

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
322 Harvard Avenue
June 15, 2016

Application: New construction - addition
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405018400
Applicant: Ben Azzi, ZMX Inc.
Project Lead: Sean Alexander, sean.alexander@nashvill.gov

Description of Project: The applicant is proposing to construct a rear addition to the house.

Recommendation Summary: Staff recommends approval of the proposed rear addition with the conditions that:

- The windows and doors shall be approved by MHZC Staff prior to purchase and installation; and
- The exterior of the right side chimney shall be masonry or stucco. Masonry sample shall be approved by MHZC Staff prior to purchase and installation; and
- The HVAC shall be located at the rear or behind the midpoint of the structure.

Meeting those conditions, Staff finds that the proposed addition meets the design guidelines for additions in the Richland-West End 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:** Floorplans
- D:** Elevations

Applicable Design Guidelines:

II.B.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.

When an addition ties into the existing roof, the addition should be at least 6" below 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.

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).

- b. The creation of an addition through enclosure of a front porch is not appropriate.

- 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.

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

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.

e. Additions should follow the guidelines for new construction.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Background: The house at 322 Harvard Avenue is a one story Craftsman bungalow with a clipped-gable roof with the ridge oriented side-to-side. The house was enlarged in 2009 with a rear addition.



Although maps depict an alley at the rear of the property, it is not improved.

Analysis and Findings: The applicant is proposing to construct a rear addition to the house.

Location & Removability: The walls of the 2009 addition are stepped in from the outer walls of the original house by approximately four feet (4') on the left and by two feet (2') on the right. The new addition will be at the rear of the house, connecting to rear wall of the 2009 addition and stepped in by more than feet (11') on both sides. The addition will be joined to the existing building by a hyphen, which would allow it to be removed without affecting its historic character or form. The left side addition will carry back fourteen feet (14') and then step back to the left, still one foot (1') in from the original outer wall. The total depth of the addition will be fifty feet (50'), compared to sixty foot depth (60') of the existing building. A covered porch at the rear will continue another sixteen feet (16'). Although the total depth of the additions exceeds the existing building's depth, Staff finds that the visibility of the addition from the street will be minimal because of the amount it is inset.

Staff finds the location of the proposed addition to be appropriate, and the impact on the original building to be minimal because it does not impact the front or sides. Staff finds that the project meets sections II.B.2.a and II.B.2.d of the design guidelines.

Design: The addition will resemble the existing building in its character, proportions, and materials. The roofs will be gabled with a pitch matching the original roof, with a window rhythm maintaining the rhythm of the existing windows. The height of the new roof and eave line will match those on the historic houses. Staff finds that the proposal will meet sections II.B.2.a and II.B.2.e of the design guidelines.

Setback: The addition meets all of the standard bulk zoning setback requirements. Staff finds that the project meets section II.B.1.c of the design guidelines.

Materials: No changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth-faced cement fiberboard with a reveal to match that of the house. The trim will be wood or cement fiberboard. The foundation will be split-faced concrete block, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows and doors selections are not indicated, therefore Staff recommends that they would be administratively approved prior to purchase and installation. A chimney on the porch at the rear is proposed to be clad with smooth-faced cement fiberboard siding; this is not an appropriate material for a chimney therefore Staff recommends that it be clad in masonry or stucco. With the staff's final approval of the windows and doors, and with the exterior of the chimney revised to masonry or stucco, Staff finds that the known materials for the project meets section II.B.1.d of the design guidelines

Roof form: The new roof will be a side-oriented gable with a pitch of 6:12. The original roof has a clipped gable with the same pitch. While the ends of the new gable roof are not clipped, Staff finds the similar roof forms to be generally compatible. The covered porch at the rear will have a gabled roof with a lateral chimney on the right side. Staff finds the roof forms to be compatible with those of surrounding historic houses and to meet section II.B.1.e of the design guidelines.

Orientation: The addition includes three basement-level garage bays, with doors facing the right side. These garage bays will be accessed by extending the existing driveway from the street because the lot is not served by an alley at the rear. The Commission not approved attached garages except when they are in the location of outbuildings typically, at the basement level, and accessed from the rear. Although these garages are accessed from the side, Staff finds the proposal to be generally appropriate because there is not a working alley behind the house. Staff finds that the project meets section II.B.1.f.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, similar to the proportions of historic window openings. There are no large expanses of wall space without a window or door

opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The existing right side gravel driveway will be paved with ribbon strips and extended to the rear, and an existing gate will be replaced. No other changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that they be relocated that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.i.

