MEGAN BARRY
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
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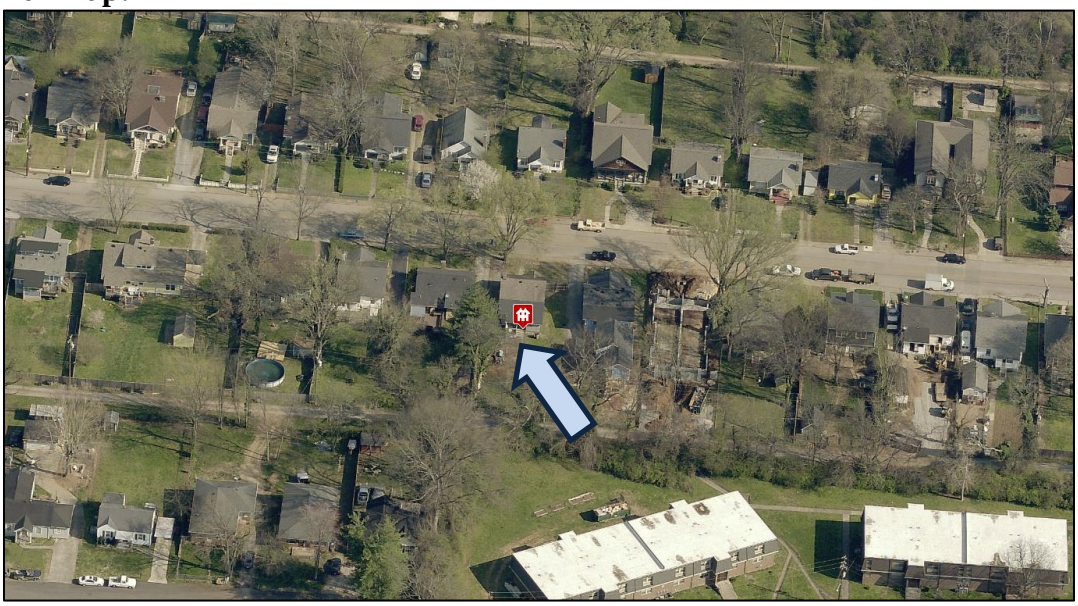
STAFF RECOMMENDATION
1536 Douglas Avenue
January 20, 2016

Application: New construction – addition; Partial demolition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 6
Map and Parcel Number: 08302019700
Applicant: John TeSelle, AIA
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: This application is to demolish a non-contributing addition and to add an eight hundred and thirty square foot (830 sq. ft.) one-story rear addition. **Recommendation Summary:** Staff recommends approval with the conditions: 1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation. 2. Staff approve the roof color and materials for the side entrance and rear deck landing, decking, and railing prior to purchase and installation. 3. The original window casings and the three front three-over-one historic windows shall be retained. 4. If utilities are added or relocated, they shall be located on the rear façade or on a side façade beyond the midpoint of the house. Staff finds that the application meets the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Site Plan **D:** Elevations

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.

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.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.
Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
Double-hung windows should exhibit a height to width ratio of at least 2:1.
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

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 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.

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.

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.

Background: The house located at 1536 Douglas Avenue was built c. 1929 and is a contributing building in the Eastwood Neighborhood Conservation Zoning Overlay.

Analysis and Findings: The application is for a rear addition to the house. The plan also proposes demolition of an existing, non-contributing addition.

Demolition: Demolition is proposed for a noncontributing rear addition and back porch. Sanborn maps confirm that the rear addition and back porch that are to be demolished are not original to the historic house. As a result, staff finds that demolition of the noncontributing additions to meet the design guidelines.

The plan also proposes to replace the roofing, siding, windows, door and porch column on the historic house, which all together is considered partial-demolition. The siding is not original as evidenced by the wide reveal which is atypical for a home of this age and the fact that the siding is flush with the window casings. The porch posts are also not original as metal posts are more typical of later style homes; therefore replacement of the siding and the post meets the design guidelines. The commission has routinely allowed for roofing material to be replaced. Staff recommends retaining the original window casings and the three front three-over-one historic windows. No other changes to the dimension and design of the existing openings are proposed.

