

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

2607 Natchez Trace

April 20, 2016

Application: New construction—addition; Partial demolition; Setback determination

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10415001900

Applicant: Mitzi Spann, Building Solutions by Spann, LLC

Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: The request is to demolish an existing screened porch addition and to construct a new rear addition. 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 one foot (1') from the side property line.

Recommendation Summary: Staff recommends approval of the addition and setback determination with the following condition:

1. Staff approve the final details, dimensions and materials of trim, windows, railing, and doors prior to purchase and installation.

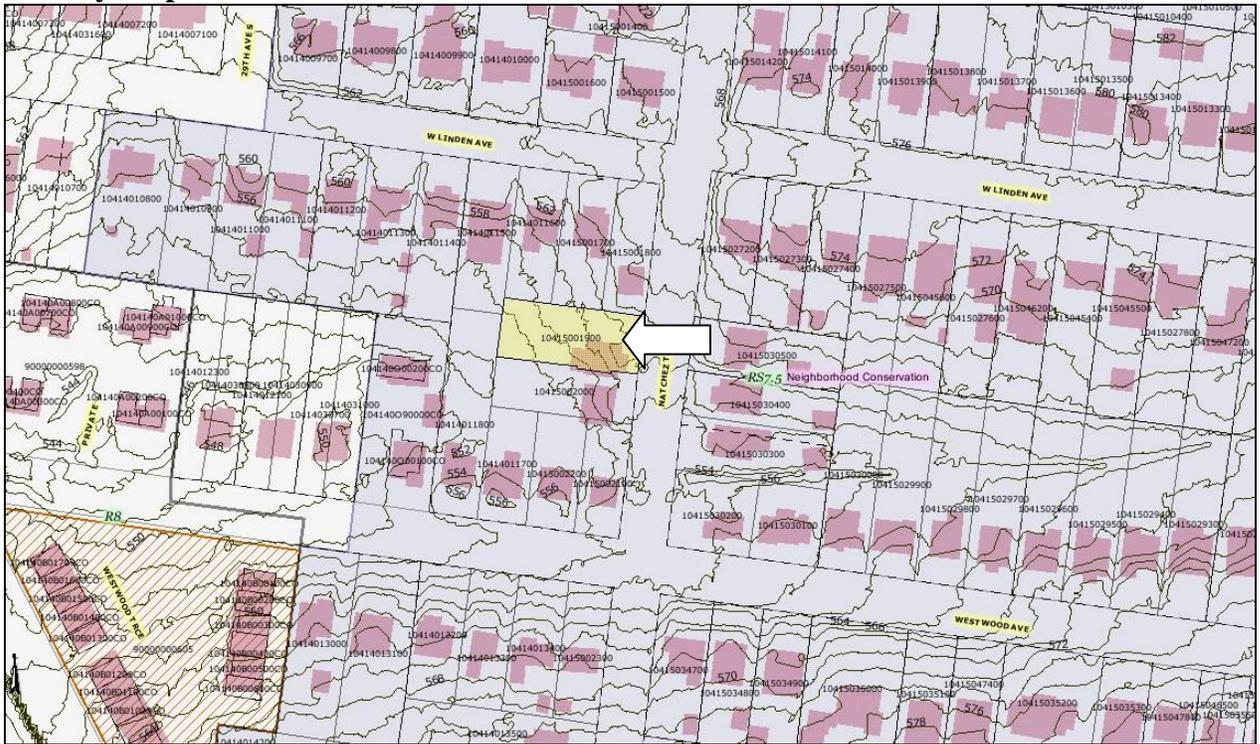
Meeting this condition, staff finds that the proposed addition and setback determination meet Sections II.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments

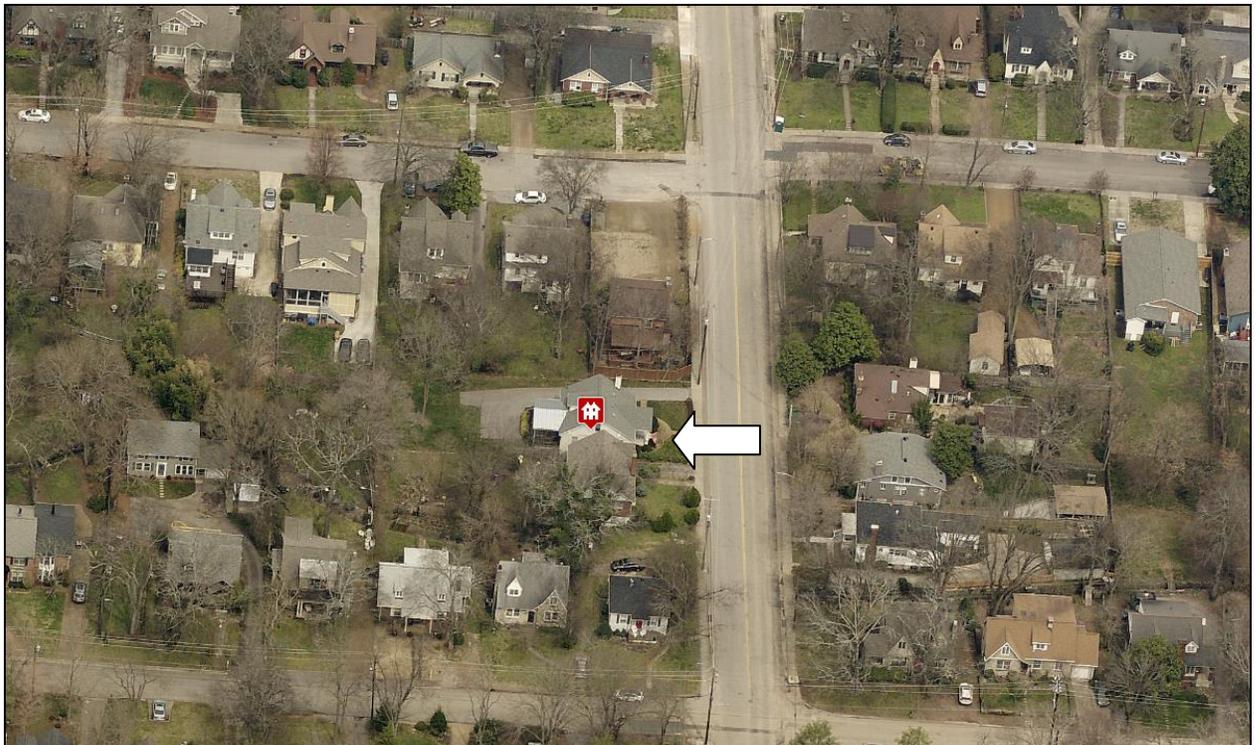
A: Site Plan

B: Elevations

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.

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.

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. 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 be higher 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.*

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 D of the historic zoning ordinance.

Background: 2607 Natchez Trace is a c. 1930 painted brick bungalow 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 on the left side property line.



Figure 1: 2607 Natchez Trace

Analysis and Findings: The application is to demolish an existing screened porch addition and to construct a new rear addition. 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 one foot (1') from the side property line.

Demolition: The application proposes to demolish the existing screened porch addition located on the rear of the house. The previous rear porch addition extended the full width of the house; however, the portion that was screened-in only covered part of the width of the rear wall. As a result, the rear corners of the house are intact, and the plan proposes to keep them intact. Staff finds that the demolition of the screened porch addition is appropriate as it is not original to the historic house.

The plan also proposes to replace the windows on the existing rear dormer and to replace the material on the front gable field with hardie shake siding. As this project is located within neighborhood conservation zoning overlay, both of these changes are allowed by the design guidelines, typically without a permit.

As the plan proposes to remove a later addition, 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 approximately five feet, six inches (5' 6") lower than the ridge of the historic house. The maximum foundation height is seven feet (7') and is located at the rear of the addition as the site slopes down from the front of the lot to the back. Eave height on the addition is similar to that on the existing house.

The proposed additional footprint is approximately nine hundred and sixty-three square feet (963 sq. ft.), compared to the existing footprint which is about one thousand, six hundred and sixty-two square feet (1662 sq. ft.). The addition adds twenty-six feet (26') to the depth of the house, which increases the depth of the house by sixty percent (60%).

As the proposed addition is neither taller nor wider than the historic house and does not more than double the footprint or depth of the house, 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 fifty-eight percent (58%), and the new construction is at the rear of the historic house, in accordance with design guidelines. The addition is inset two feet (2') from the left corner of the existing house and is flush with the right corner. For a single-story addition, an inset of one foot (1') from the rear corners of the historic house is required. This project meets this requirement for the left side, but not the right. However, staff finds that not incorporating an inset on the right side is appropriate in this case as the addition on the right side is a covered deck that is open on the sides and it has a minimal depth. The openness of the addition on the right side distinguishes the addition from the historic house, and the rear corner still remains intact. If the addition were it to be

removed in the future, the historic and architectural character of the house would remain. Staff finds that the project is consistent with section II.B.2.a and d. of the guidelines.