Recommendation: Staff recommends approval of the proposed rear addition with the conditions that:

- The windows and doors shall be approved by MHZC Staff prior to purchase and installation; and
- The exterior of the right side chimney shall be masonry or stucco. Masonry sample shall be approved by MHZC Staff prior to purchase and installation; and
- The HVAC shall be located at the rear or behind the midpoint of the structure.

Meeting those conditions, Staff finds that the proposed addition meets the design guidelines for additions in the Richland-West End neighborhood Conservation Zoning Overlay.

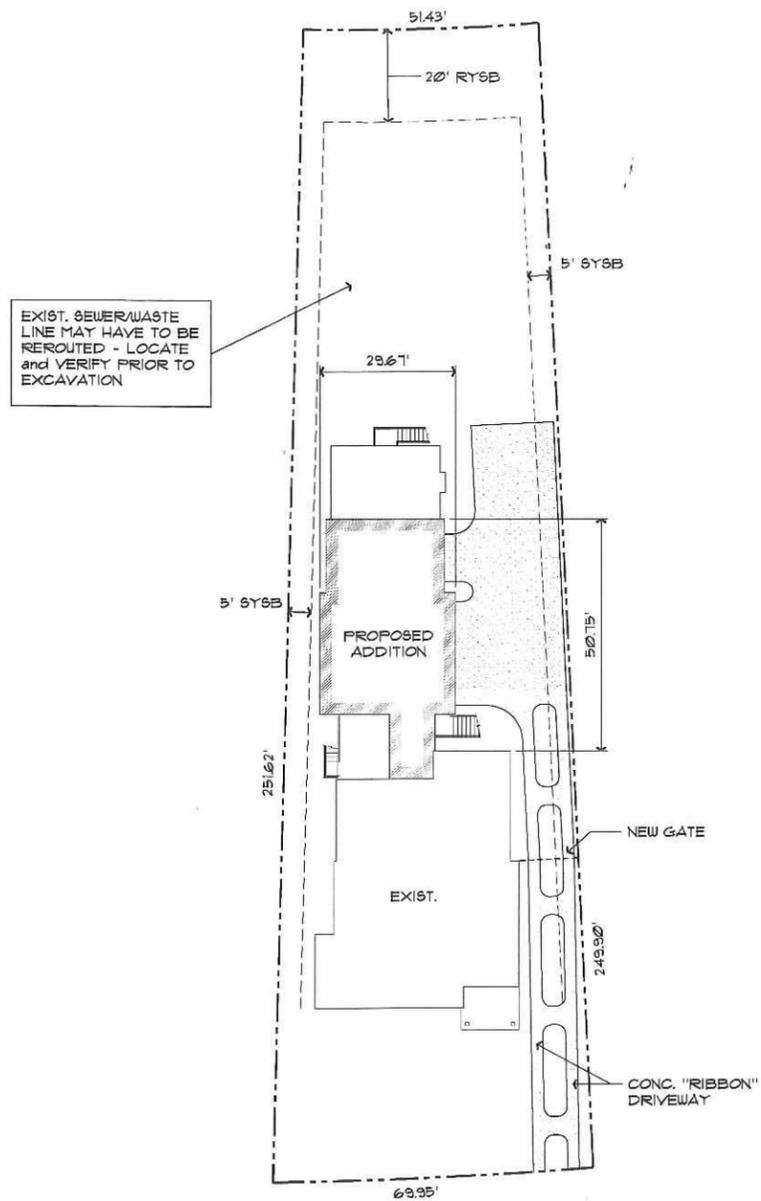
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



