

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 211 Manchester Avenue December 21, 2016

Application: New construction—addition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08306012500
Applicant: Kaitlyn Smous, Nine12 Design
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition. The addition will be seven inches (7") taller than the historic house.

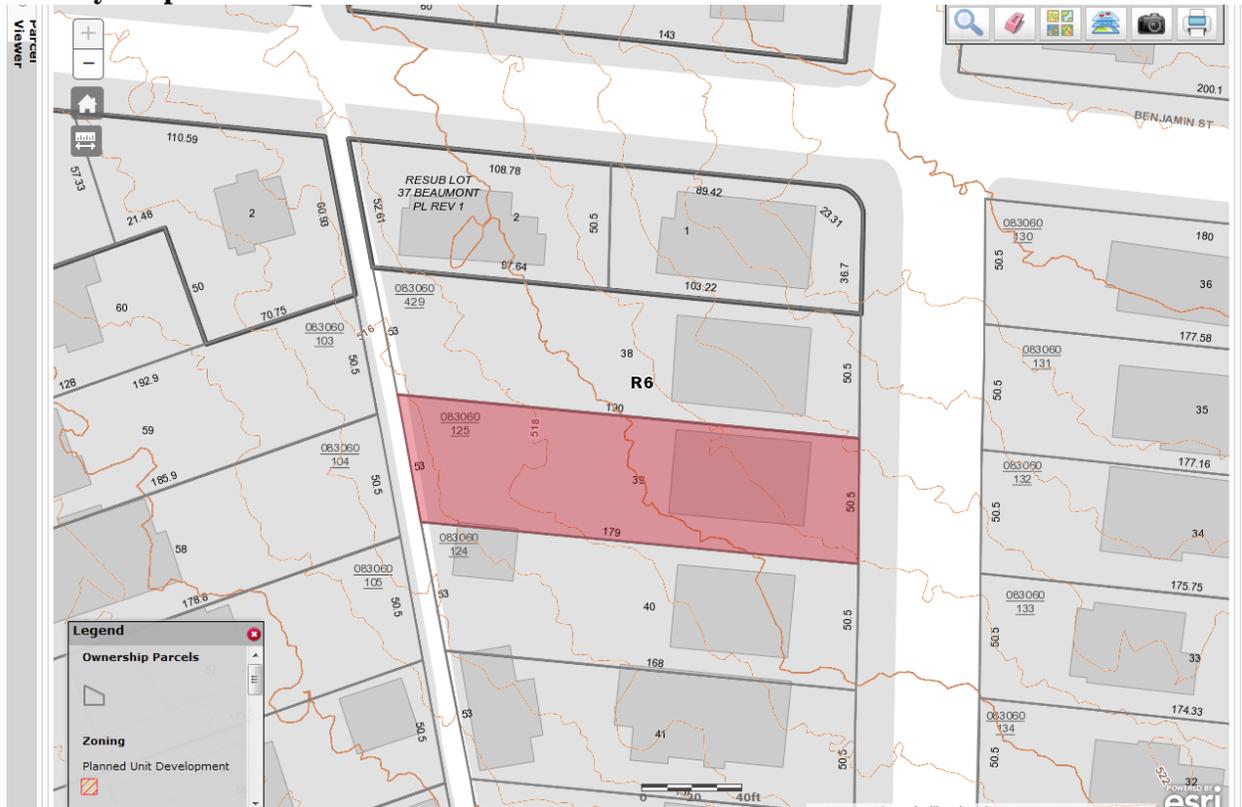
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the roof color and texture;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