Setback: The setbacks will be twenty-five feet (25') on the right side and one foot (1') on the left side. The rear wall of the addition will be forty-nine feet (49') from the rear property line. The minimum side setback per the Zoning Code is five feet (5'), and the applicant has requested a setback determination of one foot (1') for the left side setback. The left side wall of the existing historic house appears to be situated on the property line, which jogs in an additional foot behind the rear wall of the house. So, while the existing house sits on the property line, the addition is inset two feet (2') from the rear corner of the house. Staff finds that the requested one foot (1') setback is appropriate given the location of the historic house and recommends approval of the requested setback determination. The project meets section II.B.i.c for setbacks.

Materials: The addition is primarily lap siding with a 5" reveal and includes a split face block foundation. The roof will be asphalt shingles in a color to match the existing roof. Materials for the trim, doors, railing and windows are not known. Staff recommends including a condition that staff approve the final window, door, railing, and trim selections prior to purchase and installation. With the condition that staff approve the final selection of the windows, doors, and trim, staff finds that the project meets section II.B.1.d.

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

Orientation: The addition will not change the historic orientation of the house. This design guideline is not applicable.

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 a condition:

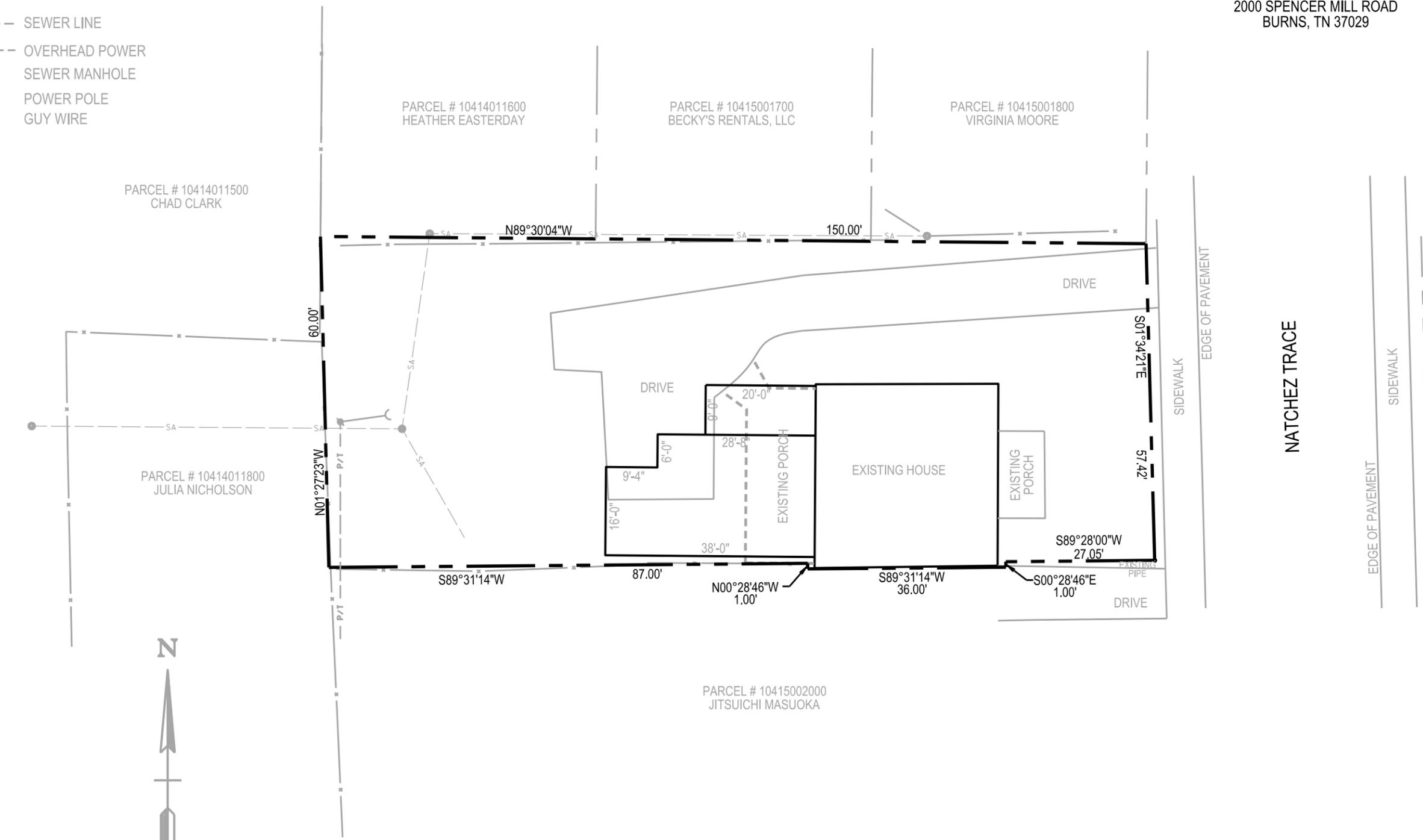
1. Staff approve the final details, dimensions and materials of trim, windows, railing and doors prior to purchase and installation.