322 Harvard Avenue, left.



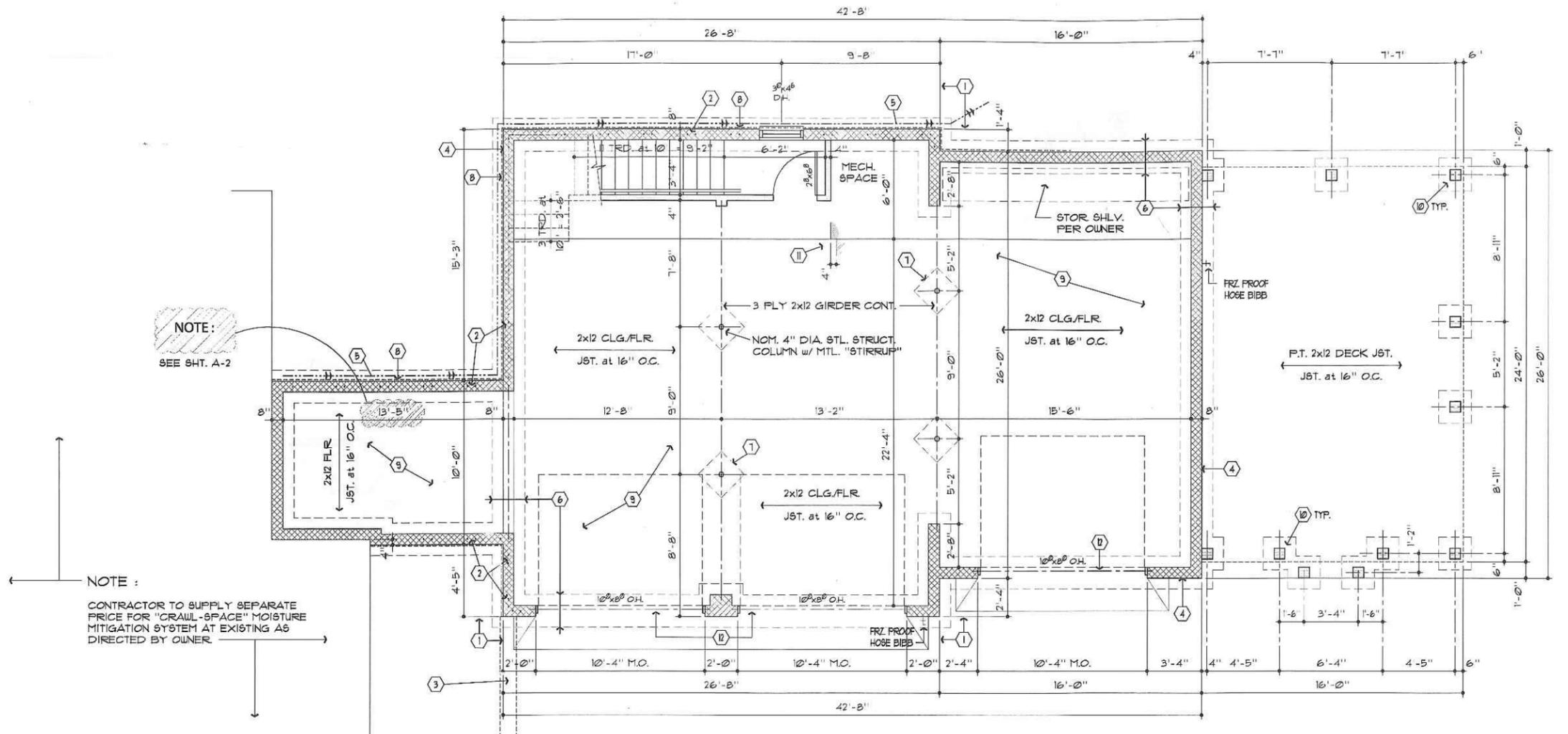
322 Harvard Avenue, right.



SITE PLAN

SCALE : 1" = 20'

