

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
Fax: (615) 862-7974

STAFF RECOMMENDATION 1429 Roberts Avenue February 17, 2016

Application: Partial demolition; New construction - addition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08302007500
Applicant: Steve DeSoto
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to enlarge a non-contributing house with an addition that expands the footprint of the house to the right side and to the rear. The addition will increase the one thousand square foot (1,000 sf) house by thirteen hundred square feet (1,300) for a finished total of twenty-three hundred square feet (2,300). The addition will also reorient the roof from a side-facing gable to a front facing gable, increasing the height of the building by two feet (2').

Recommendation Summary: Staff recommends approval of the proposed additions to the non-contributing building at 1429 Roberts Avenue with the conditions that:

- Board-and-batten may be used as a secondary material, but the primary cladding should be clapboard or other siding material typical of the area;
- Masonry is approved by Staff prior to purchase and installation;
- A walkway is added to connect the front porch to the street;
- The windows on the side elevations be vertically oriented as they are on the front; and
- The HVAC be located on the rear or the side elevation behind the mid-point of the building.

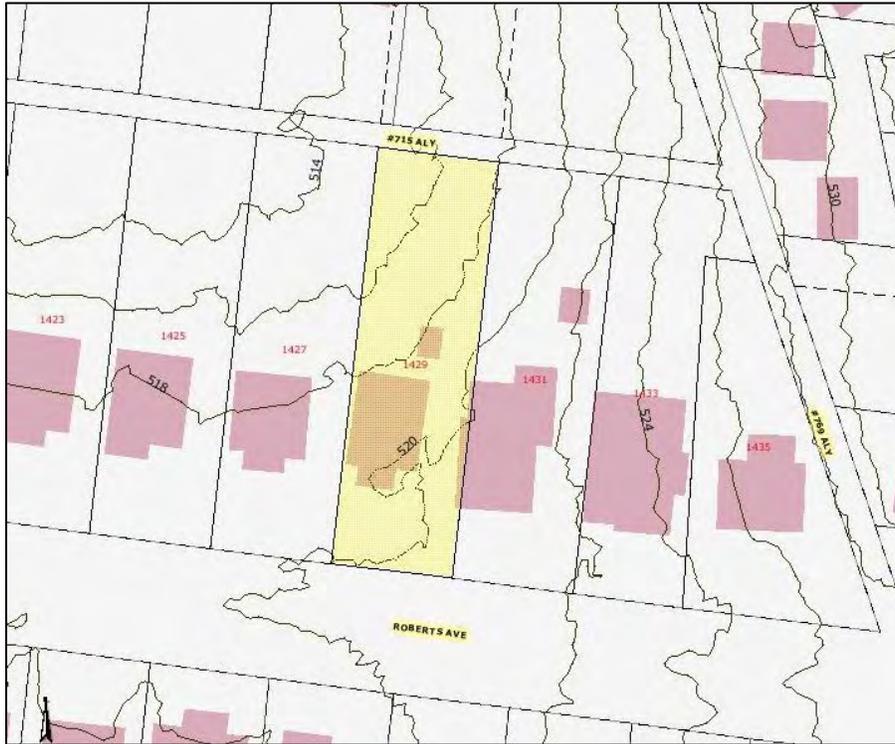
Meeting those conditions, Staff finds that the proposed additions meet the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

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.

Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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.

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 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.

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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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 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.*

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.

Background: The existing building at 1429 Roberts Avenue is a one-story Minimal Traditional house, constructed circa 1950. The house is not considered to be contributing to the historic character of the area because of its relatively recent construction, and the form is not typical of the historic character of the district.



Existing building at 1429 Roberts Avenue.

Analysis and Findings: The applicant proposes to enlarge the house with an addition that expands the footprint of the house to the right side and to the rear. The addition will also reorient the roof from a side-facing gable to a front facing gable, increasing the height of the building by two feet (2').

Partial Demolition: 1429 Roberts Avenue likely dates to the early 1950s and its style form, and detailing are inconsistent with the historic context of neighborhood. The house's shallow eaves, irregular window proportions, and synthetic exterior materials are inconsistent with the prevalent surrounding historic context. In addition, the building is not a good example of its period of development. Staff therefore finds that the structure does not contribute to the architectural and historical character and significance of the

district, and that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Location, Removability, & Design: The proposal will enlarge the existing house by adding to the rear and to the right side, without stepping back from either façade. The proposal would also reorient the roof from a side-oriented gable to a front-oriented gable, extending from the front of the building to the rear of the addition. By keeping only the front and left walls of the exterior without making a clear distinction between the existing building and the new construction, the addition will effectively envelope the house within a new structure.