Staff finds the proposed addition meets Sections II.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

LEGEND

- BOUNDARY LINE
- *- FENCE LINE
- SA- SEWER LINE
- P/T- OVERHEAD POWER
- SEWER MANHOLE
- ⦿ POWER POLE
- └ GUY WIRE

FOR:
 BUILDING SOLUTIONS BY SPANN, LLC
 2000 SPENCER MILL ROAD
 BURNS, TN 37029



NATCHEZ TRACE

NOTES

1. THIS IS NOT A GENERAL PROPERTY SURVEY PER 0820-.07 OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.

EXISTING CONDITIONS EXHIBIT

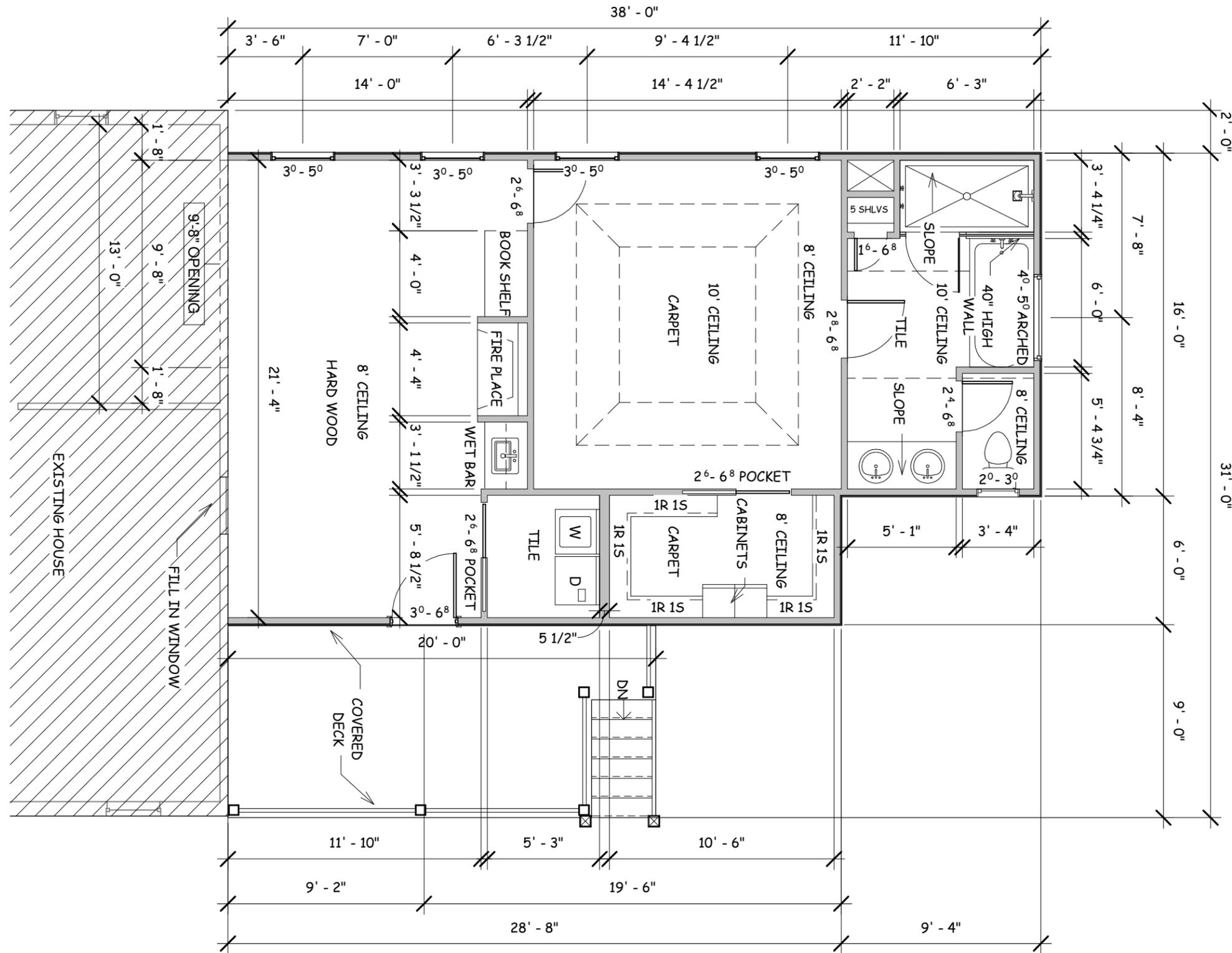
A PORTION OF LOT 32
 PLAN OF BELAIR
 2607 NATCHEZ TRACE
 NASHVILLE, DAVIDSON COUNTY
 TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
TDRE	JD	3-22-16	EXHIBIT

One Vantage Way, Suite 1-220 Nashville, Tennessee 37228-5516 615-781-0485

JAMES + ASSOCIATES, INC.
 Engineers
 Planners and
 Computer Applications

1 Floor Plan
3/16" = 1'-0"



AREA CALCULATIONS:

NEW HEATED 780 S.F.
NEW PORCH 183 S.F.
ADDITION TOTAL 963 S.F.