EXIST. SEWER/WASTE LINE MAY HAVE TO BE REROUTED - LOCATE and VERIFY PRIOR TO EXCAVATION



NOTE:
SEE SHT. A-2

NOTE:
CONTRACTOR TO SUPPLY SEPARATE PRICE FOR "CRAWL-SPACE" MOISTURE MITIGATION SYSTEM AT EXISTING AS DIRECTED BY OWNER

KEYED NOTES

1. FACE OF 8" CMU = EXTERIOR FACE OF STUD ABY. (TYP. UNLESS NOTED OTHERWISE).
2. 8" CMU FULL HGT. AT GARAGE PERIMETER WALL. GROUT ALL CELLS SOLID FULL HGT. and REINF. w/ 2 No. 5's VERT. (DOWELED INTO FTG.) at 32" O.C. HORIZ. - WHERE WALL IS BELOW FIN. GRADE.
3. RETAINING WALL AS REQ'D. THIS LOCATION IF SITE CONDITIONS WARRANT.
4. PROVIDE CONT. HORIZ. REINF. (LADDER TYPE) at 16" O.C. VERT. / ALT. CMU COURSES.
5. 4" DIA. FOUNDATION DRAIN SLOPE at 1/8" PER FT. "DAYLIGHT" TO REAR YARD.
6. 24" (MIN.) WIDE x 12" DEEP CONC. FOOTING w/ 2 No. 5's CONT. (TYP. UNO.)
7. 24" 8Q. x 12" DEEP COLUMN CONC. FTG. w/ 2 No. 5's EACH WAY - TYP.
8. "EPDM" WATER PROOFING MEMBRANE FROM TOP OF FTG. - COVER w/ MIN. 1/2" PROTECTION BOARD PRIOR TO BACKFILLING (WHERE WALL IS BELOW GRADE).
9. 4" REINF. CONC. SLAB w/ 6x6 10 ga. WWM. OVER 6 MIL. POLY VAPOR BARRIER and MIN. 4" CRUSHED STONE BASE - TYP. UNO.
10. P.T. 2x8 WD. POST w/ 24" 5Q. x 12" DEEP CONC. FTG. w/ 2 No. 5's EACH WAY - TYP.
11. 4" CURB "STEP-UP".
12. PRE-ENG. HEADER ABY.

SCOPE OF WORK :

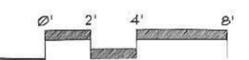
THE PROPOSED WORK CONSIST OF A NEW ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE TO INCLUDE A FAMILY / GREAT ROOM SPACE FOR LARGE SCREEN TV VIEWING, RECREATION AREA (POOL TABLE), WET BAR, HALF BATH, TWO (2) SEPARATE COMPUTER WORK AREAS, STORAGE CLOSETS, DRIVE UNDER GARAGE w/ STOR. SPACE, and A SCREENED DECK AREA.

ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL, STATE, and LOCAL CODES AS REQUIRED BY GOVERNING JURISDICTIONS.