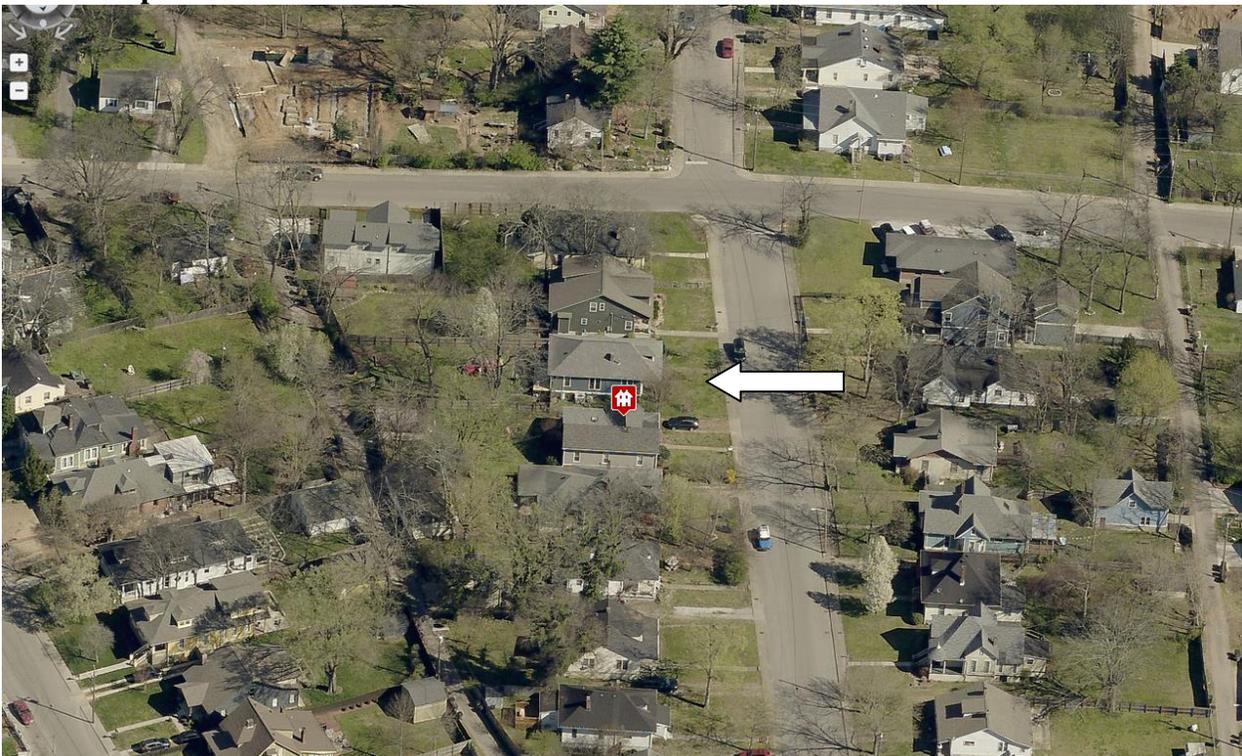
With these conditions, staff finds that the proposed addition meets Sections II.B.1. and II.B.2. of the Eastwood Neighborhood Conservation Zoning Overlay design guidelines.

Attachments
A: Site Plan
B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1. 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 front doors should be 1/2 to full-light. 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.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

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.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

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 taller 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.

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).

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.*

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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

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

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.

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.

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

e. Additions should follow the guidelines for new construction.

Background: 211 Manchester Avenue is a c. 1900 folk Victorian house that contributes to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay.



Figure 1. 211 Manchester Avenue

Analysis and Findings: Application is to construct a rear addition. The addition will be seven inches (7") taller than the historic house.

Height & Scale: The proposed addition steps in over five feet, five inches (5'5") from each of the back corners of the house. After a depth of eleven feet (11'), the addition steps back out three feet (3') on both sides. The entire rear addition is inset more than two feet (2') from the sidewalls of the historic house, which help to make it subordinate. The addition will have a depth of forty-two feet (42'), compared to the historic house which is forty-five feet, five inches (45'5") deep. In total, the addition will add approximately nine hundred and twenty-three square feet (923 sq. ft.) of footprint to the historic house, which has a footprint of one thousand, six hundred and eighteen square feet (1,618 sq. ft.).

The addition will tie into the back corner of the house at a point approximately six inches (6") below the peak of the historic house's roof. At a point approximately twenty-one feet (21') behind the back wall of the house and seventy-three feet (73') from the front of the house, the addition rises in height to be seven inches (7") taller than the historic house. Staff finds this additional height to be appropriate because it is so far back and it is just seven inches (7") taller that it will not be perceived as much taller than the historic house from the street. In addition, the taller portion has a hipped roof form and is inset from the sidewalls of the historic house by at least two feet (2'), both of which will help to minimize its visibility.

The eave heights of the addition will be between one foot and two feet (1'-2') taller than the eaves on the historic house. Staff finds this to be appropriate because the addition is inset between two and five feet, five inches (2'-5'5") from the back of the house. The addition's foundation will be one foot (1') lower than the foundation line of the historic house. Again, staff finds this to be appropriate because the entire addition is inset from the sidewalls of the house and the foundation lines will be at most minimally visible from the street.