DM Drafting
dmdrafter@outlook.com

Taylor Addition
2607 Natchez Trce, Nashville, TN

No.	Description	Date

FLOOR PLAN

Project number 082015
Date APR 4, 2016
Drawn by JR
Checked by DM

A101

Scale 3/16" = 1'-0"



Sheet List	
Sheet Number	Sheet Name
A101	FLOOR PLAN
C101	COVER
E101	EXISTING SIDE ELEVATIONS
E102	NEW SIDE ELEVATIONS
E103	EXISTING REAR ELEVATION
E104	NEW REAR ELEVATION
R101	NEW ROOF PLAN

TAYLOR ADDITION
2607 NATCHEZ TRACE
NASHVILLE, TN.



DM Drafting

dmdrafter@outlook.com

Taylor Addition

2607 Natchez Trce, Nashville, TN

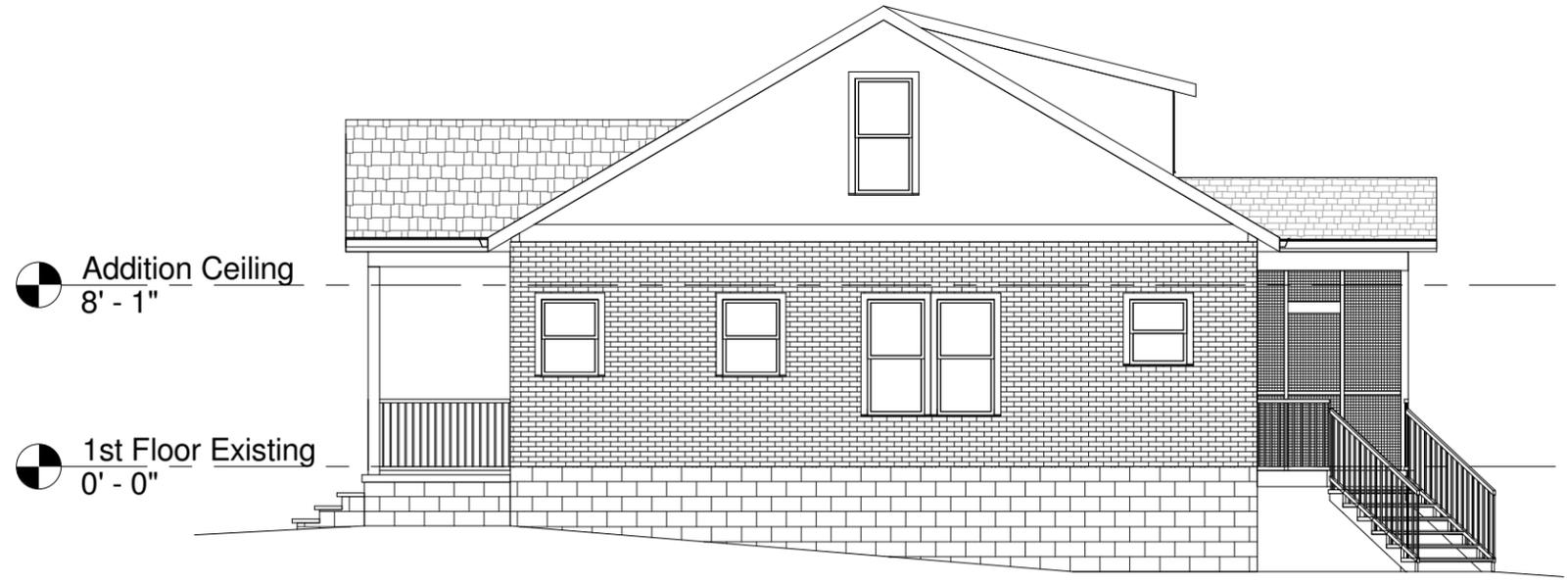
No.	Description	Date

COVER

Project number	082015
Date	APR 4, 2016
Drawn by	JR
Checked by	DM

C101

Scale



1 Right Existing
1/8" = 1'-0"



2 Left Existing
1/8" = 1'-0"



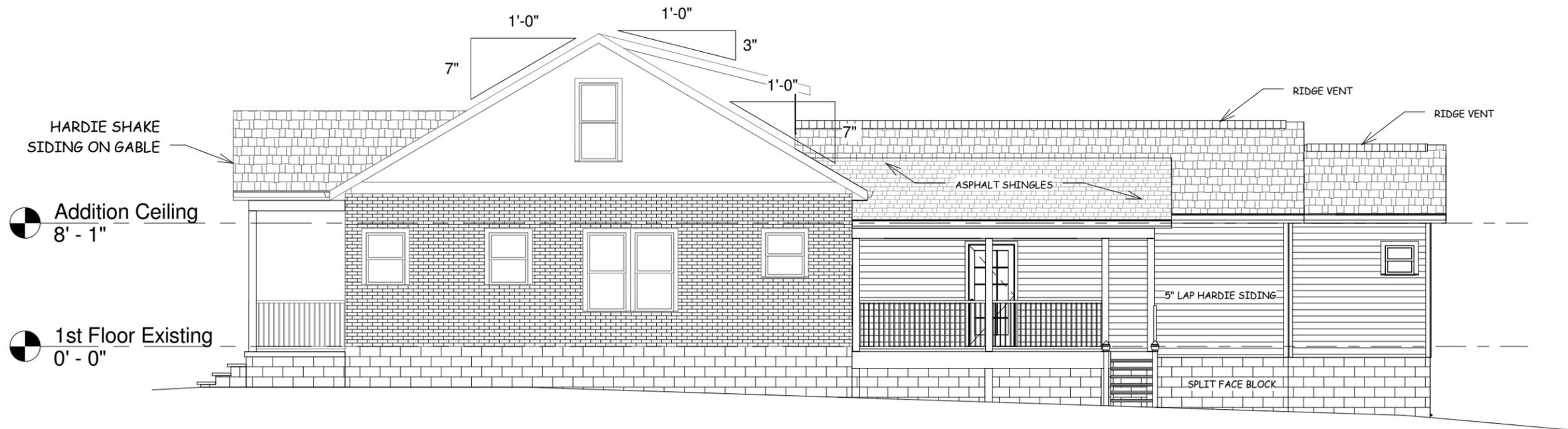
DM Drafting

dmdrafter@outlook.com

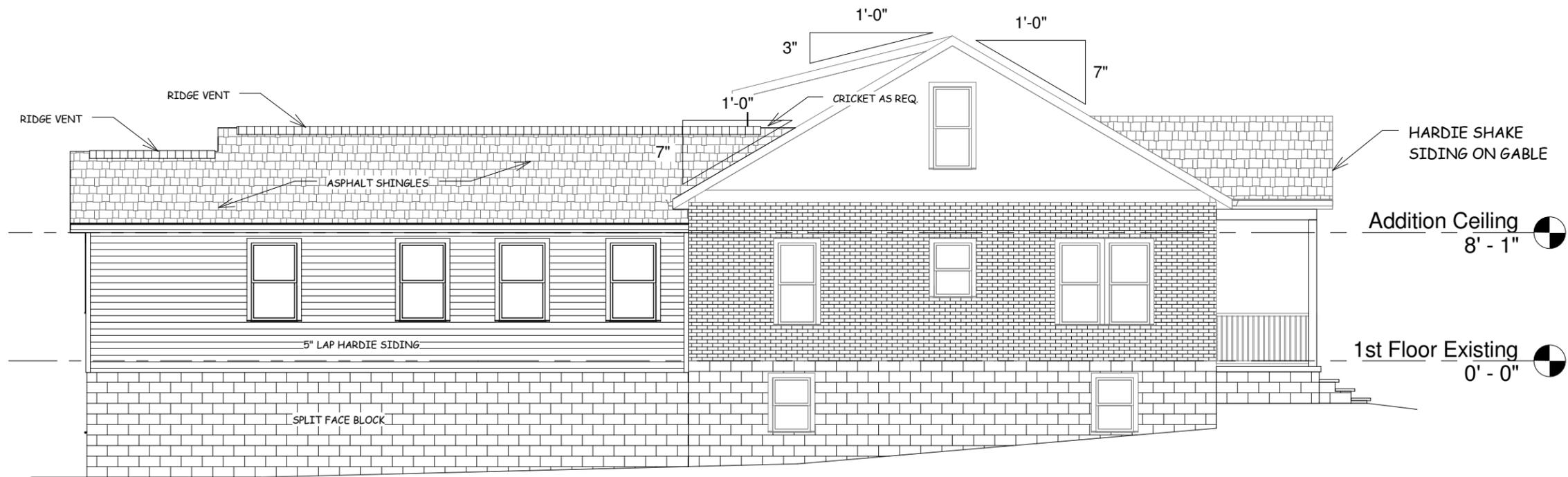
Taylor Addition
2607 Natchez Trce, Nashville, TN

