

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
2807 27th Avenue South
November 15, 2017

Application: New Construction – