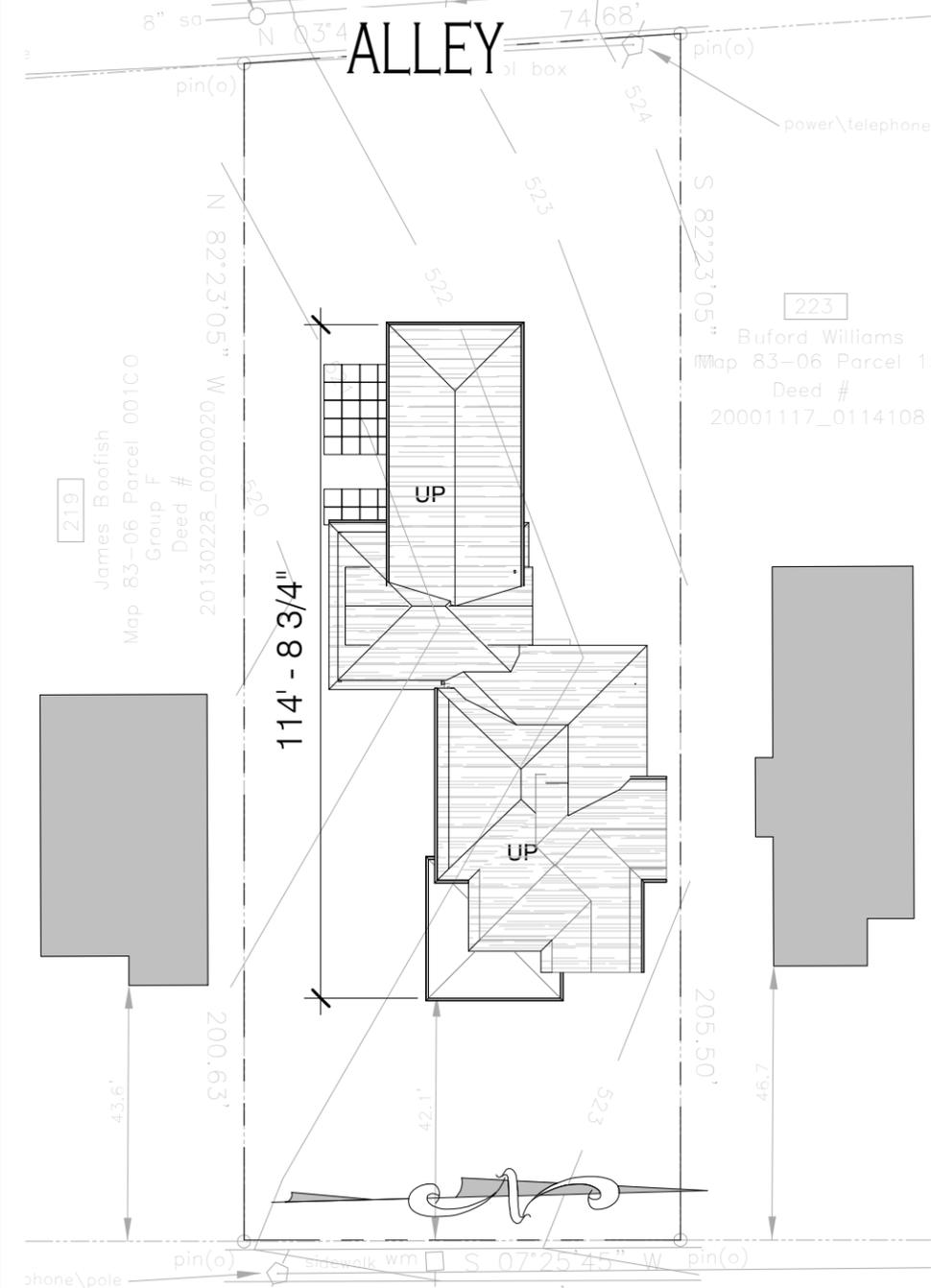
Street view of 221 Scott Avenue.