While an addition with this degree of impact would not be appropriate for an historic building, Staff finds the proposal to meet sections II.B.2.a, II.B.2.d, and II.B.2.e because the house does not contribute to the historic character of the area.

Height & Scale: The addition will increase the height of the roof from nineteen feet (19') to twenty-one feet (21'), maintaining the current eave height of nine feet, six inches (9'-6"). These heights are compatible with surrounding context, as nearby historic houses range from eighteen feet (18') to twenty-nine feet (29') tall.

The width of the building will be increased from twenty-nine feet (29') to thirty-five feet (35'), with a small projecting bay on the left side wall helping to break up the scale. The addition will have a right-front corner porch, which will help to reduce the perceived scale because of its open nature. The existing front porch will be widened from twelve feet (12') to twenty-one feet (21'). Staff finds the widths of the proposal will be compatible with surrounding context, with nearby historic houses ranging from twenty-eight feet (28') to thirty-six feet (36') in width.

The addition will double the depth of the house from thirty-three feet, six inches (33'-6") currently to sixty-seven feet (67'). The total depth of the house, including the porch, will expand to seventy-five feet (75'). Although this depth is greater than that of historic houses, the low eave height will help to minimize the perceived scale of the addition.

Staff finds that the height and scale of the enlarged building will be compatible with the surrounding historic context and that the project will meet section II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The front setback of the building, which is in line with the fronts of adjacent historic buildings, will not change. On the left side, the box bay will sit five feet (5') in from the property line, but otherwise the current seven foot (7') left side setback will be unchanged, and where the additions expands to the right the side the setback will be reduced from sixteen feet (16') to ten feet (10'). Several houses on Roberts Avenue, including this one at 1429, are shifted to one side of the lot with a driveway running along the wider side of the building. The lot slopes gently to the rear, but it is fairly level from left to right. Although the addition would cut into the existing driveway to the right, Staff finds that the spacing between this house and the adjacent one

would still be compatible with the surrounding historic context, and that the project will therefore meet section II.B.1.c of the design guidelines.

Materials: The walls of the existing building and the addition will primarily be clad in smooth-faced cement-fiber board-and-batten siding with cement-fiber trim. This type of siding is typically seen on outbuildings or as a secondary material but not the primary material of principle buildings. Staff recommends board-and-batten may be used in the newly created gable field with traditional clapboard or panel siding below with a trim board between. The trim will be cement-fiberboard. The roof will be gray architectural fiberglass shingles. The foundation will have a brick or stone foundation. Staff asks to approve masonry materials prior to purchase. The stone shown appears to have a horizontal dry-stack design, which is not appropriate for this neighborhood. Staff recommends a mortared square/rectangular stone for both the foundation and the porch pedestals. Staff recommends final approval of all masonry samples by staff prior to purchase and installation. The windows will be wood double-hung windows and the doors will also be wood. The specific window and door selections are indicated on the submitted elevations, and have been approved previously. With a traditional siding on the first story and the masonry to be approved prior to purchase and selection, Staff finds that the project will meet section II.B.1.d of the design guidelines.

Roof form: The roof will be reoriented from a side-facing gable to a front-facing gable with a 7:12 pitch. The front porch will remain a front-facing gable, nested underneath the primary roof. This roof form is compatible with the roofs of surrounding historic houses, therefore Staff finds the project to meet section II.B.1.e of the design guidelines.

Orientation: The orientation of the building will not change, with the primary elevation facing the street directly. The existing right-side gravel driveway will be removed, which is appropriate, and Staff recommends that a new walkway be added to connect the front porch to the street in order to meet section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings: The windows on the front of the building will be generally twice as tall as they are wide, consistent with the historic proportions of openings. The windows on the side elevations are depicted as being square. Staff recommends that these be more vertically oriented. There are no large expanses of wall space without a window or door opening. With the condition that the windows on the side elevations are vertically oriented, Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No change to the HVAC and other utilities is indicated. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. Staff finds that the project will meet section II.B.1.i of the design guidelines.

Recommendation Summary: Staff recommends approval of the proposed additions to the non-contributing building at 1429 Roberts Avenue with the conditions that:

- Board-and-batten may be used as a secondary material, but the primary cladding is clapboard or other siding material typical of the area;
- Masonry is approved by Staff prior to purchase and installation;
- A walkway is added to connect the front porch to the street;
- The windows on the side elevations be vertically oriented as they are on the front; and
- The HVAC be located on the rear or the side elevation behind the mid-point of the building.