No.	Description	Date

EXISTING SIDE ELEVATIONS		E101
Project number	082015	
Date	APR 4, 2016	
Drawn by	JR	
Checked by	DM	Scale 1/8" = 1'-0"



1 Right New
1/8" = 1'-0"



2 Left New
1/8" = 1'-0"



dmdrafter@outlook.com

Taylor Addition

2607 Natchez Trce, Nashville, TN

No.	Description	Date

NEW SIDE ELEVATIONS

Project number	082015
Date	APR 4, 2016
Drawn by	JR
Checked by	DM

E102

Scale 1/8" = 1'-0"



① Rear Existing
1/4" = 1'-0"

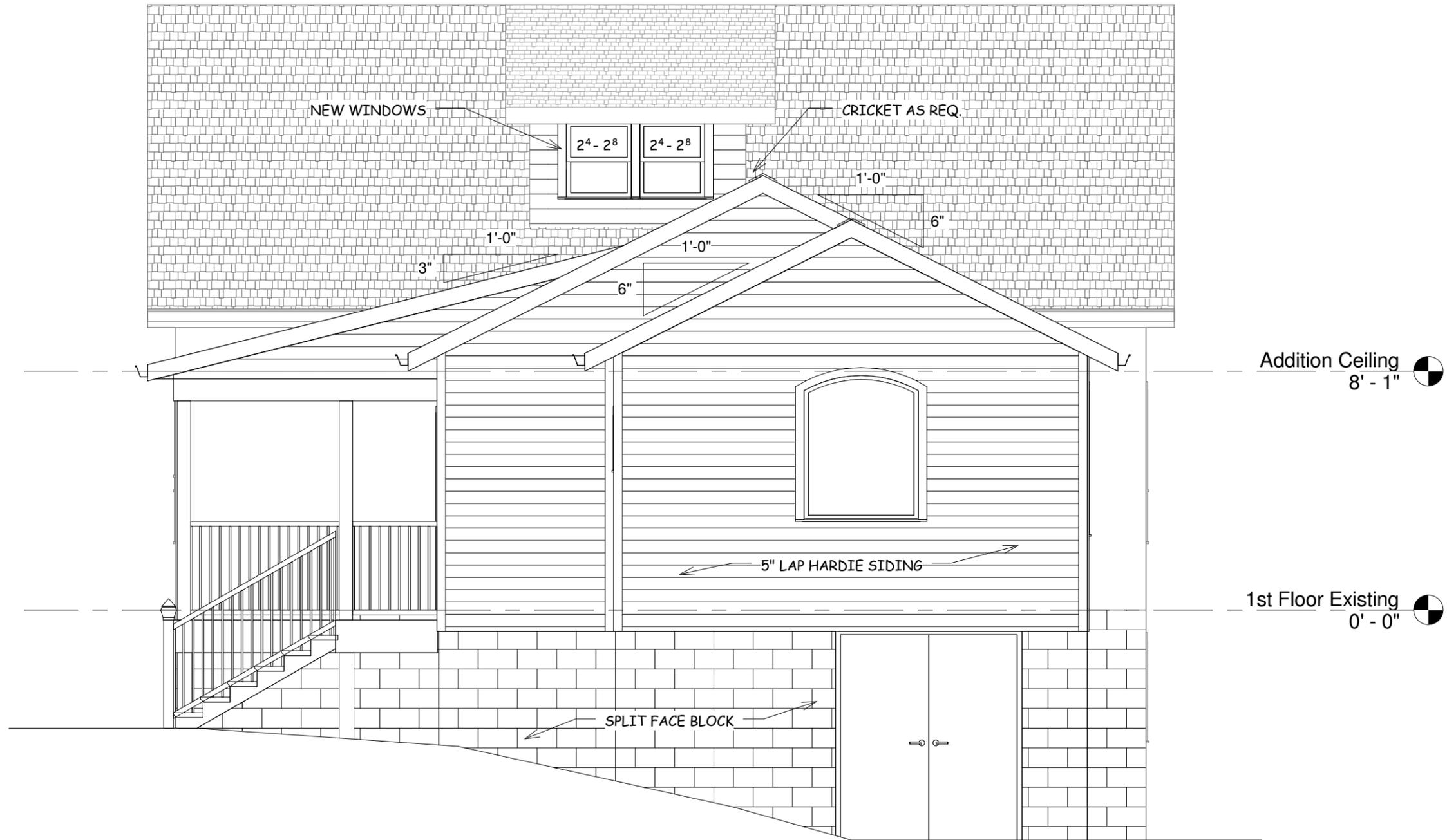


dmdrafter@outlook.com

Taylor Addition
2607 Natchez Trce, Nashville, TN

No.	Description	Date

EXISTING REAR ELEVATION		E103
Project number	082015	
Date	APR 4, 2016	
Drawn by	JR	
Checked by	DM	Scale 1/4" = 1'-0"