2 FRONT VIEW
SD-0



3 OVERHEAD
SD-0



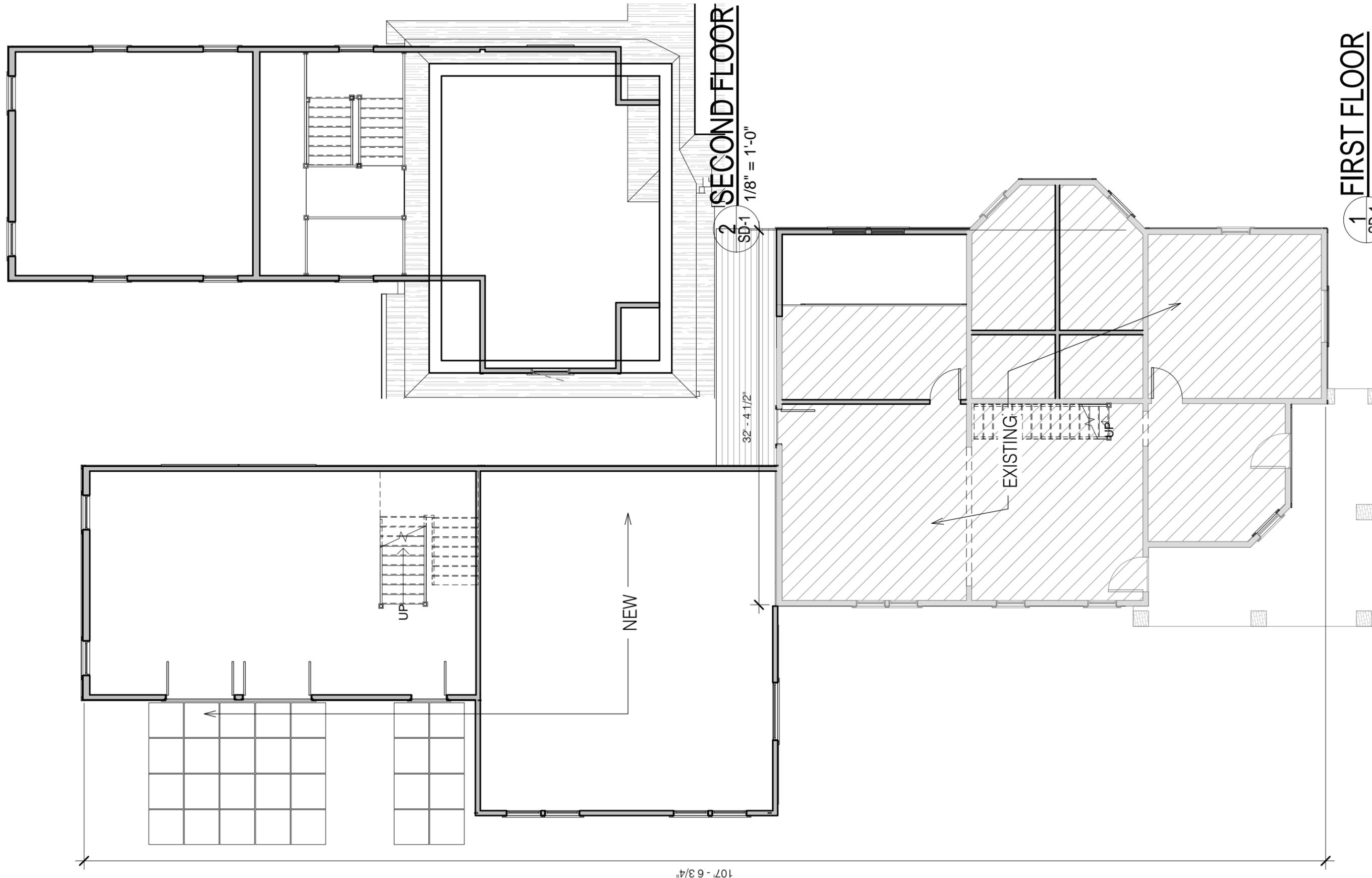
1 221 SCOTT AVE.
SD-0 1" = 30'-0"

S. MITCHELL HODGE ARCHITECTURE
1900 Cedar Lane
Nashville, TN 37212
(615)260-0919
mitchhodge@comcast.net

Additions & Renovations to
221 SCOTT AVENUE
Nashville, TN 37206

Copyright © 2015 by S. Mitchell Hodge, AIA. The information contained in this Document is intended for use on this Project only. Any use beyond this Project is strictly prohibited and any consequences of use beyond this Project are not the responsibility of the Architect.

SITE PLAN
SD-0
PROJECT: 1525
DATE: 08.03.15



2 SECOND FLOOR
1/8" = 1'-0"

1 FIRST FLOOR
1/8" = 1'-0"

**S. MITCHELL
HODGE**
ARCHITECTURE

1900 Cedar Lane
Nashville, TN 37212
(615)260-0919
mitchhodge@comcast.net

Additions & Renovations to
221 SCOTT AVENUE
Nashville, TN 37206

Copyright © 2015 by
S. Mitchell Hodge, AIA. The
information contained in this
Document is intended for
use on this Project only.
Any use beyond this Project
is strictly prohibited and any
consequences of use
beyond this Project are not
the responsibility of the
Architect.