Meeting those conditions, Staff finds that the proposed additions meet the applicable 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.



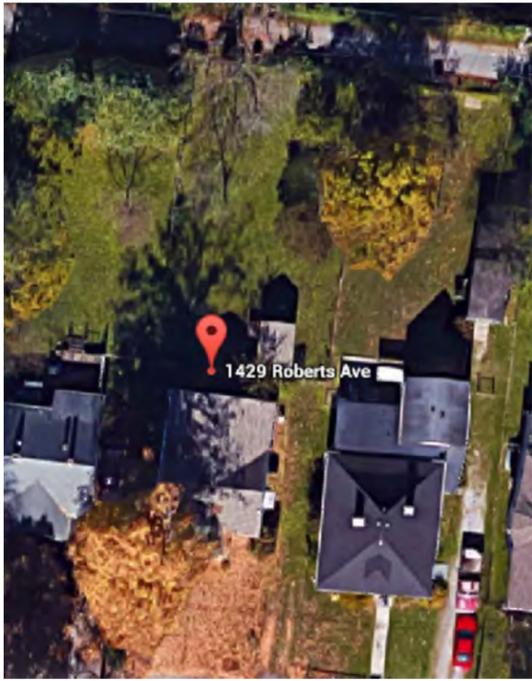
1429 Roberts Avenue.



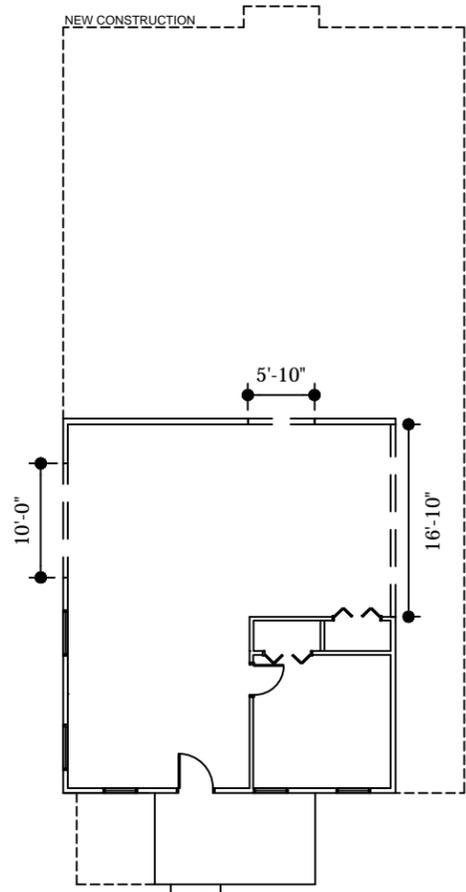
1429, 1431, 1433 Roberts Avenue.



1425, 1427, and 1429 Roberts Avenue.