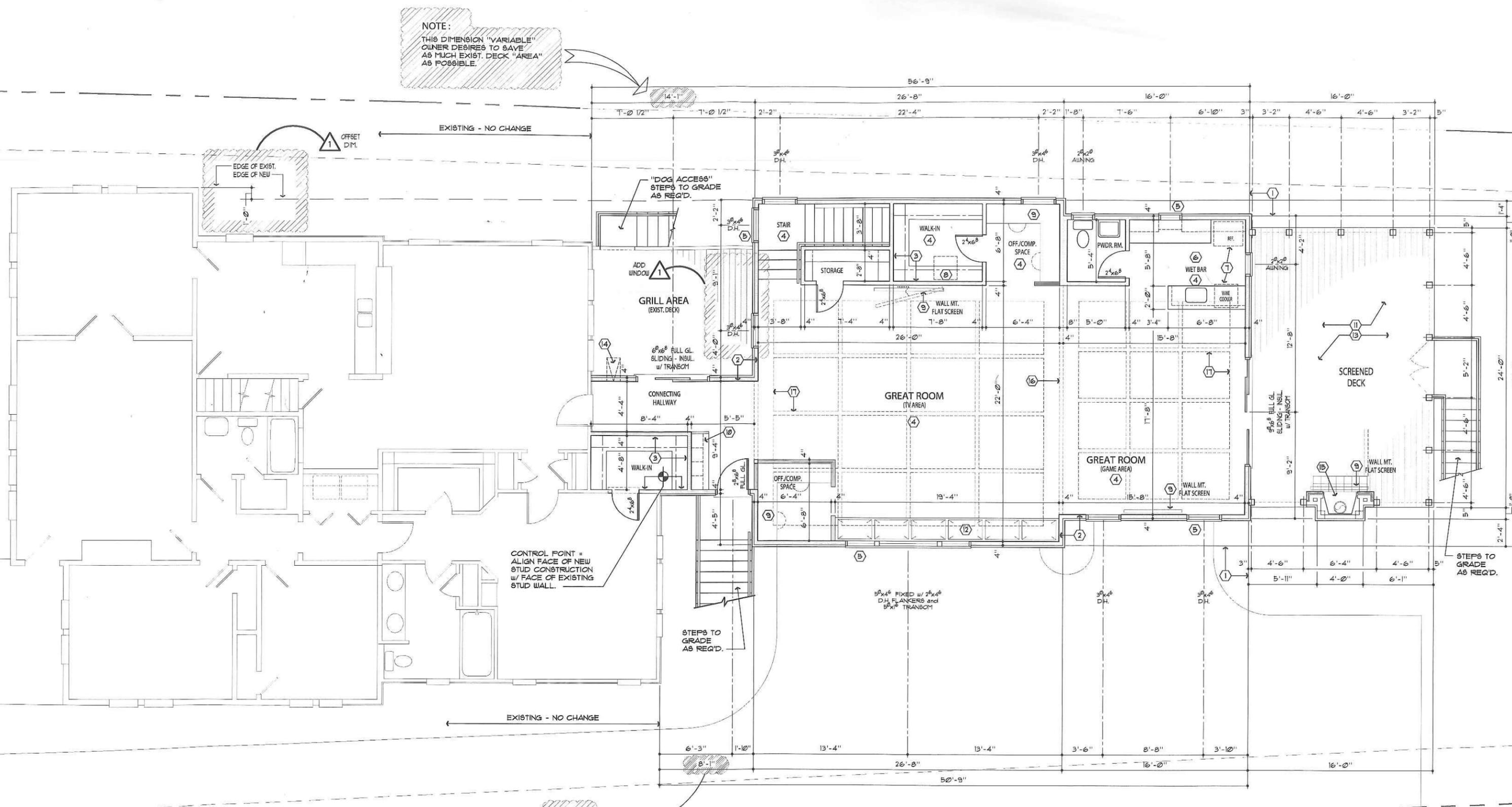
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS, FEES, LICENCES, and INSURANCE AS REQUIRED TO COMPLETE THE WORK.

BASEMENT / GARAGE PLAN

SCALE : 1/4" = 1'-0"



NOTE:
THIS DIMENSION "VARIABLE"
OWNER DESIRES TO SAVE
AS MUCH EXIST. DECK "AREA"
AS POSSIBLE.



NOTE:

