

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
1011 Chicamauga Avenue
December 21, 2016

Application: New construction – infill; Outbuilding; Setback determination

District: Greenwood Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 0830500640200

Applicant: Kaitlyn Smous, Nine Twelve Design

Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The applicant proposes to add onto an existing non-contributing structure to the extent that staff reviews it as a new structure. An outbuilding is also proposed, with a setback determination requested for the rear, from twenty feet (20') to seven feet (7').

Recommendation Summary: Staff recommends approval with the conditions:

1. Staff approve the roof color, windows, doors and garage doors prior to purchase and installation; and,
2. If HVAC and other utilities are moved, they shall be located behind the house or on a side facade, beyond the mid-point of the house.

Meeting these conditions, the application meets the design guidelines for the Greenwood 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

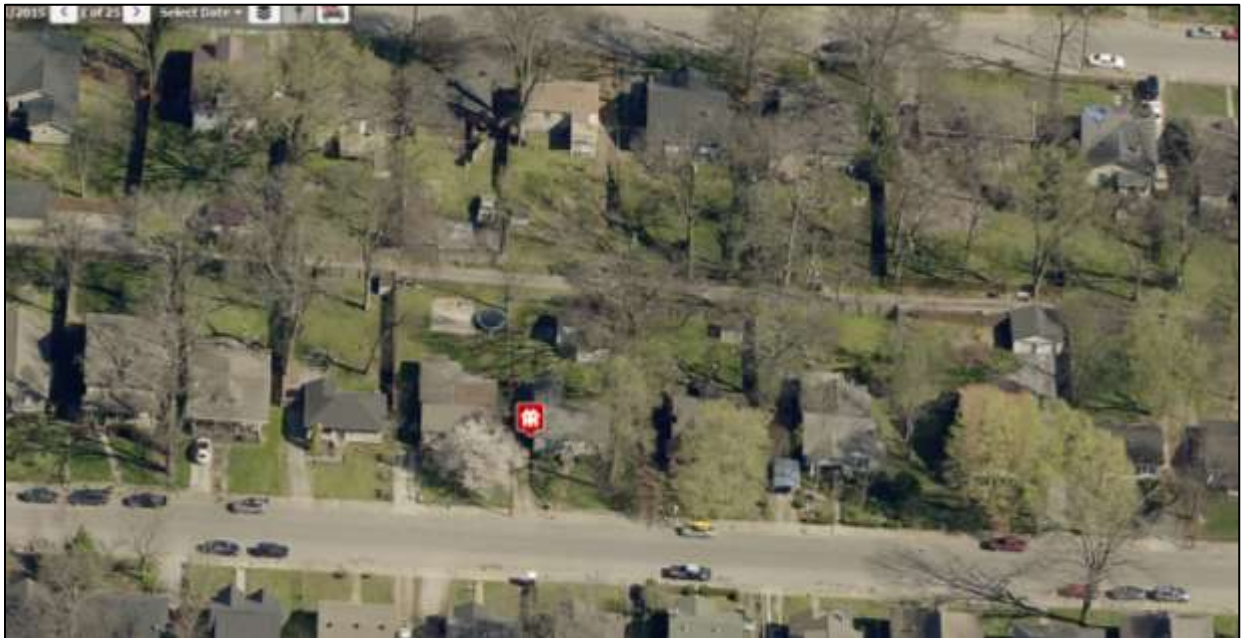
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a

secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of

the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details

- *Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
 - *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
 - *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
 - *Stud wall lumber and embossed wood grain are prohibited.*
 - *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.*

2) *Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.*

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- *Where they are a typical feature of the neighborhood; or*

- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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.

III.B.1 Demolition is Not Appropriate

- 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
- 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

- 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;
- 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
- 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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1011 Chicamauga Avenue is a one-story brick structure built circa 1961. Due to the recent construction date and lack of architectural significance, it does not contribute to the character of the historic district.