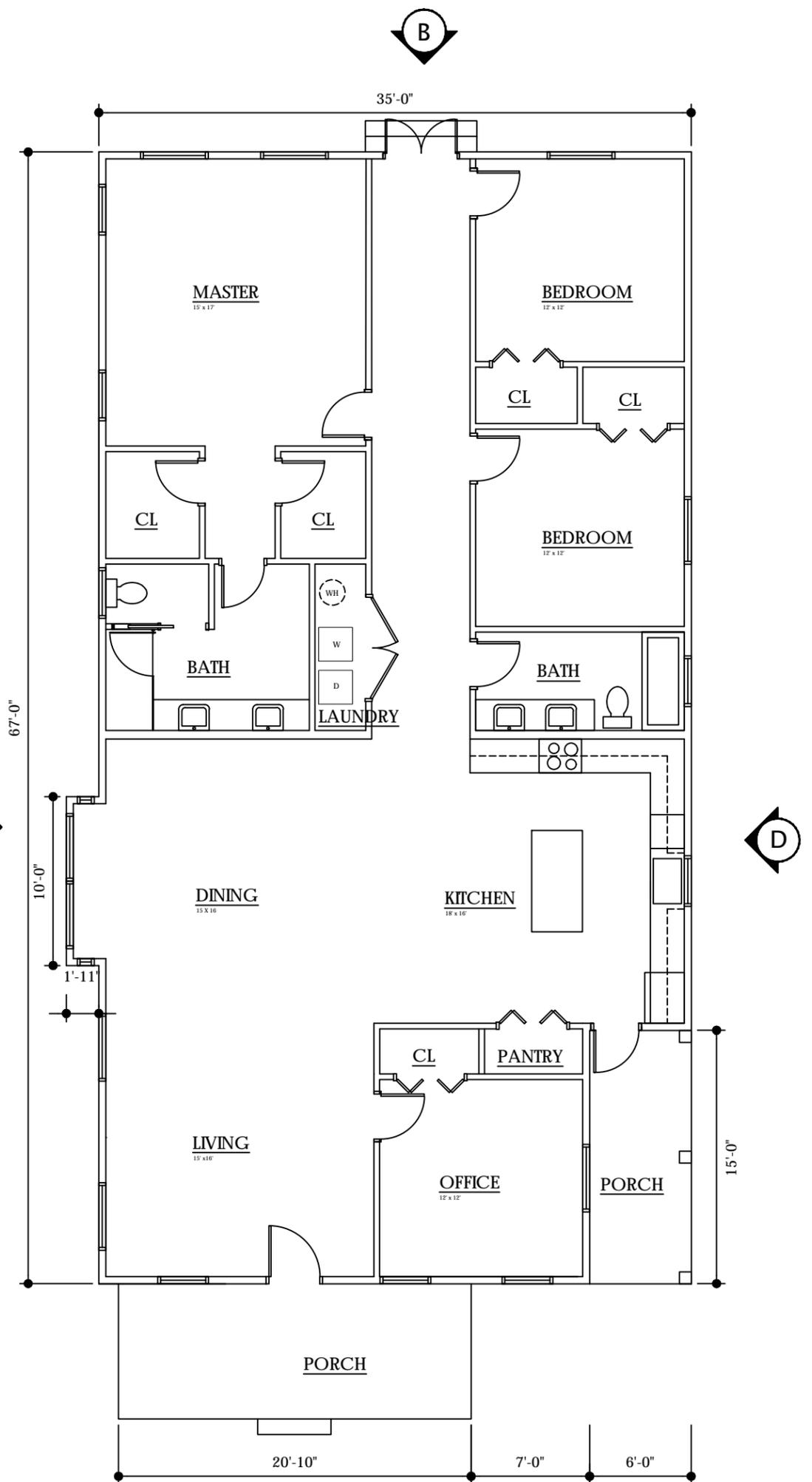


✚ original site plan



✚ demolition plan

1/16" = 1'-0"



✚ floor plan

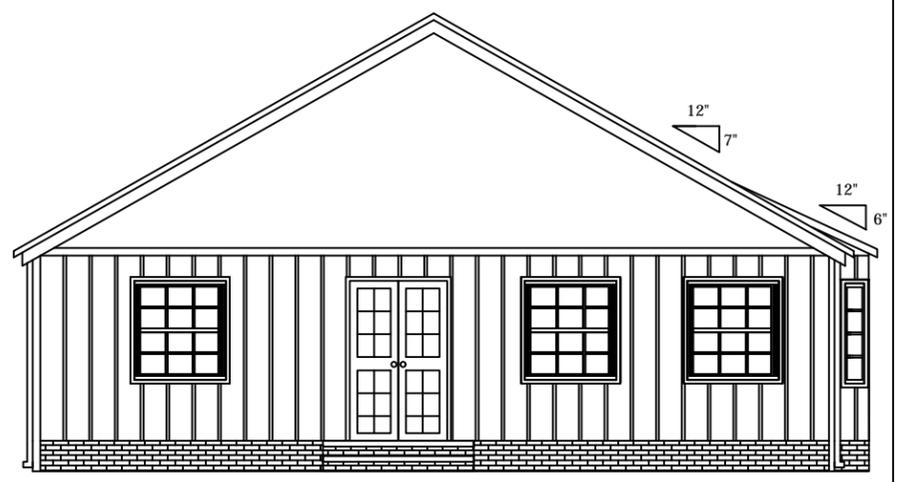
✚ floor plan

1/8" = 1'-0"