FLOOR PLANS
SD-1
PROJECT : 1525
DATE: 08.03.15

107'-6 3/4"

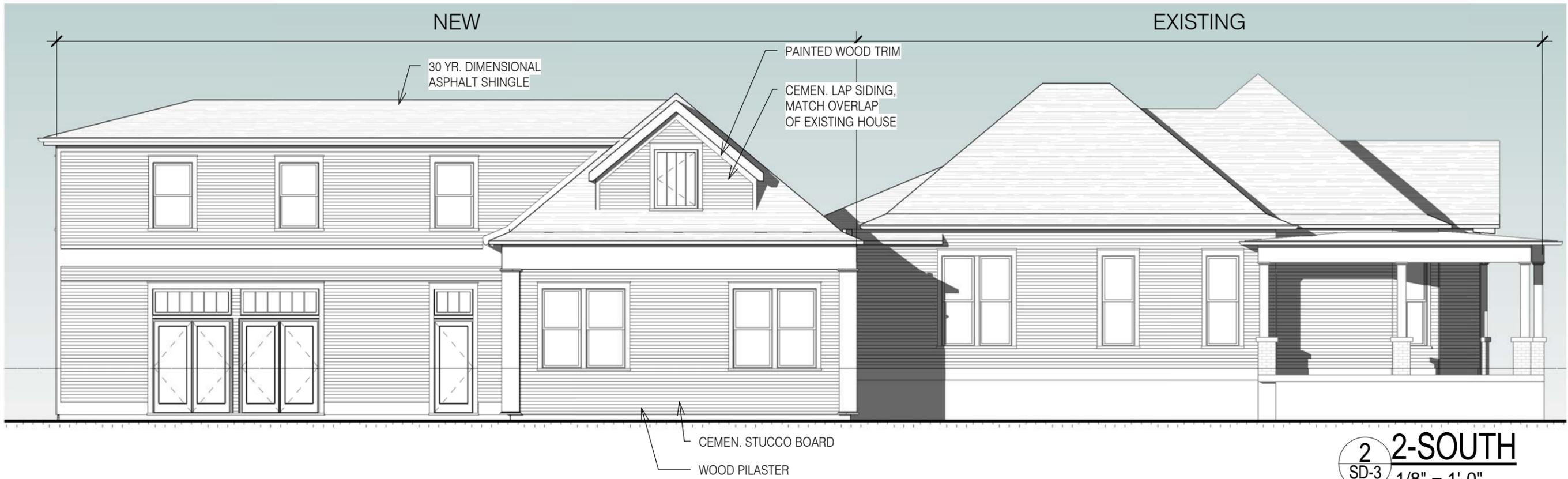
32'-4 1/2"

NEW

EXISTING

UP

UP



2 **2-SOUTH**
SD-3 1/8" = 1'-0"



3 **SOUTHEAST VIEW**
SD-3



1 **1-EAST**
SD-3 1/8" = 1'-0"

S. MITCHELL
HODGE
ARCHITECTURE

1900 Cedar Lane
Nashville, TN 37212
(615)260-0919
mitchhodge@comcast.net

Additions & Renovations to
221 SCOTT AVENUE
Nashville, TN 37206

Copyright © 2015 by S. Mitchell Hodge, AIA. The information contained in this Document is intended for use on this Project only. Any use beyond this Project is strictly prohibited and any consequences of use beyond this Project are not the responsibility of the Architect.

ELEVATIONS
SD-3
PROJECT : 1525
DATE : 08.03.15



4 **4-NORTH**
SD-4 1/8" = 1'-0"



1 **NORTHWEST**
SD-4



3 **3-WEST**
SD-4 1/8" = 1'-0"

S. MITCHELL
HODGE
ARCHITECTURE

1900 Cedar Lane
Nashville, TN 37212
(615)260-0919
mitchhodge@comcast.net

Additions & Renovations to
221 SCOTT AVENUE
Nashville, TN 37206

Copyright © 2015 by S. Mitchell Hodge, AIA. The information contained in this Document is intended for use on this Project only. Any use beyond this Project is strictly prohibited and any consequences of use beyond this Project are not the responsibility of the Architect.

ELEVATIONS
SD-4
PROJECT : 1525
DATE : 08.03.15