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
2805 27th Avenue South
November 15, 2017

Application: New construction – addition
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11703001000
Applicant: Manuel Zeitlin
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition with an attached garage at the basement level. **Recommendation Summary:** Staff recommends approval of the project with the following conditions: **1.** Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; **2.** Staff approve a brick sample; **3.** Staff approve a stone sample; **4.** Staff approve the roof shingle color, material, and texture; and **5.** The HVAC be located behind the house or on either side, beyond the mid-point of the house. With these conditions, staff finds that the project meets Section II.B. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.	**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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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.

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.

k: Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or "cottage" developments are only appropriate where the Planning Commission has determined that the community plan allows for the density requested and the design guidelines for "new construction" can be met.

The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.

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 face the street.

Interior dwellings should be "tucked-in" behind the buildings facing the street.

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.

Attached garages are only appropriate for rear units along the 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 than 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).

Side Additions
b. 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. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

The addition should set 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.
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.
To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

c. 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.

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

d. 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.

e. 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.

f. Additions should follow the guidelines for new construction.

Background: 2805 27th Avenue South is a c. 1940s brick bungalow that contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay (Figures 1-5). In July, MHZC staff issued an administrative permit to demolish a side bay which extended over the property line (Figure 2). In November, MHZC staff issued an administrative permit to demolish the outbuilding at the rear (Figure 6). There is no alley access for the site.

Figure 1. 2805 27th Avenue South, front façade.

Figure 2 (left). Right side façade. The bay at the back was approved for demolition. Figure 3 (right) is the rear façade.

Figure 4. The left façade.

Figure 5. Outbuilding that will be demolished.

1987

Figures 5 and 6. The home in 1987 and 1968.

Analysis and Findings: Application is to construct a rear addition with an attached garage at the basement level.

Height & Scale: The historic house is one story in height, and the addition will be one story above a basement level. The addition's foundation and eave heights will match those of the historic house. Its ridge height will be lower than the ridge height of the historic house. At its tallest, the addition will be one foot (1') shorter than the historic house. Staff finds that the addition's height is appropriately subordinate to the historic house. The addition is inset one foot, six inches (1'6") on the right elevation for a depth of fifteen feet, six inches (15'6"). After this depth, the addition steps back out to match the line of the historic house. On the left elevation, the entire addition is inset five feet, six inches (5'6") from the back corner of the house. Staff finds these insets to be appropriate for one-story addition above a raised basement.

The addition's depth will be forty-nine feet, six inches (49'6"). The addition will add approximately one thousand, one-hundred, and ninety-five feet (1,195 sq. ft.) of footprint to the historic house, which has a footprint of approximately one thousand, two hundred, and forty-six square feet (1,246 sq. ft.). The addition does not more than double the footprint of the historic house, is inset appropriately, and is no taller and wider than the historic house, staff finds that its height and scale meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The addition is located entirely behind the historic house and is inset appropriately. It is designed with a lower roof connector. The addition's location at the rear and lower connection to the historic house ensure that if it is removed in the future, the historic house's historic integrity would remain intact. Staff finds that the addition meets Section II.B.2.a. and II.B.2.e. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's insets, separate roof form, and lower height 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. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still

be intact. Staff finds that the addition meets Section II.B.2.a and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be five feet (5') from the right side property line, more than twenty feet (20') from the left side property line, and more than eighty-five feet (85') from the rear property line. Staff finds that the addition's setbacks are appropriate and will not affect the rhythm of spacing of historic houses along 27th Avenue South. Staff therefore finds that the project meets 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	Stone	Unknown	Yes	Yes
Cladding	Brick	Unknown	Yes	Yes
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Side Door	Not indicated	Unknown	Unknown	Yes
Garage Doors	Not indicated	Unknown	Unknown	Yes
Driveway	Concrete, w/ strips	Typical	Yes	No

Staff recommends approval of a stone sample, brick sample, the roof color and texture, and all windows and doors prior to purchase and installation. With staff's approval of all final material choices, 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 6/12. The proposed addition has a clipped gable roof form, also with a 6/12 pitch. The back portion of the addition includes wall dormers. MHZC typically does not approve wall dormers because the design guidelines state that dormers should be inset two feet (2') from the wall below. Staff, however, finds the proposed wall dormers to be appropriate for a few reasons. They are located towards the back of the house, at a point approximately sixty-feet (60') back from the front of the house and more than one hundred feet (100') back from the street. Therefore, they will not be highly visible. In addition, the infill is largely one story in height, with a raised basement; the wall dormers will not create a house that is out of scale with the historic context. Staff therefore finds that the proposed roof forms meet Section II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The addition will not alter the historic house's orientation towards 27th Avenue South. Vehicular access to the site will be via a eleven foot (11') wide driveway on the left side of the property. The site lacks alley access, so a new driveway is appropriate. The driveway will have concrete strips, which is appropriate, and will be approximately eleven feet (11') wide. . Staff finds that the addition 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 project'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 was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