With the condition that the original window casings be retained and the front three windows be kept, Staff finds the proposed demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The addition has a maximum ridge height that is the same as the ridge height of the historic house, and the maximum foundation height is approximately three feet, six inches (3' 6") at the rear of the addition as the property slopes down toward the rear of the property. Eave height on the addition is similar to that on the existing house.

The proposed additional footprint is approximately eight hundred and thirty square feet (830 sq. ft.), compared to the existing footprint which is about one thousand, one hundred and eight square feet (1108 sq. ft.). The addition adds thirty-two feet, ten inches (32' 10") to the depth of the house, which increase the depth of the house by approximately seventy percent (70%).

The proposed the addition is neither taller nor wider than the historic house, and the footprint of the addition does not more than double the existing footprint. Therefore, staff finds that project is appropriate with regard to height and scale and meets section II.B.1.a.and b. of the guidelines.

Design, Location & Removability: The addition increases the footprint of the house by approximately seventy percent (70%), and the new construction is at the rear of the historic house, in accordance with design guidelines. The addition is inset one foot (1') from the rear corners of the historic house, which is consistent with the recommended inset for a one-story addition. If the addition were to be removed in the future, the historic and architectural character of the house would remain. The project is consistent with section II.B.2.a and d. of the guidelines.

Setback: The setbacks will be thirteen feet (13') on the left side, and seven feet (7') on the right side. The rear wall of the addition will be forty-five feet (45') from the rear property line. The setbacks for the addition meet the bulk zoning standards and are consistent with the historic context of the surrounding area. Therefore, staff finds that the project meets section II.B.i.c for setbacks.

Materials: The cladding on the addition will be Hardie plank siding with a 5" reveal to match the siding proposed for the historic house, and the trim will be Hardie trim. The roof will be asphalt shingles for the addition and the historic house, and the foundation will be either a parged or split face concrete block foundation. Details have not been provided on the materials for the windows, doors, and roof color as well as the side entrance and rear deck landing, decking, and railings. Staff recommends including a condition that staff approve the final window and door selections prior to purchase and installation and that staff approve the roof color and materials for the side entrance and rear deck landing, decking, and railings. The known materials meet the design guidelines and have been previously approved by the Commission. With the condition that staff approve the final selection of the unknown materials specified above, staff finds that the project meets section II.B.1.d.

Roof form: The roof form of the addition is cross-gabled, with roof pitches that complement the existing historic house. The roof form and pitch does not contrast with those of neighboring historic buildings and are compatible with the roof form of the historic house. The project meets section II.B.1.e.

Orientation: The addition will not change the historic orientation of the house, which is oriented toward Douglas Avenue. Staff finds that the project meets section II.B.1.f as the house and addition are oriented toward the street.

Proportion and Rhythm of Openings**:** The windows on the proposed addition meet the historic proportion of openings, being generally twice as tall as they are wide. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings is consistent with Section II.B.1.g.