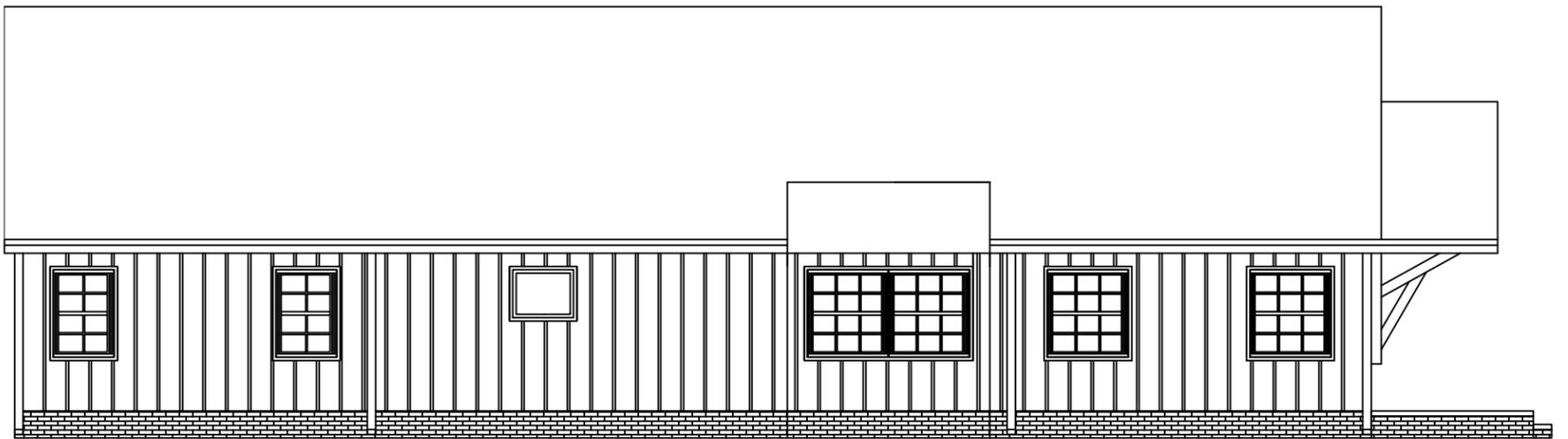




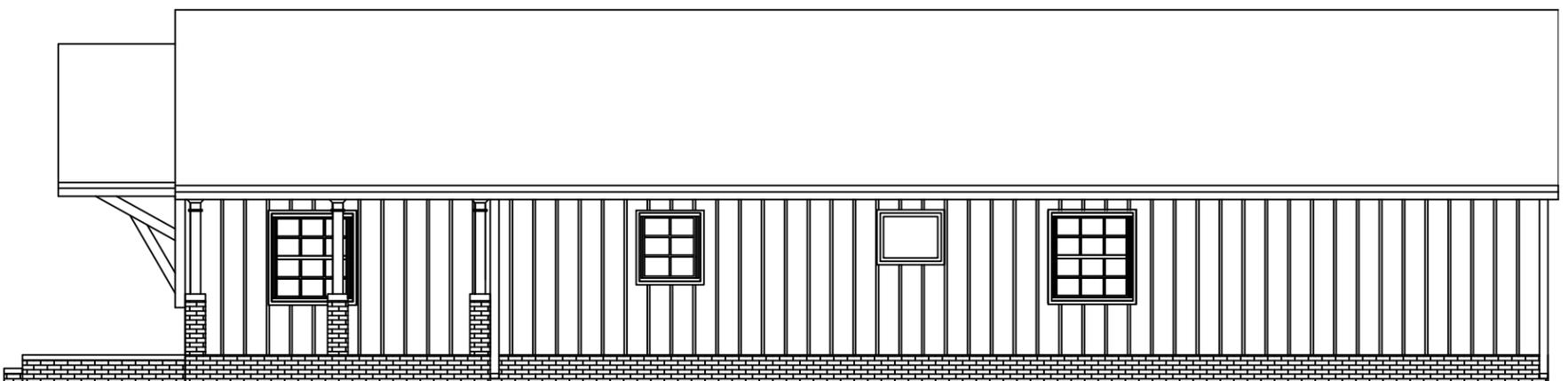
+ elevation A



+ elevation B



+ elevation C



+ elevation D

+ finishes

WINDOWS:

manufacturer: jeld wen
 style: w-2500 wood double-hung
 window style: standard
 grill design: colonial with fully
 simulated divided lights
 exterior finish color: chestnut
 bronze

FRONT DOORS:

manufacturer: jeld wen
 style: authentic wood glass panel
 exterior door
 model #: 6201
 exterior finish color: walnut stain

BACK FRENCH DOOR:

manufacturer: jeld wen
 style: siteline wood swinging patio
 door
 grille style: colonial
 model: 2-panel interior
 finish color: walnut stain

DIMENSIONAL SHINGLES:

manufacturer: owens coming
 product: oakridge
 color: estate gray

SIDING:

manufacturer: james hardie
 product: hardiepanel vertical siding
 finish: smooth faced





+ before



+ after

RENDER (NOT FOR CONSTRUCTION)

DESOTO RESIDENCE
1429 ROBERTS AVE., NASHVILLE, TN
DATE: 12.18.2015

