

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

2701 Natchez Trace

February 17, 2016

Application: New construction—addition; Setback determination

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10414013500

Applicant: Kyle Swarm

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear screened porch over an existing deck. The addition requires a setback determination. Base zoning requires that an addition be five feet (5') from the side property line, but the applicant is proposing to construct an addition that is just two feet (2') from the side property line.

Recommendation Summary: Staff recommends approval of the project and finds that the proposed addition and setback determination meet Sections II.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments

A: Site Plan

B: Elevations

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.

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 primary entrances should have full to half-lite doors. 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.

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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

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 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 higher and extend wider.

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).

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

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

d. 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: 2701 Natchez Trace is a c. 1940 Tudor Revival brick house that contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay (Figure 1). The house is shifted on the lot so that it sits just two feet (2') from the left/south side property line.



Figure 1. 2701 Natchez Trace.

Analysis and Findings: Application is to construct a rear screened porch over an existing deck. The addition requires a setback determination. Base zoning requires that an addition be five feet (5') from the side property line, but the applicant is proposing to construct an addition that is just two feet (2') from the side property line.

Height & Scale: The proposed rear screened porch addition will be constructed over an existing deck (Figure 2). It will be twelve feet, ten inches (12'10") wide and twenty-four feet (24') deep, with a footprint of three hundred and eight square feet (308 sq. ft.). It will have an eave height of ten feet (10') from grade and a ridge height of seventeen feet (17') from grade, which is subordinate to the historic house. Staff finds that the porch's height and scale meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.



Figure 2. The new porch will be built on the existing deck.

Location & Removability: The porch addition is located at the rear of the house, and attaches to an existing addition on the house (Figure 3). The porch will not be inset from the back of the house, as is typically required. Staff finds the lack of an inset to be appropriate because the structure will be built upon an existing deck that is not inset, because the addition attaches to a part of the house that is not historic, the addition is an open porch rather than solid walls and because the existing house already does not meet the setback requirements. The design and location of the addition are such that if it were to be removed in the future, the historic integrity of the historic house would not be affected. Staff finds that the proposed addition meets Sections II.B.2.a and e. of the design guidelines.



Figure 3. The rear porch will attach to a part of the house that is an existing addition.

Design: The proposed screen porch is distinguished from the house by its wood and screen materials and its separate roof form. At the same time the addition's height and scale, materials, roof form, and openings are compatible with the historic character of the house. Staff finds that the proposed rear porch meets Sections II.B.2.a and f. of the design guidelines.