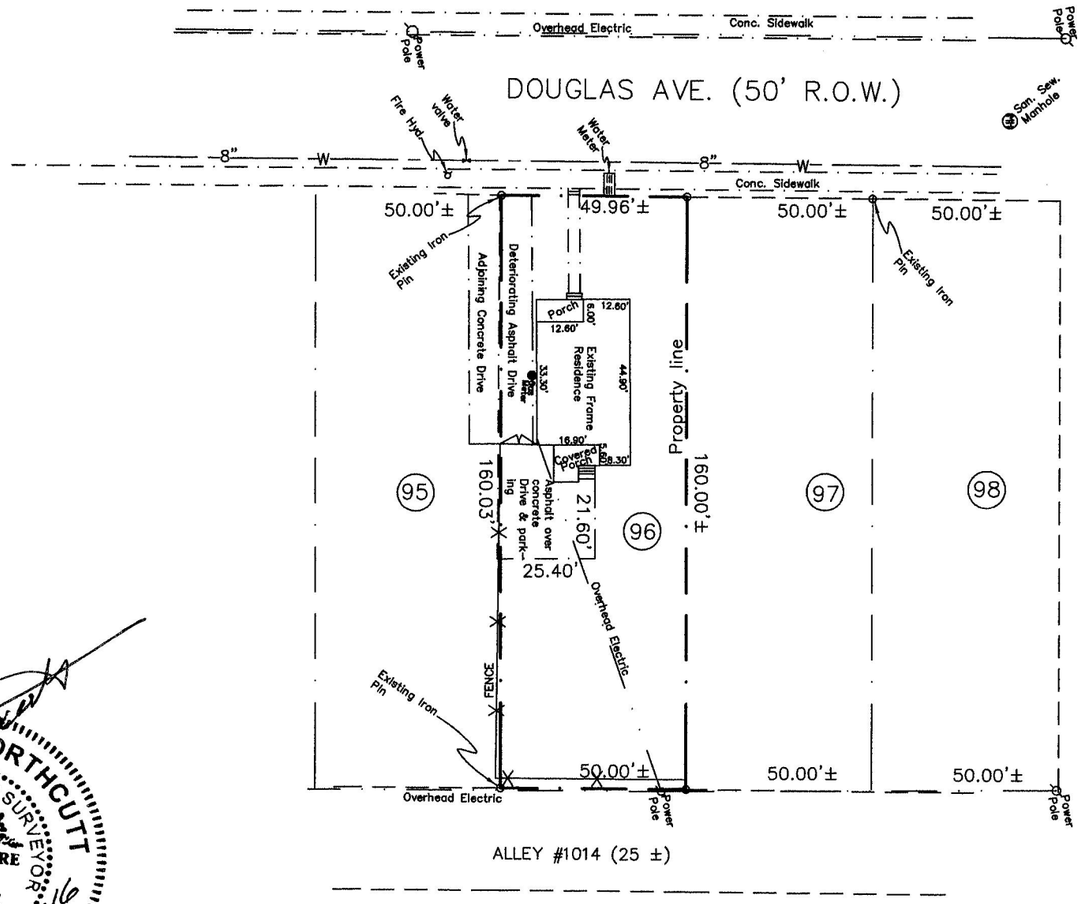
Utilities: The location of the HVAC and other utilities is not noted on the plans. If utilities are added or relocated, staff recommends that they be located on the rear façade or on a side façade beyond the midpoint of the house. With this condition, staff finds that the project meets section II.B.1.h.

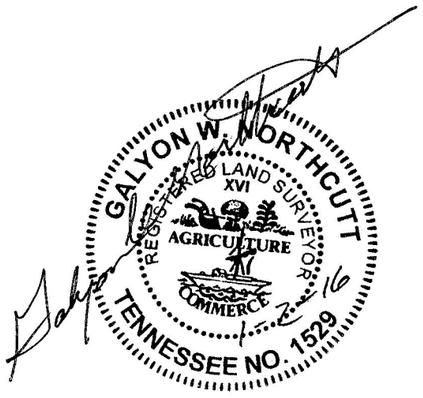
Recommendation: Staff recommends approval with the conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation.
2. Staff approve the roof color and materials for the side entrance and rear deck landing, decking, and railing prior to purchase and installation.
3. The original window casings and the three front three-over-one historic windows shall be retained.
4. If utilities are added or relocated, they shall be located on the rear façade or on a side façade beyond the midpoint of the house.

Staff finds the proposed addition meets the design guidelines for additions in the Eastwood Neighborhood Conservation Zoning Overlay.

1536 Douglas Avenue





0' 40' 80' 120'

