

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

**2040 Elliott Avenue
December 21, 2016**

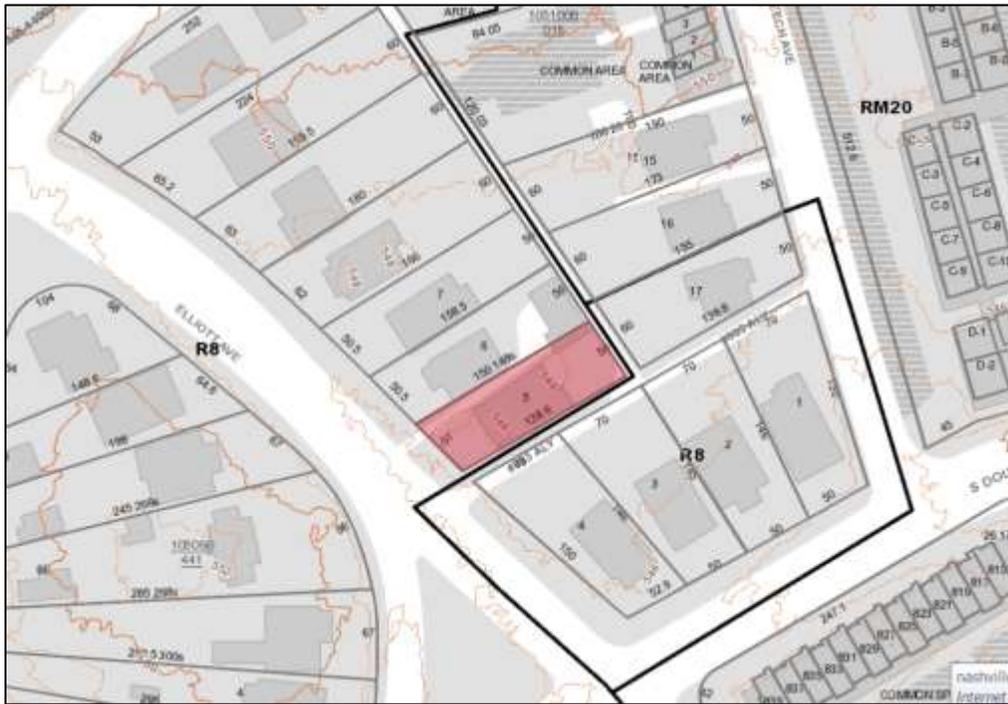
Application: New construction - addition
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 10510015500
Applicant: Preston Quirk, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to enlarge the house with a small one-story rear addition.

Recommendation Summary: Staff recommends approval of the proposed addition to 2040 Elliott Avenue with the condition that window selections are approved by Staff, finding the project to meet the design guidelines

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

IV. Additions

A. Location

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
 - a. The addition should sit back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
 - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that an addition has achieved proper scale, the addition 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 or an 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.
 - a. *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 ridge 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.
 - b. *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.
A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.
2. 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.
3. 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.
4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.

5. Ridge raises are most appropriate for one-story; side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
6. 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.
7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. 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.
 - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
 - b. 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.
 - If there are no existing dormers, 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 the width of roof dormers 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.
 2. 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).
 3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.
- D. 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.

- E. 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.
- F. 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.
- G. Additions should follow the guidelines for new construction.

V. Demolition

B. GUIDELINES

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.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 2040 Elliott Avenue is a one and one-half story house constructed circa 1920. With shingle siding, a side-gabled roof, a large front-gabled dormer, and full-width recessed porch, the house is a good example of the Craftsman style popular in the first quarter of the twentieth century. It is considered to be contributing to the historic character of the neighborhood because of its age and architectural character.



Analysis and Findings: The applicant proposes to enlarge the house with a small one-story rear addition.