KEYED NOTES

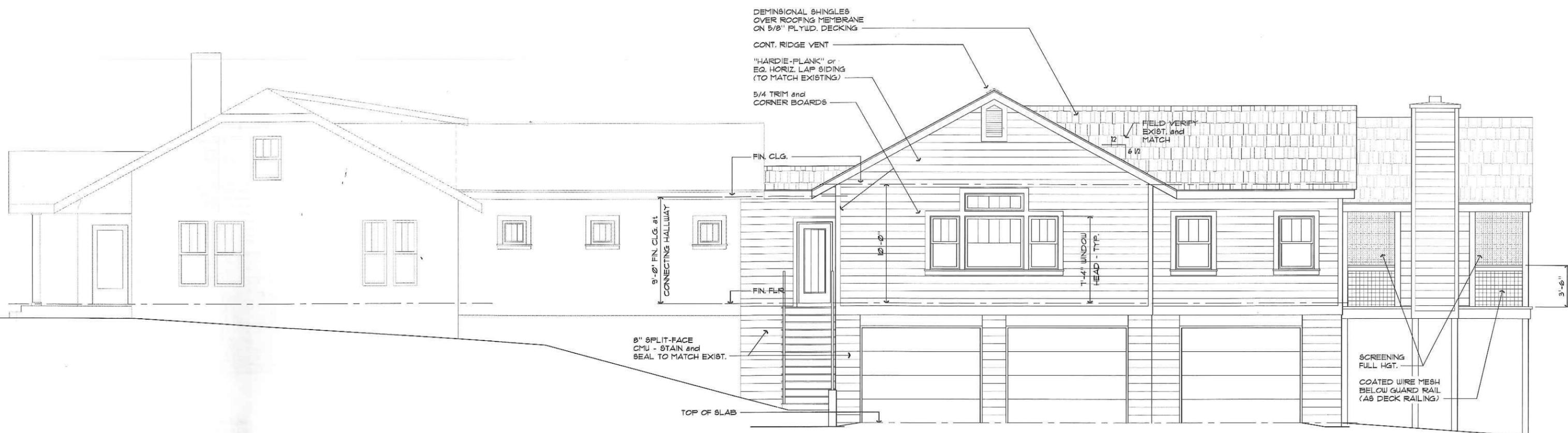
1. ALL DIM'S ARE FROM FACE OF STUD FACE OF STUD = FACE OF 8" CMU BELOW at FOUNDATION.
2. EXTERIOR WALL = HORIZ. LAP SIDING OVER 1/2" EXT. SHEATHING ON 2x4 WD. STUDS at 16" O.C. w/ MIN. R-13 INSUL.
3. INTERIOR WALL = 2x4 WD. STUDS at 16" O.C. w/ MIN. 1/2" GYP. BOARD EA. SIDE.
4. FLOOR FINISHES (HARDWOOD / CER TILE / CARPET)
5. COORDINATE ALL BAR and BATH CABINET WORK w/ OWNER
6. APPLIANCES AS SELECTED BY OWNER
7. PROVIDE MIN. 24" x 24" ATTIC ACCESS DOOR
8. COORDINATE ANY/ALL SECURITY, COMMUNICATIONS, and MEDIA REQUIREMENTS w/ OWNER
9. 18" DEEP x 18" HI. BENCH w/ STORAGE BELOW and OPEN "CUBBY" STORAGE ABV.
10. 24" DEEP BUILT-IN SEATING BENCH w/ STORAGE BELOW. COORDINATE HGT. w/ OWNER
11. PRIOR TO INSTALLING 5/4x6 DECKING, INSTALL CONT. INSECT SCREENING (JOINTS TO OCCUR OVER DECK FLR JOIST) BETWEEN TOP OF JOIST and ACTUAL DECK BOARDS. PROTECT FROM TEARING/DAMAGE DURING DECK INSTALLATION.
12. INSTALL "PET DOOR" - SIZE and TYPE PER OWNER
13. 36" PREFAB FRPL. w/ SYNTHETIC STONE VENEER

1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

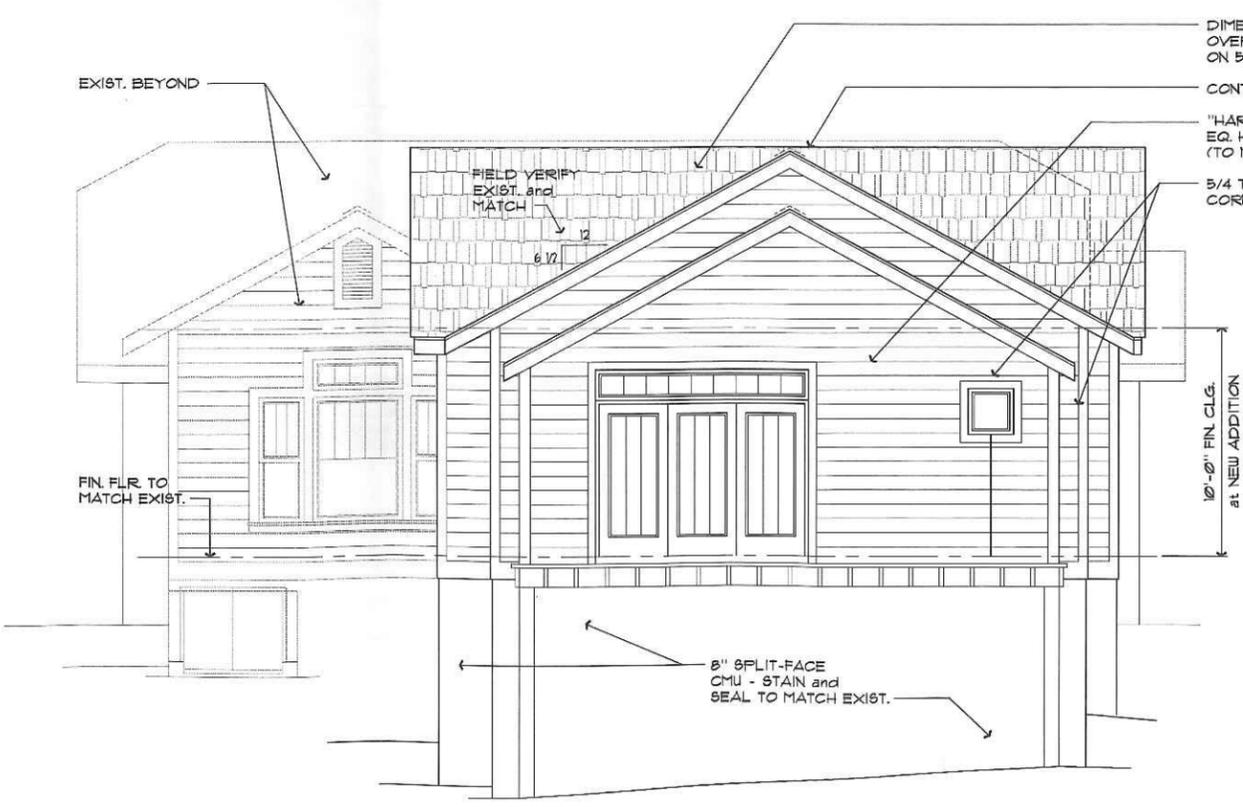
PROPOSED ADDITION to:
the JACOBS RESIDENCE