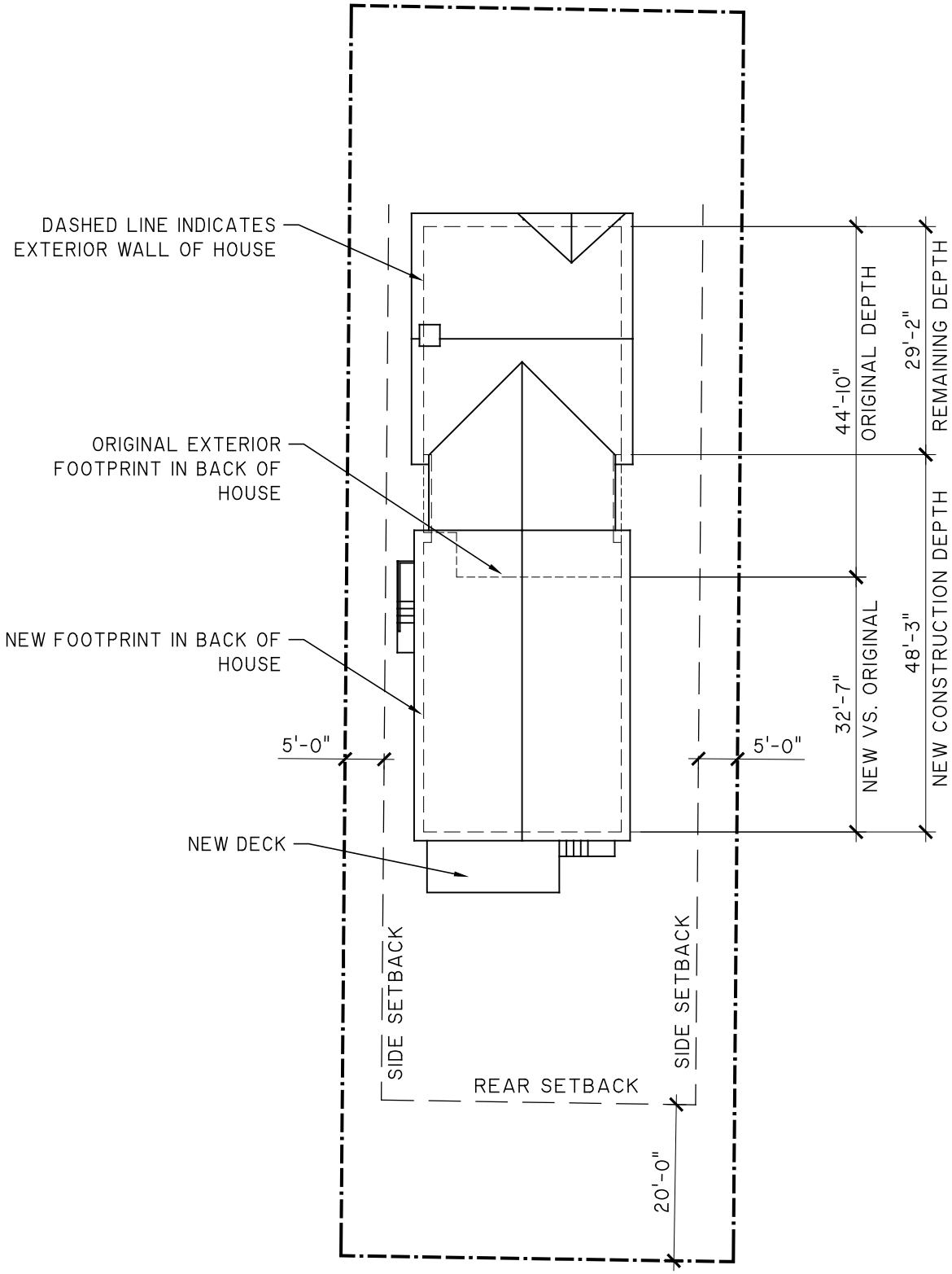
Scale: 1"=40'

I hereby certify that this is a non-monumented survey done according to Tennessee Code Annotated.

Galyon W. Northcutt
2607 Forest View Drive
Antioch, TN 37013-1335
TN PLS 1529
Ph. (615) 479-7878

Non-Monumented Survey
For
Woodland Street Partners, LLC

DRAWN GWN	***DATE*** ***01/02/16***	Tax Map 83-2, Parcel 197 Deed 20150423-0036579 Lot 96 on Plan of Dr. E.T. Brown Subdivision Plat Book 332, Pg. 91
APPROVED	***DATE*** 01/02/16	
SCALE ***1" = 40'***	***SHEET*** 1 of 1	***PROJECT NO.***



NORTH

SITE PLAN

0 5' 10' 20' 40' 80'

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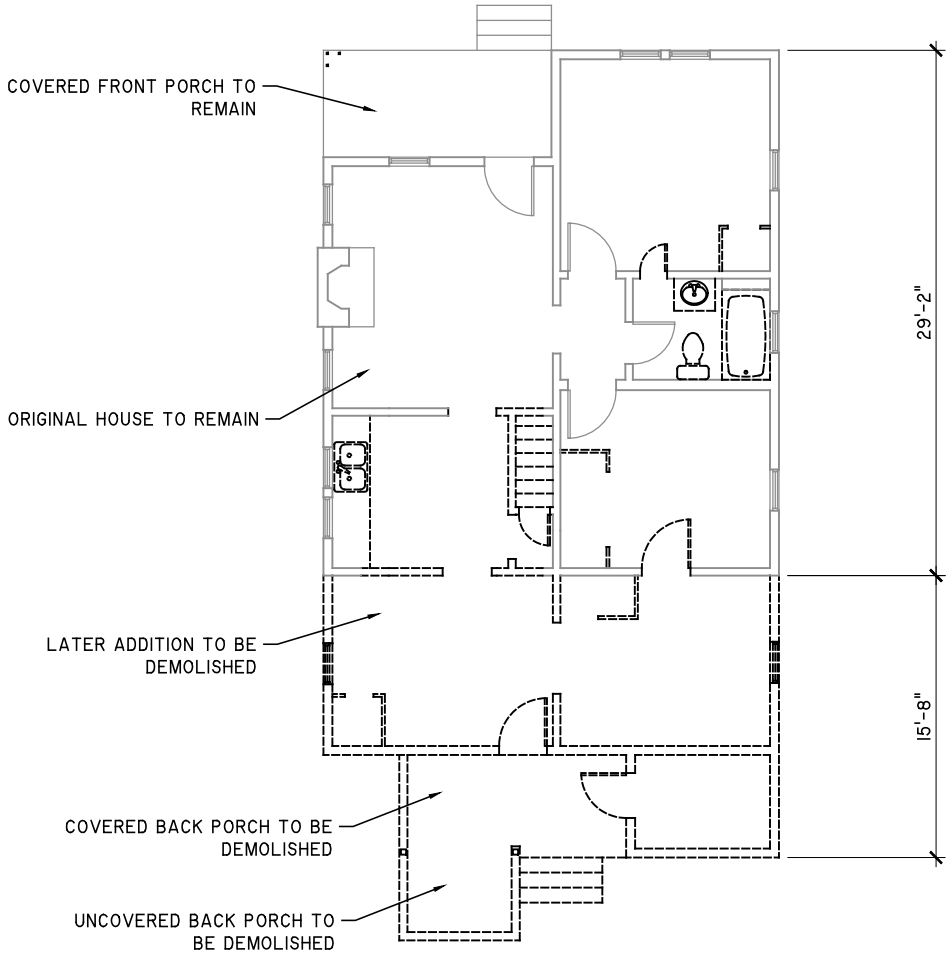
Renovations to 1536 Douglas Avenue
Nashville, Tennessee
Project number 15-310

4 Jan 2016
Site Plan

S1



CONDITIONED FLOOR AREA:
915 SF

ORIGINAL FOOTPRINT UNDER ROOF:
1,108 SF

NORTH

DEMOLITION FLOOR PLAN

0 2' 4' 8' 16' 32'

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Renovations to 1536 Douglas Avenue
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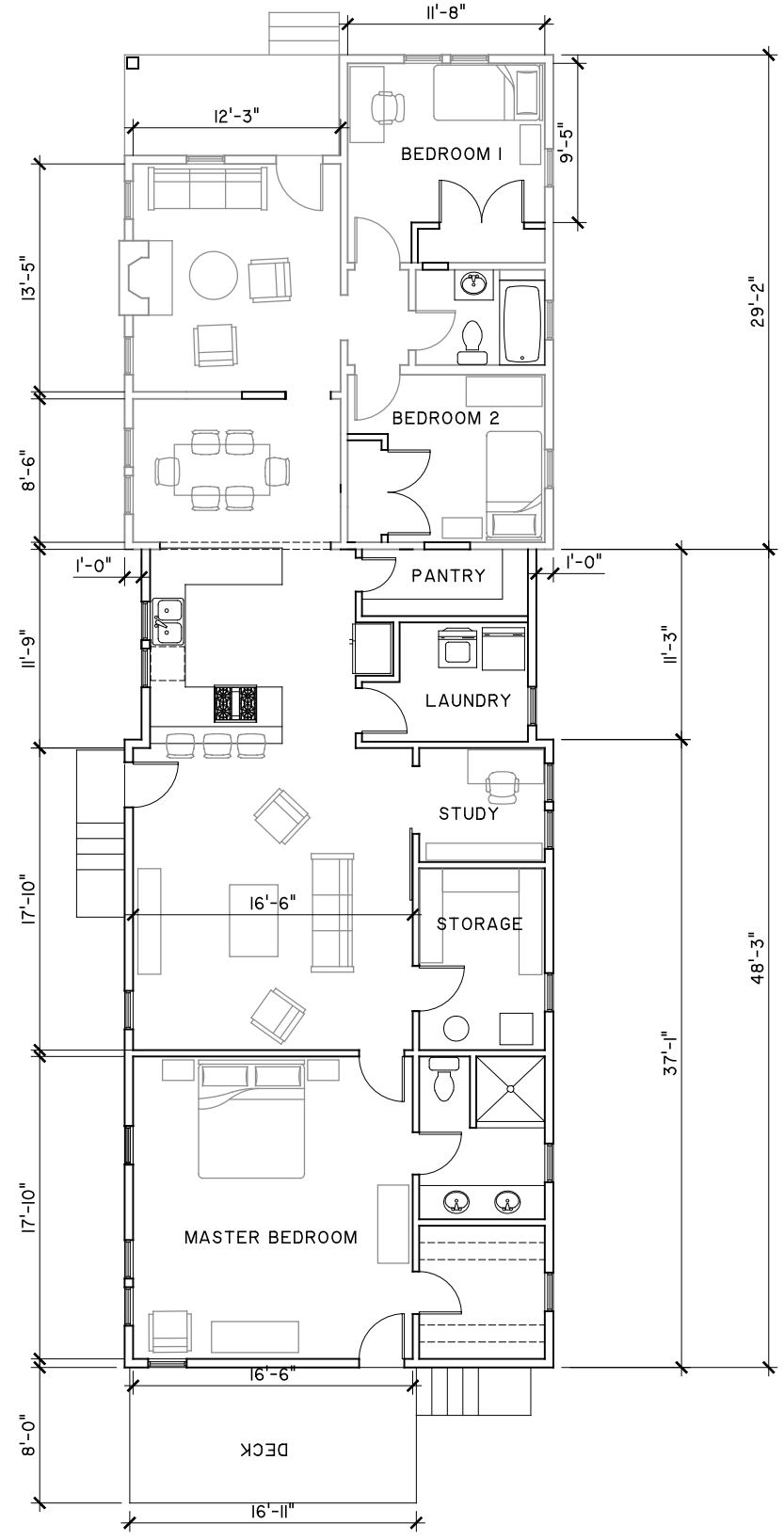
4 Jan 2016
Demolition Plan

A0



RENOVATED FLOOR AREA:
663 SF

NEW FLOOR AREA:
1,199 SF

TOTAL FOOTPRINT
UNDER ROOF:
1,938 SF

NORTH

FLOOR PLAN

0 2' 4' 8' 16' 32'

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Renovations to 1536 Douglas Avenue

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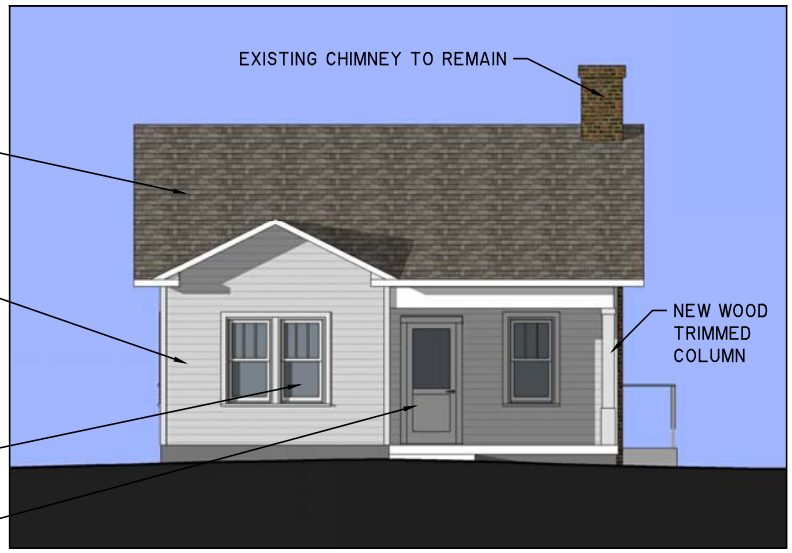
4 Jan 2016

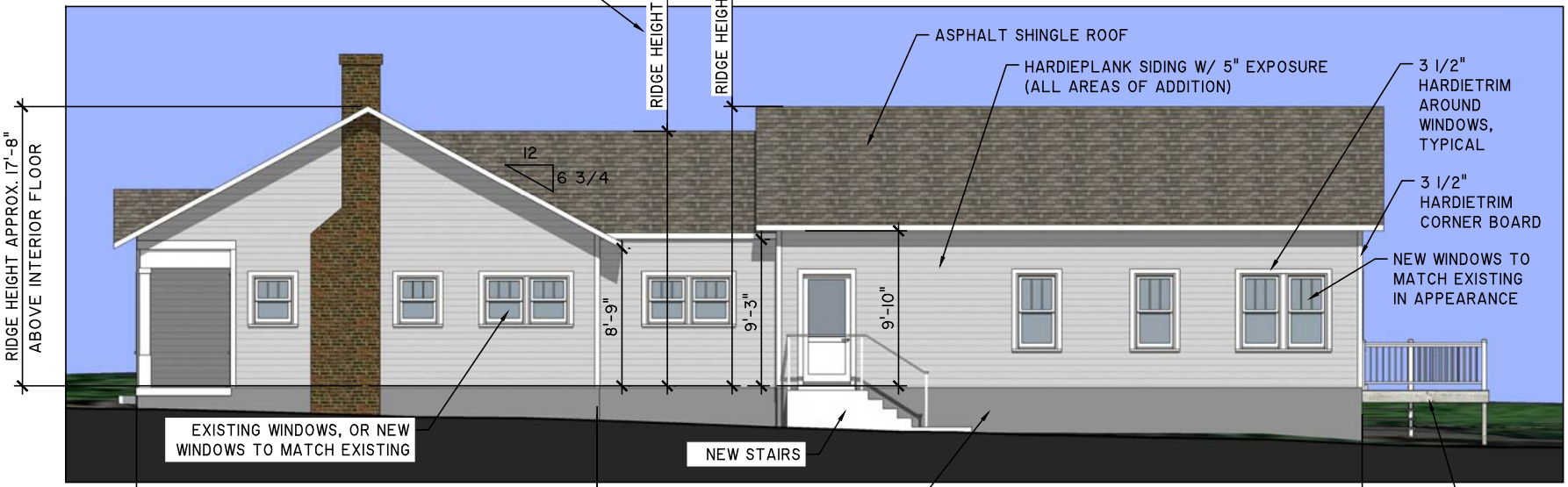
Floor Plan

A1



1 NORTH ELEVATION

0 2' 4' 8' 16' 32'



2 WEST ELEVATION

0 2' 4' 8' 16' 32'

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Nashville, Tennessee

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4 Jan 2016

Elevations

A2.1

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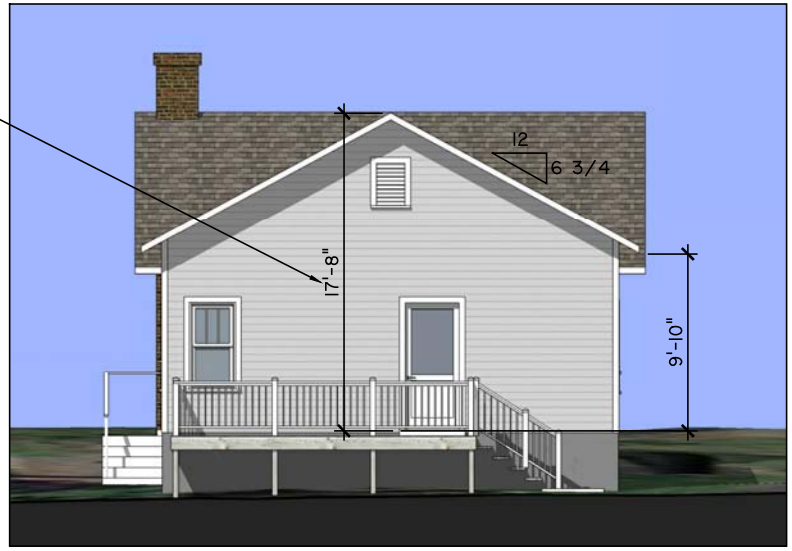
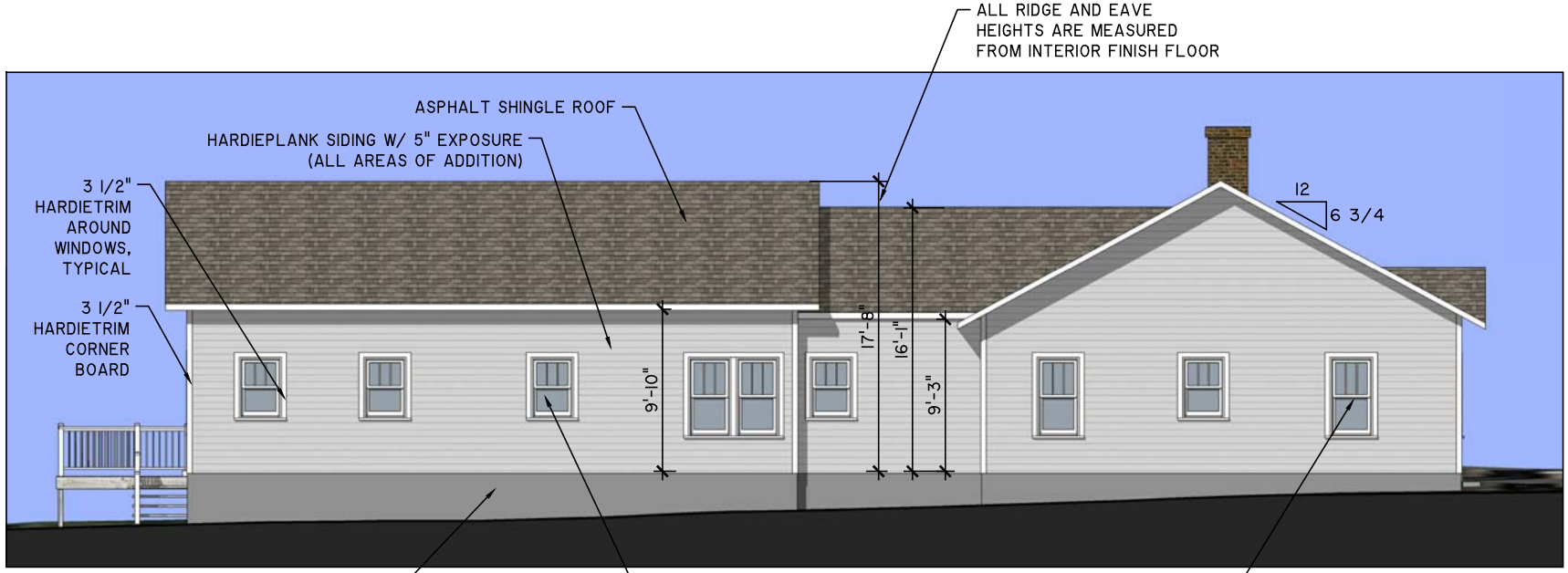


1 SOUTH ELEVATION

0 2' 4' 8' 16' 32'



2 EAST ELEVATION

0 2' 4' 8' 16' 32'

A2.2

4 Jan 2016
Elevations

Renovations to 1536 Douglas Avenue

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2 Jan 2016

Views

A2.3

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Renovations to 1536 Douglas Avenue

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Views

A2.4

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Renovations to 1536 Douglas Avenue

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Views

A2.5

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Views

A2.6