Staff finds that the height and scale meet of the addition meet Sections II.B.1.a.and b. and II.B.2. of the design guidelines.

Location & Removability: The addition is located entirely behind the historic house, which is in accordance with the design guidelines. Its roof is offset from the historic house's roof by six inches (6") and its sidewalls are inset over five feet (5") from the back corners of the house. This ensures that the original form of the historic house can still be discerned and that if the addition were to be removed in the future, the historic house's architectural integrity would remain intact. Staff finds that that the addition's location and removability meet Sections II.B.2.a and d. of the design guidelines.

Design: The addition is designed to be distinct from the historic house, yet be compatible with its architecture. The addition's change in materials, inset, separate roof form, and lower height at the roof tie in help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff finds that the addition's design meets Sections II.B.2.a and e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks, and because the addition is no wider than the historic house, the house's rhythm of spacing on the street will not be affected. Staff finds that the setbacks and rhythm of spacing meet Sections II.B.1.c.and II.B.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	4" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No

Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Rear Porch Railing	Wood	Typical	Yes	No
Rear Enclosure	Screened	Typical	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Rear door	Wood	Unknown	Unknown	Yes

With staff’s final approval of the shingle color and texture and the windows and doors, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The historic house has a hipped roof form with a slope of approximately 10/12. The addition will tie into the house with a 10/12 gable, and the taller portion of the house will have a 10/12 hipped roof. The addition includes hipped roof dormers with 10/12 slopes. These dormers are offset from the ridge of the historic house, but do stack on the walls below. Staff finds this to be appropriate because the walls on which the dormers stack are inset two feet (2’) from the sidewalls of the historic house. The rear porch will be hipped with at 2/12 slope. Staff finds that the addition’s roof forms meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The new addition will not alter the orientation of the historic house towards Manchester Avenue. Staff finds that the addition’s orientation meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the addition’s proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

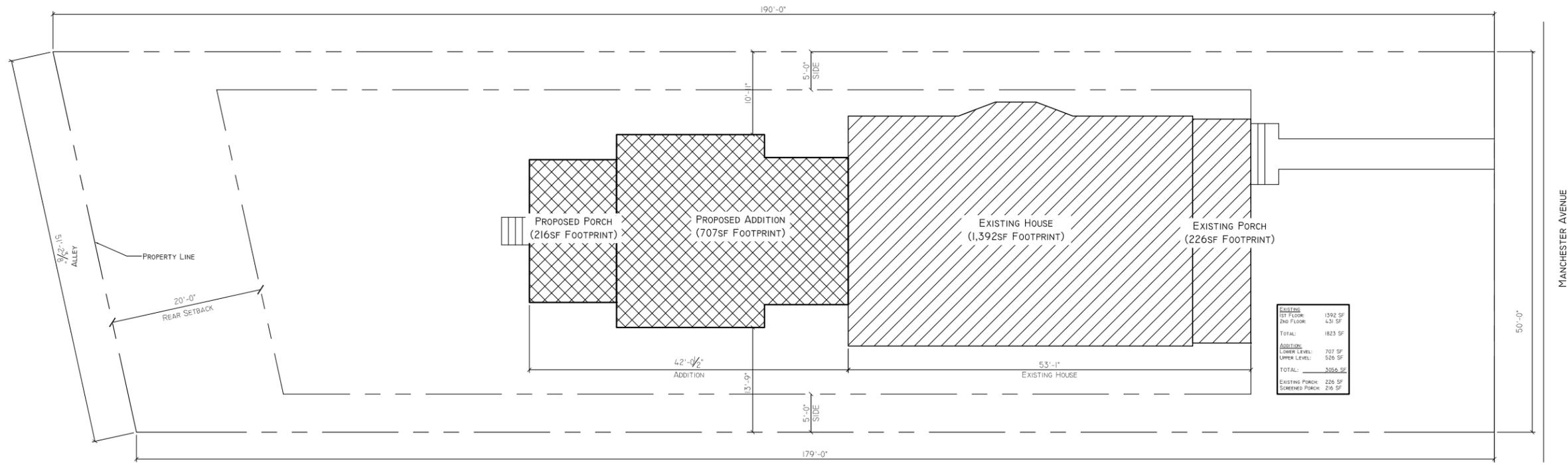
Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities were also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Recommendation: Staff recommends approval of the project with the following conditions:

1. Staff approve the roof color and texture;

2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
3. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

With these conditions, staff finds that the proposed addition meets Sections II.B.1. and II.B.2. of the Eastwood Neighborhood Conservation Zoning Overlay design guidelines.



EXISTING	
1ST FLOOR:	1392 SF
2ND FLOOR:	431 SF
TOTAL:	1823 SF
ADDITION:	
LOWER LEVEL:	707 SF
UPPER LEVEL:	526 SF
TOTAL:	1233 SF
EXISTING PORCH:	
SCREENED PORCH:	226 SF
SCREENED PORCH:	216 SF



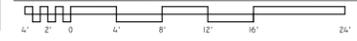
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PLOT DATE:
DECEMBER 8TH, 2016
MHZC APPLICATION
REVISED

SITE PLAN

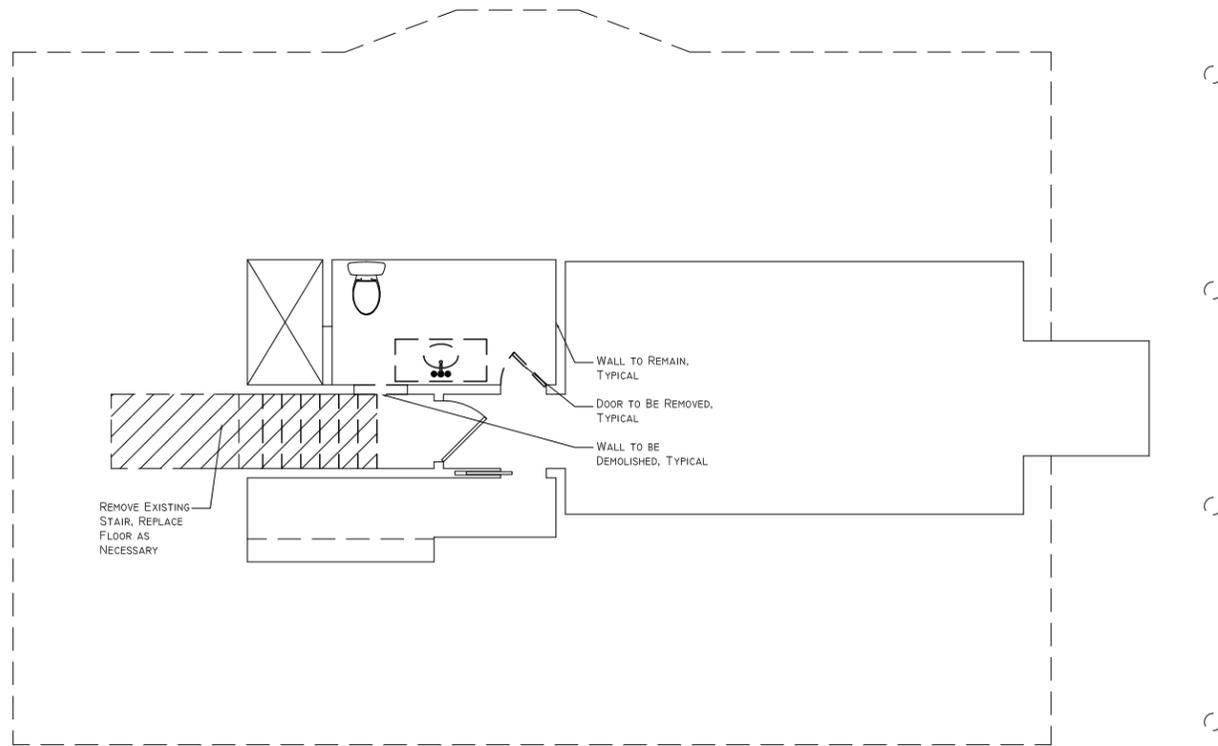


1 SITE PLAN

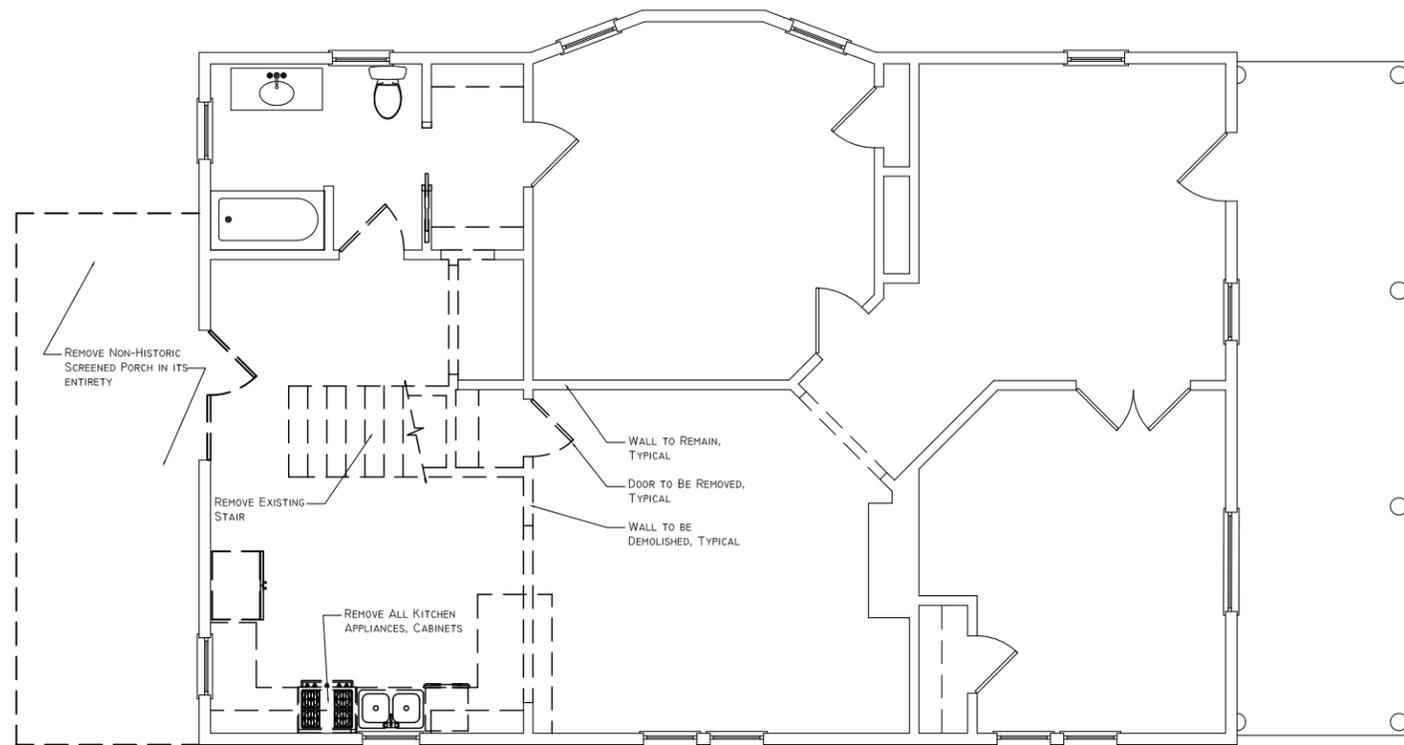


SCALE: 1/16"=1'-0"

A0.1



2 SECOND FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"



1 FIRST FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"

AN ADDITION AT
211 MANCHESTER AVENUE
NASHVILLE, TN 37206

MHQC PERMIT APPLICATION

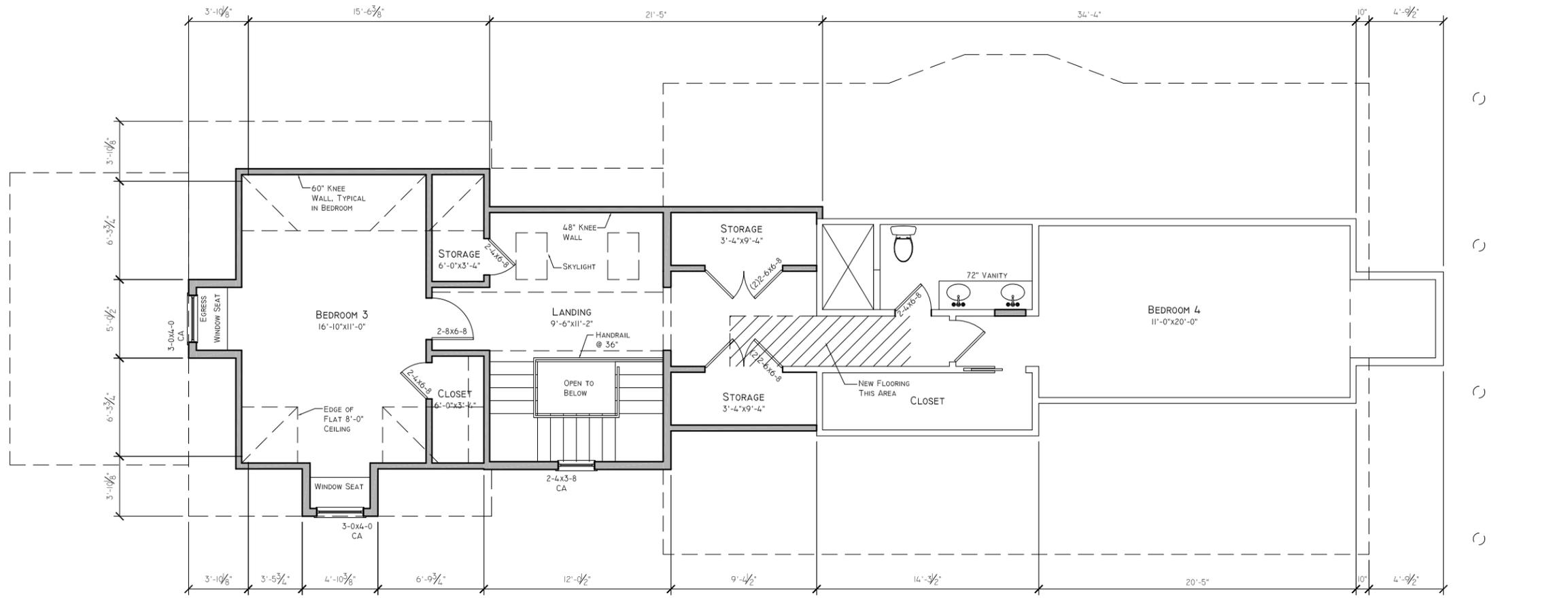
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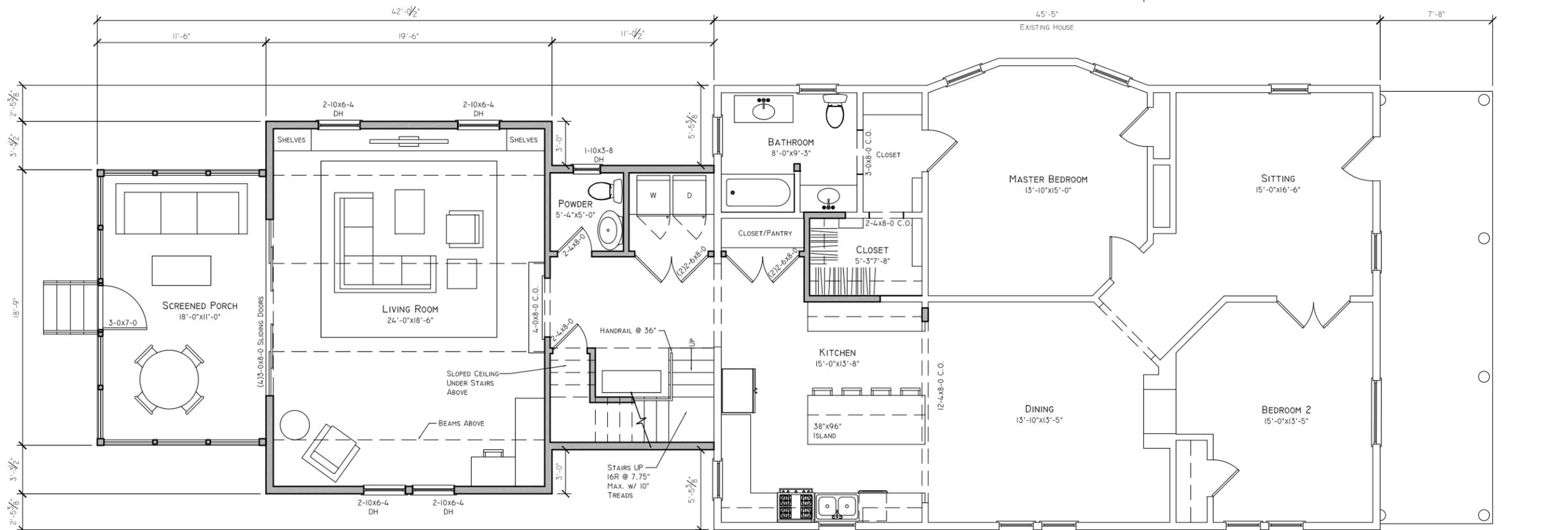
DEMOLITION
PLANS

AI.0



2 SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"



1 FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

AN ADDITION AT
211 MANCHESTER AVENUE
 NASHVILLE, TN 37206

MHQC PERMIT APPLICATION

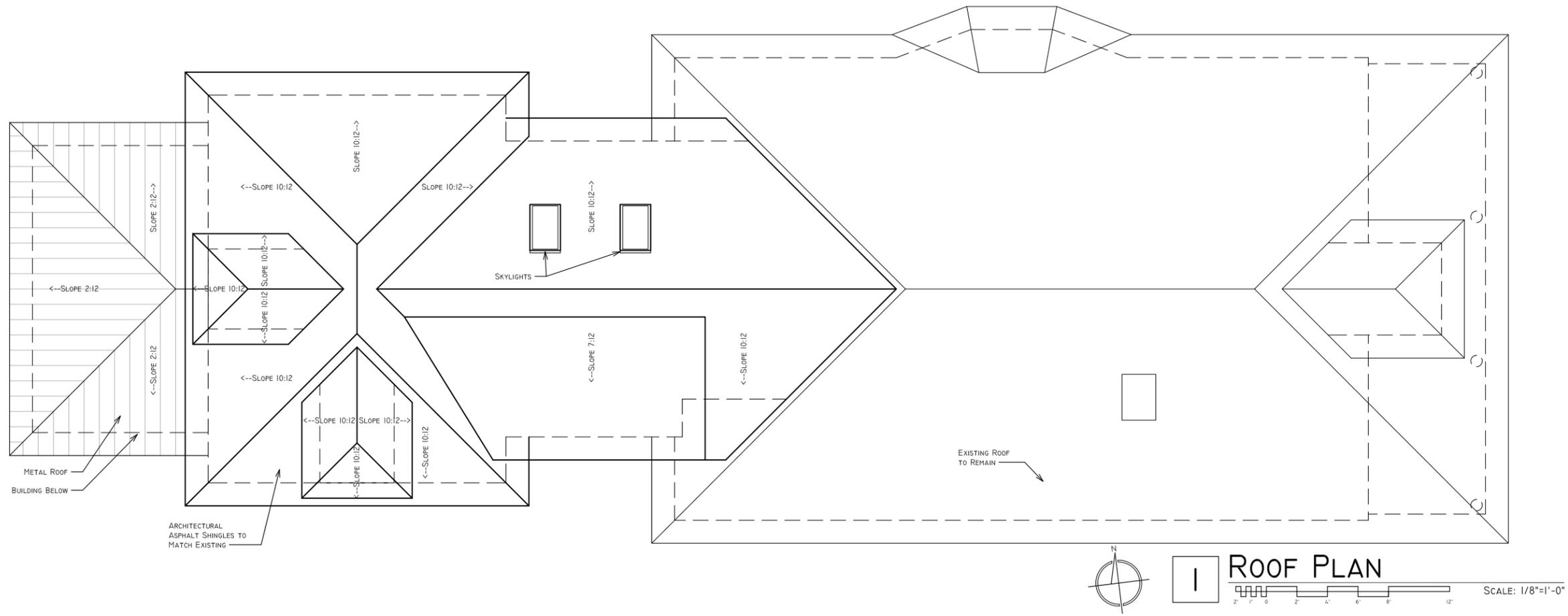


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FLOOR PLANS

AI.1



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ROOF PLAN

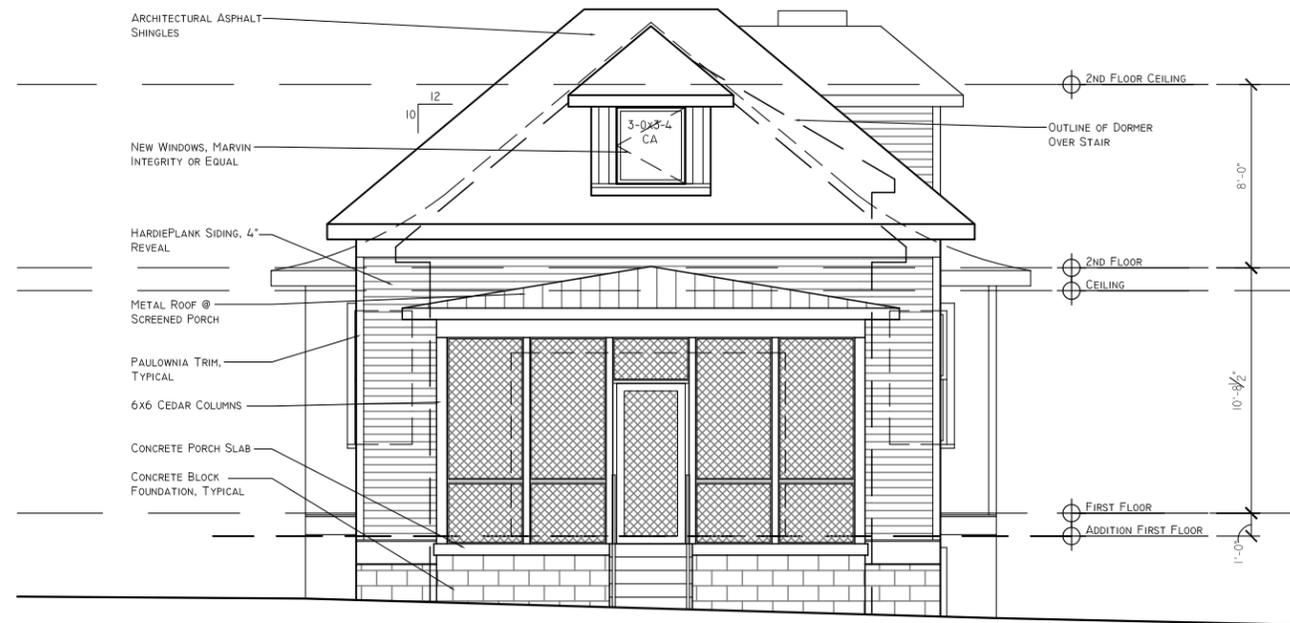
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AN ADDITION AT
211 MANCHESTER AVENUE
NASHVILLE, TN 37206

MHZC PERMIT APPLICATION



2 EAST ELEVATION
 SCALE: 1/8"=1'-0"
 0 2 4 6 8 10 12



1 WEST ELEVATION
 SCALE: 1/8"=1'-0"
 0 2 4 6 8 10 12

AN ADDITION AT
211 MANCHESTER AVENUE
 NASHVILLE, TN 37206

MHZC PERMIT APPLICATION

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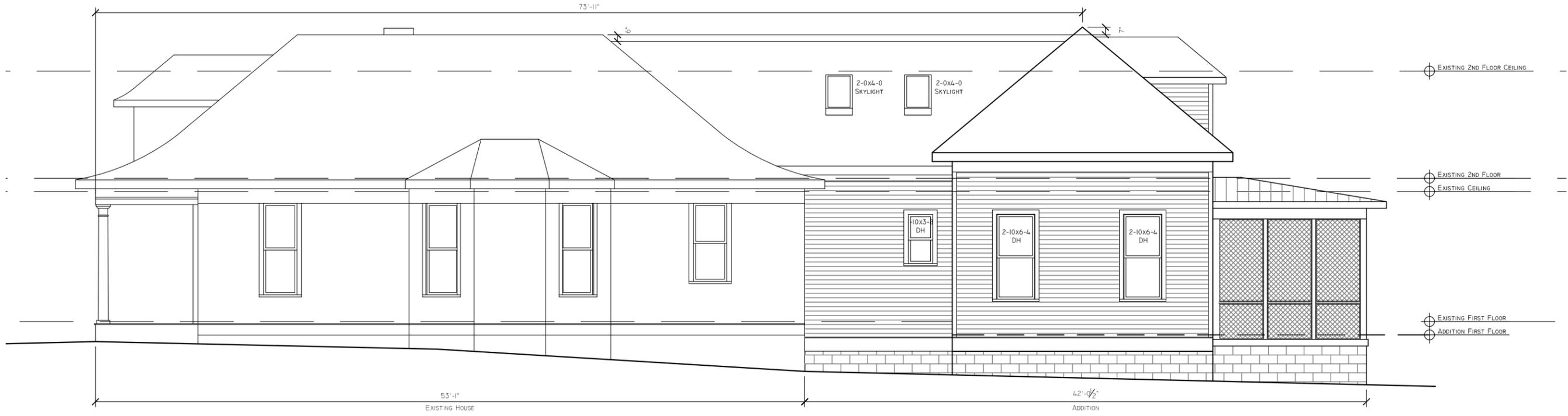
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EXTERIOR
 ELEVATIONS

A2.1



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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EXTERIOR
ELEVATIONS

A2.2