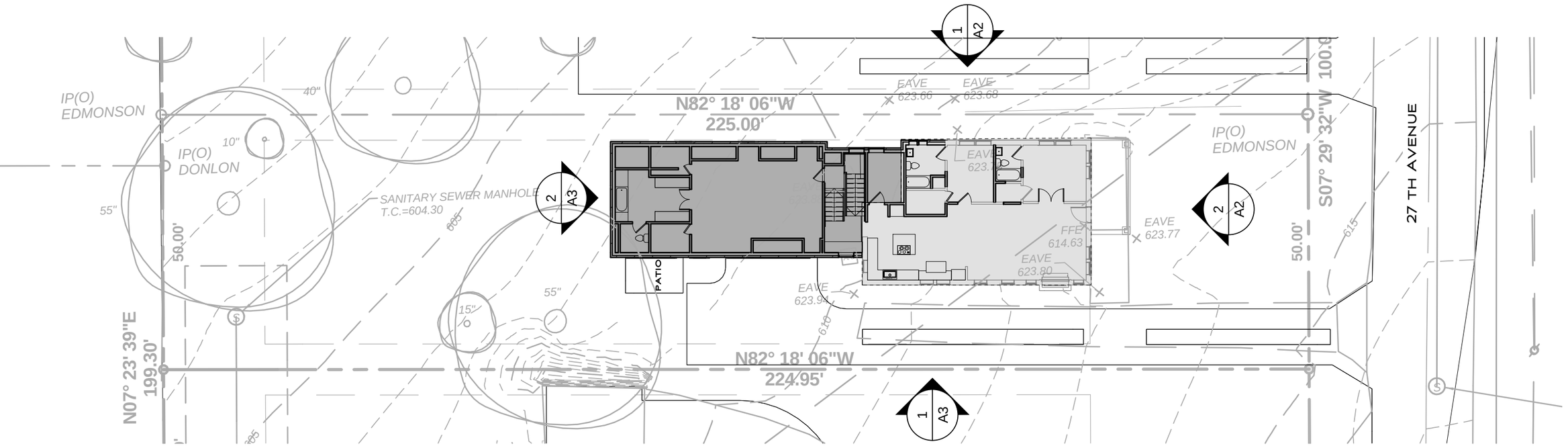
Outbuildings: The infill includes an attached garage. Staff finds that the attached garage meets the design guidelines because it is located fully at the basement level and because it is located towards the rear of property, where garages were historically located. The garage bays will be inset approximately five feet, six inches (5'6") from the wall of the historic house, helping to reduce their visibility from the street. Staff finds that the proposed attached garage meets Section II.B.1.h. of the design guidelines.

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

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

With these conditions, staff finds that the project meets Section II.B. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

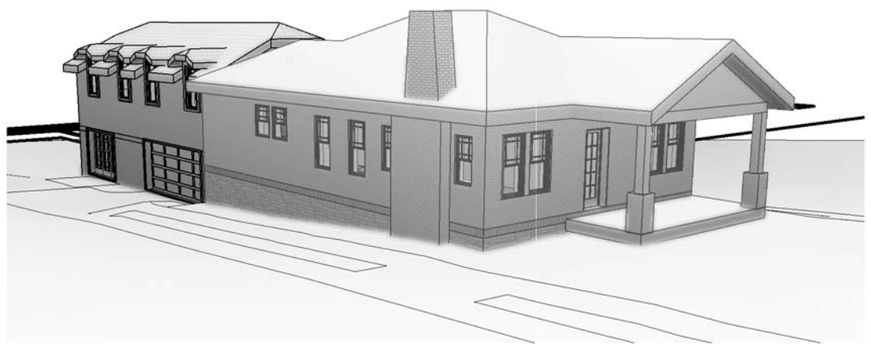
2805 27TH AVE S



SITE PLAN

1" = 20'-

0 20' 40' 60'



2 VIEW FROM FRONT

A1 SITE PLAN
A2 ELEVATIONS
A3 ELEVATIONS
A4 FLOOR PLANS
MAIN & UPPER LEVEL

2805 27TH AVENUE

SITE

A1

11-07-17

1758

MANUEL ZEITLIN ARCHITECTS

TEL 615256.2880
FAX 615256.4839

516 HAGAN ST, SUITE 100 NASHVILLE, TN 37203

1 ELEVATION NORTH

1/8" = 1'-0"

1/8" = 1'-

0 8' 12' 16' 20'

2 ELEVATION FRONT

1/8" = 1'-0"

2805 27TH AVENUE

ELEVATION

A2

11-07-17

1758

MANUEL ZEITLIN ARCHITECTS

TEL 615**256.2880**
FAX 615**256.4839**

516 HAGAN ST, SUITE 100 NASHVILLE, TN 37203

1 SOUTH DW

1/8" = 1'-0"

1/8" = 1'-

0 8' 12' 16' 20'

2 REAR

1/8" = 1'-0"