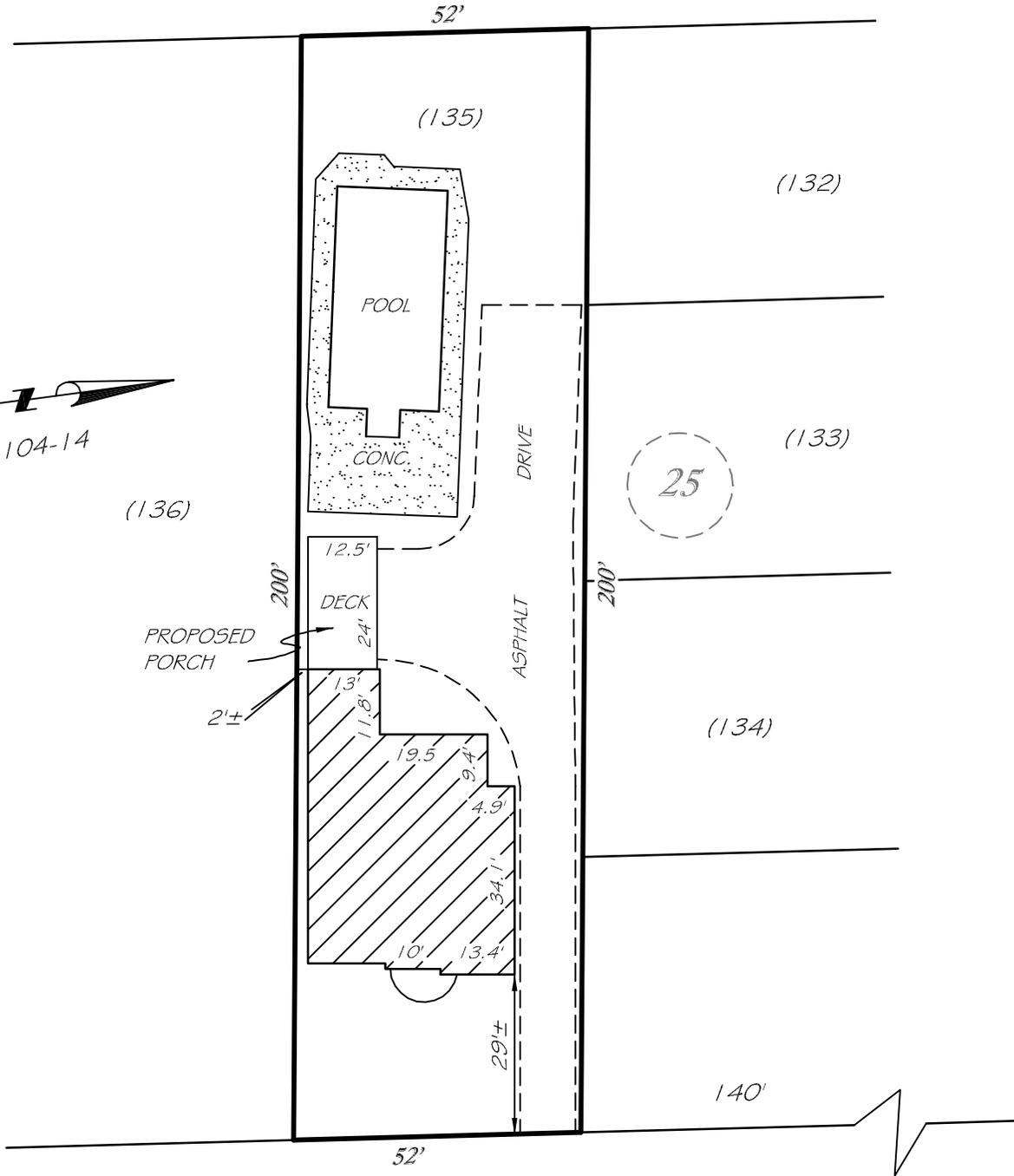
Setback & Rhythm of Spacing: The proposed addition requires a setback determination. Base zoning requires that additions be five feet (5') from the side property lines. The proposed rear porch will be located just two feet (2') from the left/south side property line. Staff finds the proposed two foot (2') setback to be appropriate because the existing house is located just two feet (2') from the left/south property line, and the addition will not encroach any further than the existing house. In addition, the proposed porch will be built upon an existing deck that also does not meet the five foot (5') setback and instead is located just two feet (2') from the side property line. Staff finds that the proposed setbacks meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: The porch will be constructed of wood. It will be built upon the existing wood deck. The openings of the porch will be screened. The porch roof will be asphalt shingle to match those shingles on the existing house. Staff finds that the proposed materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The roof will have a gable form with a 10/12 pitch. Staff finds the roof form to be compatible with the historic house's roof forms and to meet Sections II.B.1.e. and II.B.2. 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 rear porch will be largely open and will be enclosed with screens. Staff finds the project's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Recommendation Summary: Staff recommends approval of the project and finds that the proposed addition and setback determination meet Sections II.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



WESTWOOD AVENUE

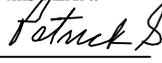
NATCHEZ TRACE

PLOT PLAN

OWNER: **MCLEAN & MEREDITH COLLINS**
 PROPERTY LOCATED: **2701 NATCHEZ TRACE**
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 PROPERTY: **PART LOT NO. 25 ON THE PLAN OF -**
BELAIR

SCALE: **1" = 30'** DATE: **FEBRUARY 1, 2016**

This PLOT PLAN should not be represented to be a general property survey as defined under Rule 0820-3-.07. It is a limited nonmonumented survey done under the authority of TCA 62-18-126. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this PLAN.

BY: 

SIGNED: **PATRICK S. COODE**

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