Figure 1. Non-contributing structure at 1011 Chicamauga Avenue

Analysis and Findings: The existing non-contributing building will be partially demolished and added onto, changing it to a one-and-a-half story bungalow form. Because of the amount of new construction, the project was reviewed as “new construction-infill” rather than “new construction-addition.”

Demolition: The applicant proposes to maintain the front and side walls and approximately twelve feet (12’) of the rear wall of the existing structure. The roof structure will be removed for the new construction. An existing window opening on the right side will be partially filled in; the new opening will remain approximately twice as tall as it is wide. The partial demolition of the building is appropriate in this case, as the existing building is not a contributing building. An existing outbuilding will be demolished; the outbuilding is also not contributing. Staff therefore finds that the proposed demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

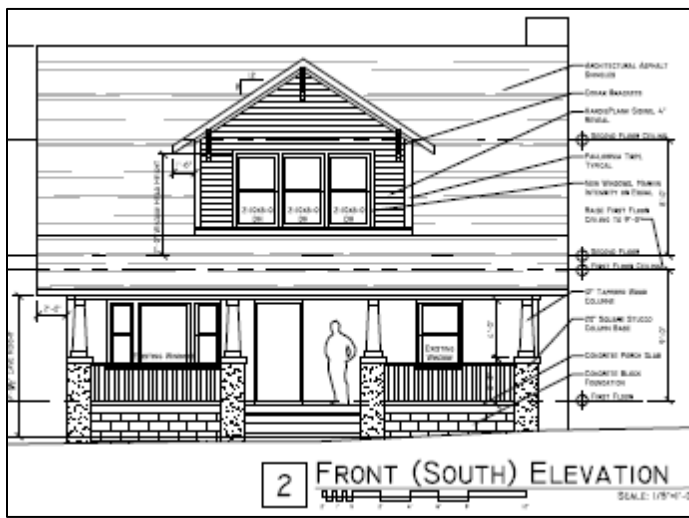


Figure 2. Front elevation proposed

Height & Scale: The proposed new home is one-and-a-half stories with an overall height of twenty-seven feet (27’) from grade. The new structure is maintaining the existing foundation height, approximately two feet (2’). The eave height will be nine feet, eight inches (9’ 8”) from grade, also the same as the existing eave height. The home to the left is non-contributing and so not used for context and the home to the right is approximately

twenty-three feet (23') tall. Historic homes in the immediate context are as tall as twenty-eight feet (28') in height.

The building will be thirty-two feet wide (32'), the same as the existing house. The widths of contributing buildings on the block average at thirty-five feet (35'), so the proposed width is in keeping with the context.

The footprint will be increased from nine hundred sixty-two square feet (962 sq. ft.) to one thousand, eight hundred and eighty-seven square feet (1,887 sq. ft.), including the new front porch and rear screened porch. Staff finds that the new structure's height and scale are compatible with the context, and meet section II.B.1.a. and b.

Setback & Rhythm of Spacing: The primary building meets base setback requirements. The new front porch will add seven feet and ten inches (7' 10") to the front of the building. As the front wall of the structure is set back farther than historic buildings on the block, this will result in a front setback approximately even with the contributing home to its right (see Figure 2). The proposed chimney on the right side is two feet (2') wider than the house for a total of seven feet (7'), but remains at the five feet (5') setback line. A setback determination is requested for the rear setback of the outbuilding. See section on Outbuildings below. The project meets section II.B.1.c.