Demolition: A portion of the rear wall of the house will be demolished to accommodate the proposed addition. Because the front and sides of the house will not be impacted, Staff finds the partial demolition to meet Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Location & Removability: The addition will be at the rear of the existing building, stepped in one foot (1') from the left side and twenty-two feet (22') from the right. The roof of the addition will tie into the rear slope of the roof ten feet (10') below the ridge. The insets and lower roof help to distinguish it from the historic house and read as an addition. The addition is designed so that if it were to be removed in the future, the historic character of the house would still be intact. The project meets section IV.A and F. of the design guidelines for additions.

Height & Scale: With the insets described above, the addition will extend eighteen feet, four inches (18'-4") to the rear and will be seven feet, six inches (7'-6") wide. The rear eave of the addition will be three feet (3') lower than the eaves of the existing house, and the addition's foundation and floor level matching the corresponding heights of the historic house. With proportions subordinate to those of the historic house, Staff finds the addition to meet section IV.B for massing of additions.

Design: The addition will have shingle siding and a four-over-one double-hung window, which give it an overall character similar to that of the Craftsman style historic house. There will also be a horizontally-oriented window toward the rear of the addition which is more contemporary, but because of its location at the rear its visibility and impact will be minimal. Staff finds the addition to meet section IV.E for design for additions.

Setback & Rhythm of Spacing: The addition will meet the required side and rear setbacks, however the rear wall will sit only four feet, six inches (4'-6") from an existing detached outbuilding. Whereas Section III.H.6.f of the design guidelines requires that there should be at least twenty feet (20') between a house and an outbuilding, Staff finds the proposed addition in this location to be appropriate. The lot is one hundred, thirty-eight feet (138') deep, which is shallower than the typical lot, and the historic house is set back on the lot in such a way that the rear yard is only forty feet (40') deep. In addition, the proposed new construction is not the

entire width of the rear of the house, but only seven feet and six inches (7' 6") in depth. With these lot dimensions, adhering to the twenty-foot requirement would leave very little space in which to expand, even for a fairly small addition like the proposed. Staff finds the addition to meet section III.C for setbacks and rhythm of spacing for new construction.

Materials: The exterior materials of the addition are described in the chart below.

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete block	Smooth, painted to match existing	Yes	
Cladding	Cement fiber shingle siding	Wood texture	Yes	
Roofing	Architectural Shingles	Match existing	Yes	
Trim	Cement Fiberboard	Smooth faced	Yes	
Windows	Wood		Yes	X

The materials are compatible with those of the historic house and meet section III.D for new construction-materials.