2805 27TH AVENUE

ELEVATION

A3

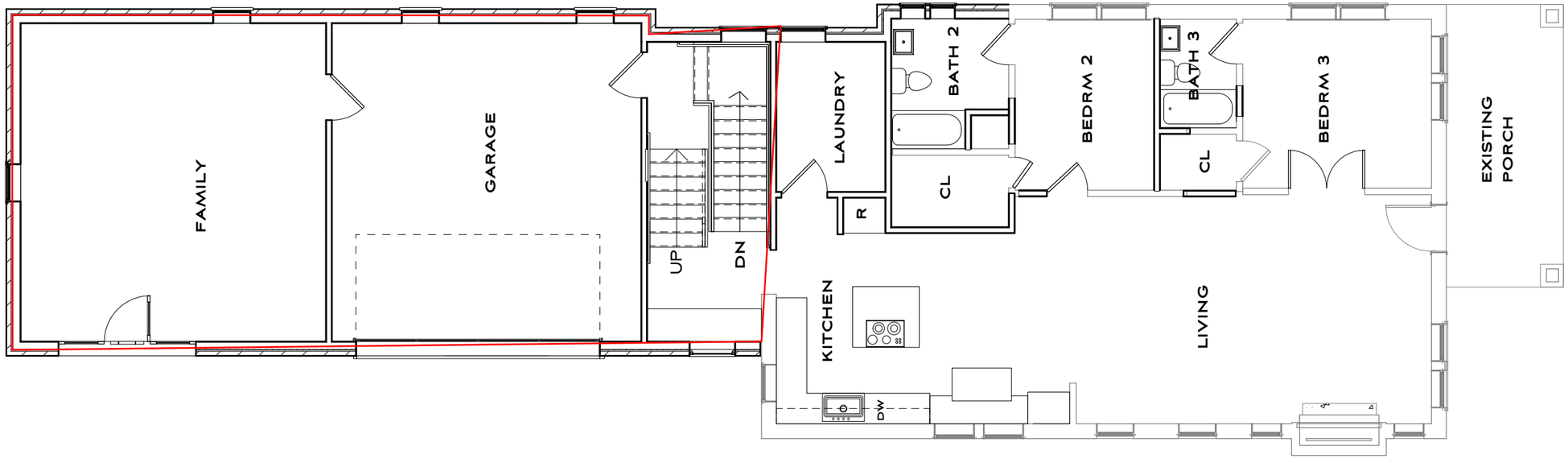
11-07-17

1758

MANUEL ZEITLIN ARCHITECTS

TEL 615**256.2880**
FAX 615**256.4839**

516 HAGAN ST, SUITE 100 NASHVILLE, TN 37203

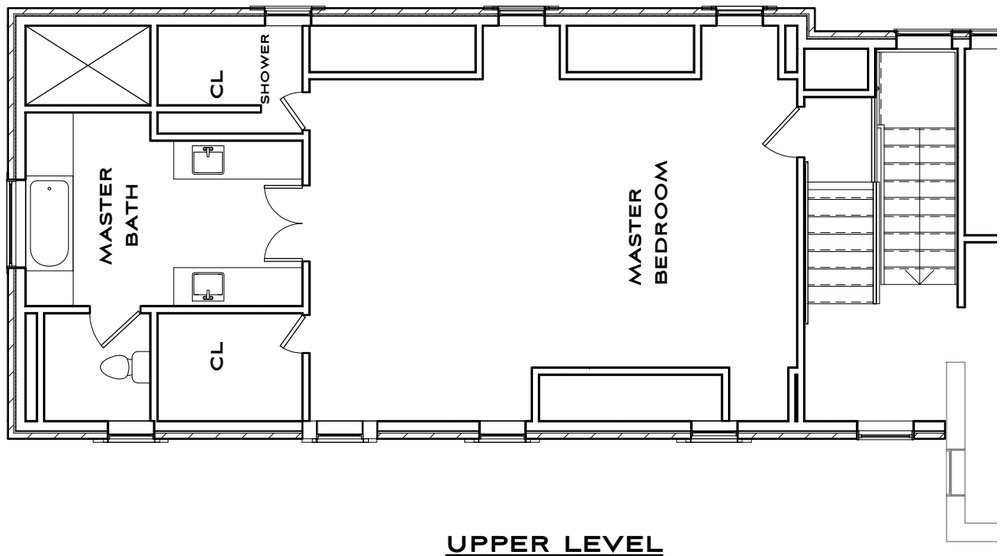


GARAGE LEVEL

MAIN LEVEL

1/8" = 1'-

0 8' 12' 16' 20'



UPPER LEVEL

2805 27TH AVENUE

PROPOSED FLOOR PLANS

A4

11-07-17 1758

MANUEL ZEITLIN ARCHITECTS

TEL 615**256.2880**
FAX 615**256.4839**

516 HAGAN ST, SUITE 100 NASHVILLE, TN 37203