REV. DATE: 5/4/16
ISSUE DATE: 4/30/16

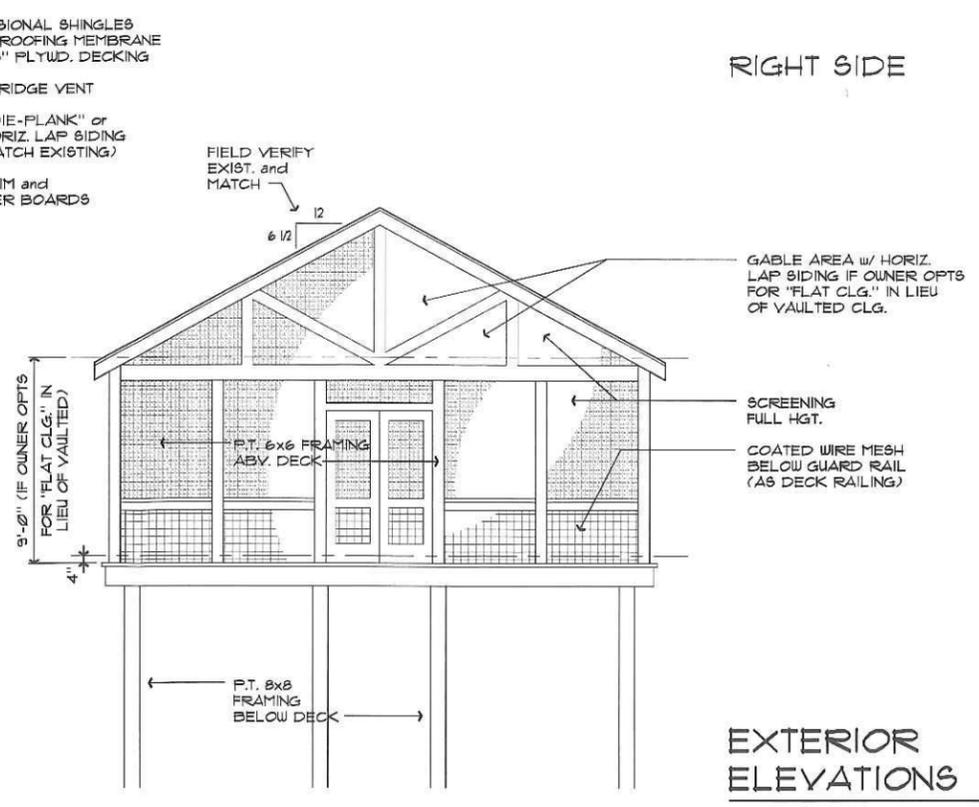
SHEET NUMBER



RIGHT SIDE



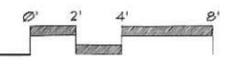
REAR (INSIDE SCREENED DECK)



REAR (OUTSIDE SCREENED DECK)

EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'-0"



PROPOSED ADDITION to :