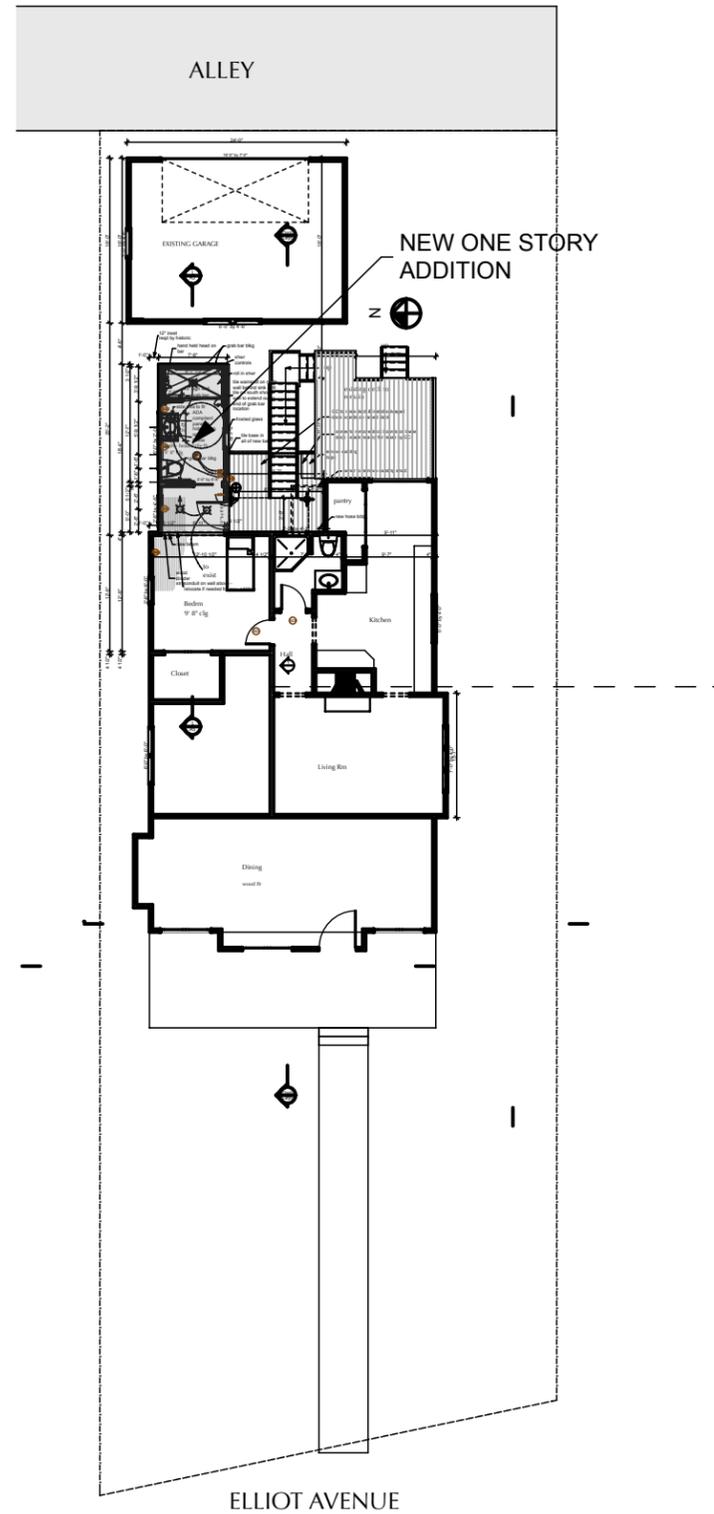
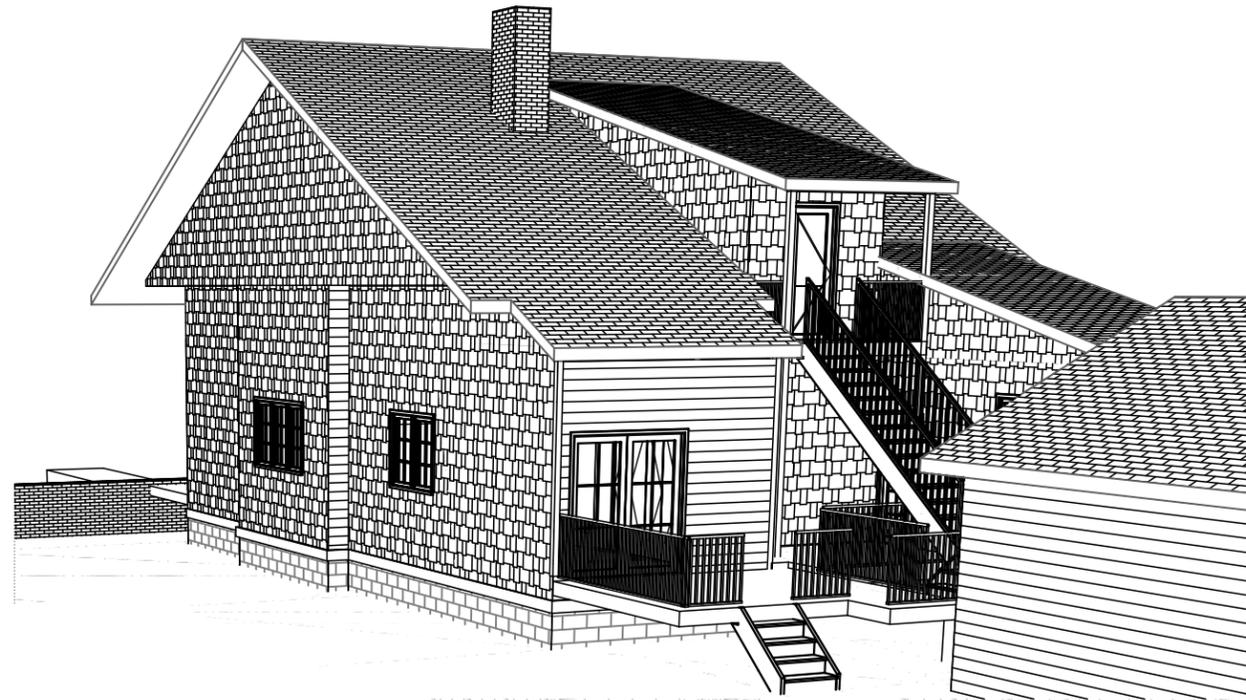
Roof form: The roof of the addition will be a 3:12 pitched shed roof sloping down to the rear. This roof is compatible with that of the house and meets section III.E for new construction-roof form and IV.C for additions.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. There will be two windows on the proposed addition that may be visible from the street; one is a four-over-one double hung window and one a fixed horizontally-oriented transom-style window. Typically windows on historic houses are twice as tall as they are wide, however the horizontal window will be at the very rear of the building and will not be greatly visible. 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 III.G for proportion and rhythm of openings on additions to historic houses.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The project meets section III.I for new construction-utilities and III.J for new construction-public spaces.

Recommendation: Staff recommends approval of the proposed addition to 2040 Elliott Avenue with the condition that window selections are approved by Staff, finding the project to meet the design guidelines for additions in the Waverly-Belmont Neighborhood Conservation Zoning Overlay.





1 SITE PLAN
SCALE: 1" = 20'

OWNERS INITIALS _____

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NASHVILLE, TN 37204
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QUIRK DESIGNS

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DESIGN | BUILD | RENOVATE

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Addition to Residence
Paul Bock & Susan Mulcahy
2040 Elliot Avenue
Nashville, TN 37204

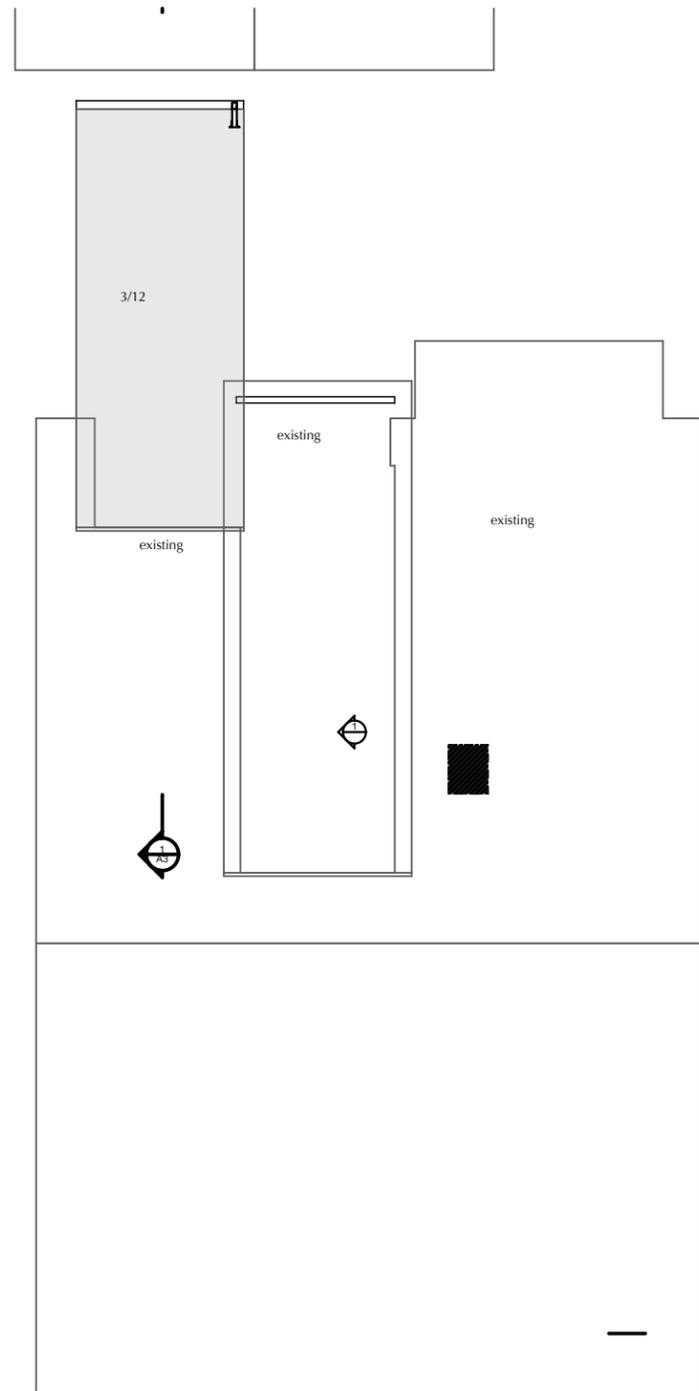
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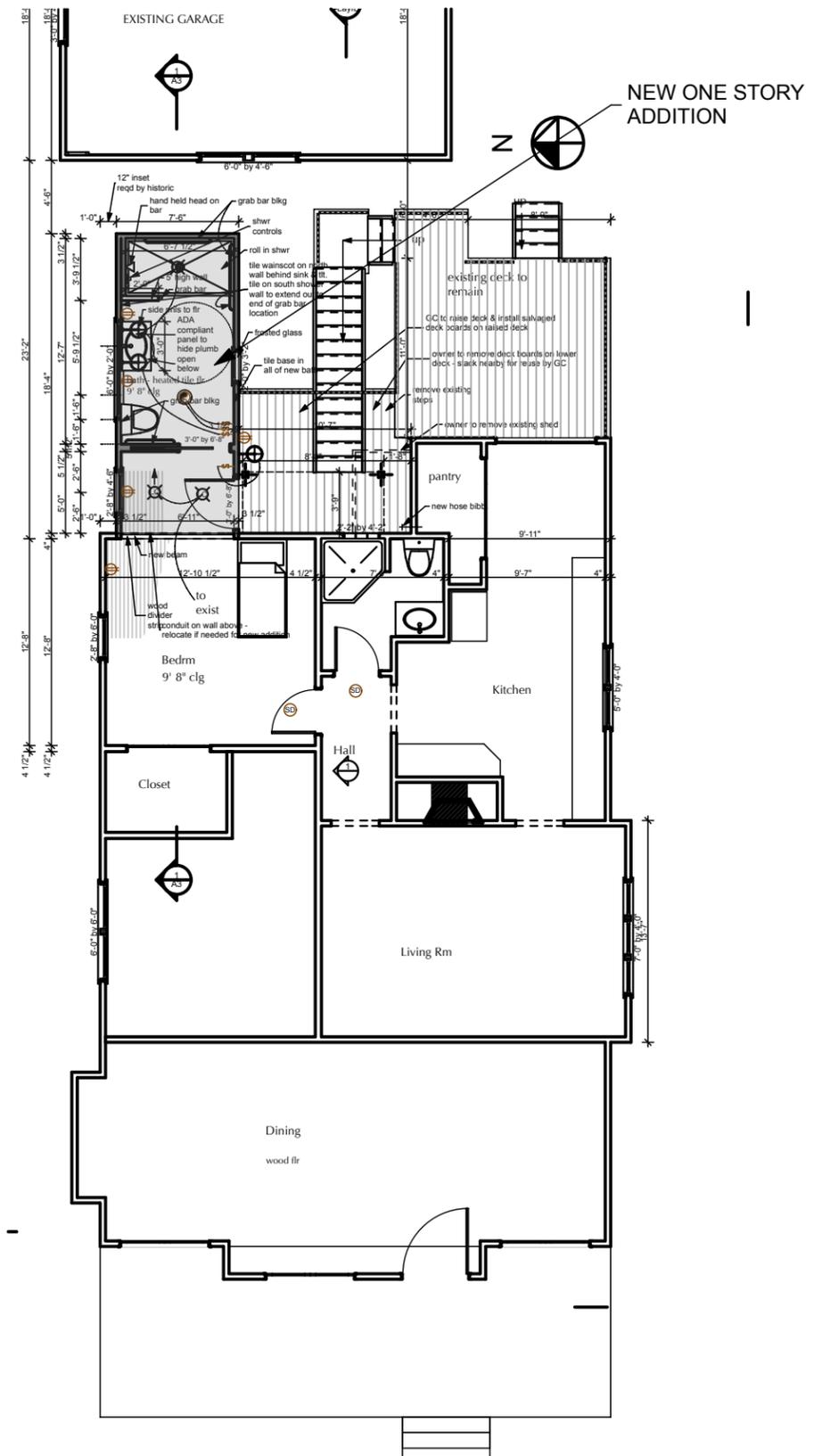
SITE PLAN

A1

SHEET 12



2 ROOF PLAN
SCALE: 1" = 10'



1 1st FLOOR
SCALE: 1" = 10'

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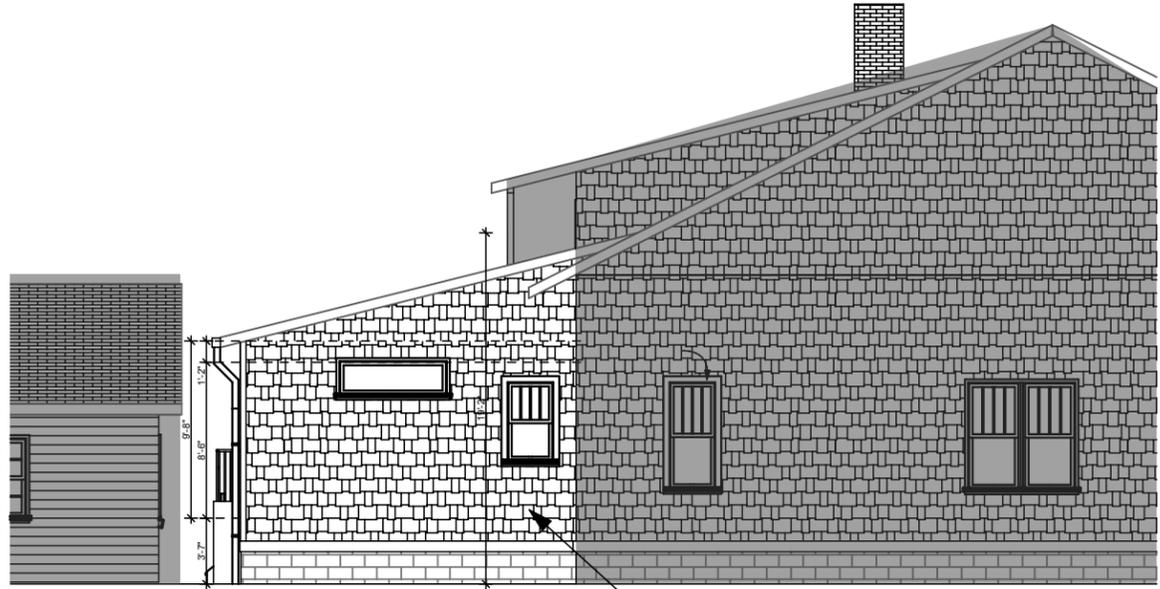
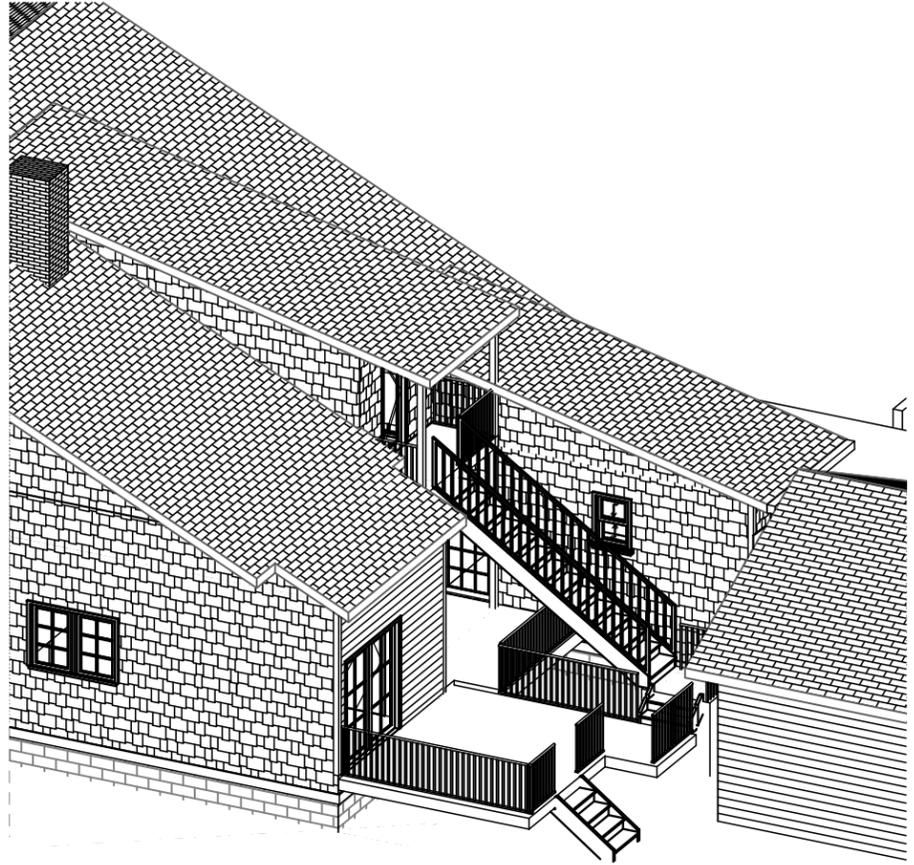
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FLOOR, ROOF PLANS

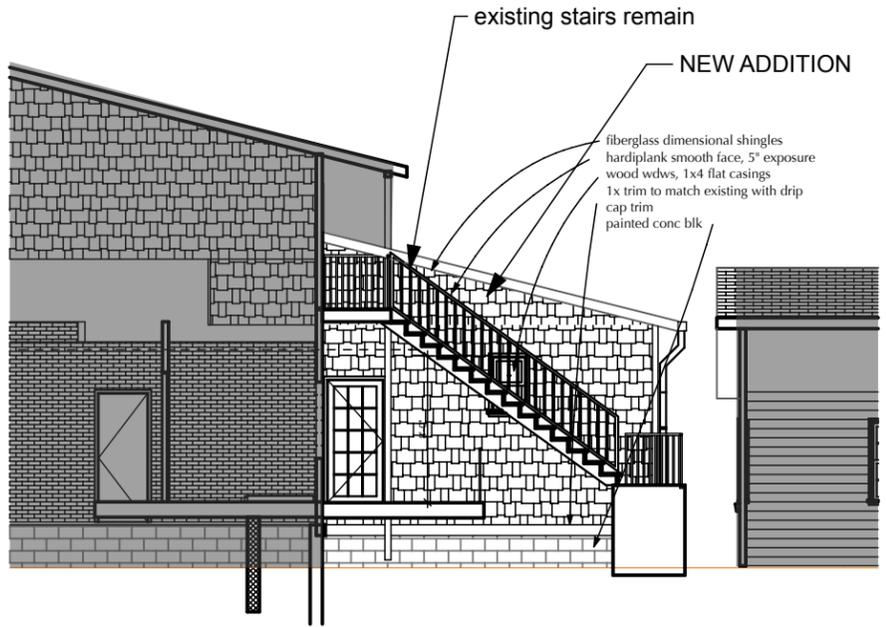
A2

SHEET 13



NEW ADDITION

1 LEFT ELEVATION
SCALE: 1" = 10'



3 RIGHT ELEVATION
SCALE: 1" = 10'



2 REAR ELEVATION
SCALE: 1" = 10'

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ELEVATIONS 1

A3

SHEET 14