1 New Rear Elevation
1/4" = 1'-0"



DM Drafting

dmdrafter@outlook.com

Taylor Addition

2607 Natchez Trce, Nashville, TN

No.	Description	Date

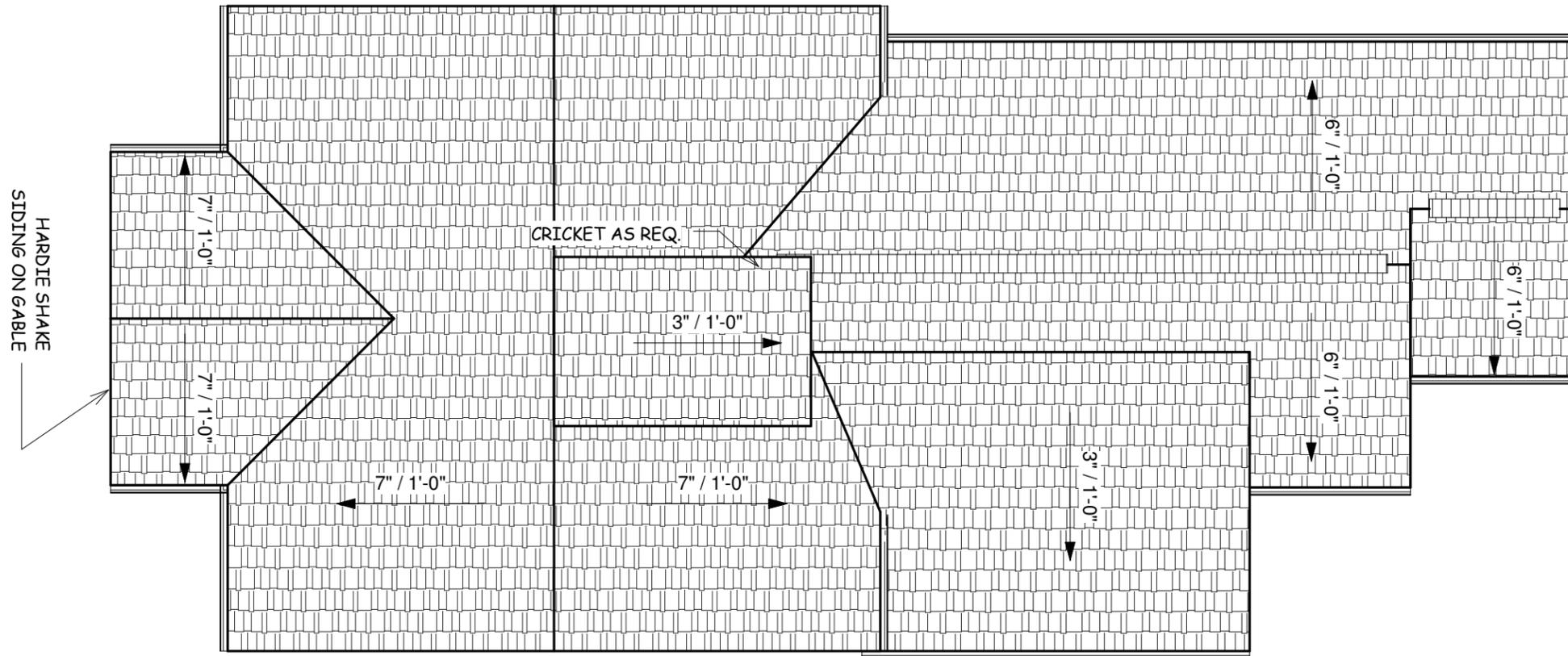
NEW REAR ELEVATION

Project number	082015
Date	APR 4, 2016
Drawn by	JR
Checked by	DM

E104

Scale 1/4" = 1'-0"

1 Roof
1/8" = 1'-0"



DM Drafting

dmdrafter@outlook.com

Taylor Addition

2607 Natchez Trce, Nashville, TN

No.	Description	Date

NEW ROOF PLAN

Project number	082015
Date	APR 4, 2016
Drawn by	JR
Checked by	DM

R101

Scale 1/8" = 1'-0"