Figure 3. Dashed line shows the current building's front set back compared to the neighboring home

Materials:

	Proposed	Color/Texture/ Make/Manufact urer	Approved Previously or Typical of	Requires Additional Review

			Neighborhood	
Foundation	Concrete Block	Split Face	Yes	
Secondary Cladding	4" cement fiberboard lap siding	Not indicated	Yes	
Primary Cladding	Brick	Already in place	Yes	
Roofing	Architectural Shingles	Color not indicated	Yes	Yes
Trim	Wood	Not indicated	Yes	
Front Porch floor/steps	Concrete	Natural Color	Yes	
Front Porch Posts	Wood	Smooth wood	Yes	
Porch pedestals	Stucco	Natural	Yes	
Front Porch Railing	Not indicated	Not indicated	Yes	Yes
Rear Porch	Wood posts/Screen panels	Not indicated	Yes	
Chimney	Stucco	Not indicated	Yes	
Windows	Marvin Integrity or similar	Needs final approval	Yes	Yes
Doors	Not indicated	Needs final approval	Unknown	Yes
Walkway	Not indicated	Needs final approval	Unknown	Yes
Driveway	Not indicated	Needs final approval	Unknown	Yes

With the condition that MHZC staff has final review of windows, doors, and roofing color, the project meets section II.B.1.d for materials.

Roof form: The new roof form will be side-gabled with a pitch of 8/12. A front-gabled dormer has the same pitch. The front dormer sits at two feet (2') from the wall beneath it. A shed dormer will be added to the rear roof plane. A new exterior-side chimney will be added to the building's right side. Staff finds that the roof form of the proposed new structure meets section II.B.1.e.

Orientation: The structure will have a full-width front porch added. The porch is appropriate historically and compatible with neighboring houses. The existing walkway and driveway will remain. The project meets section II.B.1.f for orientation.

Proportion and Rhythm of Openings: The existing front window dimensions will be retained; however the shutters will be removed. New window openings on the proposed structure are generally twice as tall as they are wide, meeting the historic proportions of 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: There are an existing walkway and driveway that are not proposed to be changed. The location of the HVAC and other utilities was not noted. If they are relocated, staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition the project meets section II.B.1. i.

Outbuilding:

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Side gable	Yes
Primary roof slope	9/12	Yes

The roof form and pitch are similar to those found on historic outbuildings, and the project meets Section II.B.1 of the design guidelines.

Design Standards:

The accessory structure has a simple design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The dormers on each side are less than fifty percent (50%) of the roof plane. The design meets section II.B.1 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete block	Natural color	Yes
Cladding	Cement-fiber	Smooth with 4" reveal	Yes
Roofing	Asphalt shingle	Needs final review	Yes
Trim	Wood	Not indicated	Yes
Windows	Marvin Integrity	Needs final approval	Yes
Pedestrian Door	Not indicated	Needs final approval	
Vehicular Door	Not indicated	Needs final approval	

With the staff's final approval of the roofing color, and windows, doors and garage doors, staff finds that the known materials meet Section II.B.1 of the design guidelines.

Setbacks: The new outbuilding requires a setback determination for the rear. Base zoning requires an outbuilding larger than seven hundred square feet (700 sq. ft.) to be at least twenty feet (20') from the rear property line, and five feet (5') from the side. The proposed outbuilding is at seven feet (7') from the rear property line, and five feet (5') from the side. Staff finds the rear setback to be appropriate as this is a typical location for an outbuilding historically. The outbuilding will be situated approximately twenty feet (20') from the rear wall of the house.

With approval of the materials, the project meets Section III.B.2 of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	19' 11"
Rear setback	20'	10'
L side setback**	5'	25'
R side setback**	5'	3'
How is the building accessed?	From the alley or existing curb cut	Alley

Massing Planning:

	Existing conditions (height of the home)	Potential maximums	Proposed (should be the same or less than the lesser number)

	to be measured from finished floor)	(heights to be measured from grade)	to the right)
Ridge Height	27'	25'	20' 4 1/2''
Eave Height	9' 8 1/2''	1 story 10'	9'-8''

One-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,000 sq. ft.	944 sq. ft.	744 sq. ft.

The project meets section II.B.1 of the design guidelines.

Recommendation:

Staff recommends approval with the conditions:

1. Staff approve the roof color, windows, doors and garage doors prior to purchase and installation; and,
2. If HVAC and other utilities are moved, they shall be located behind the house or on a side facade, beyond the mid-point of the house.

Meeting these conditions, the application meets the design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.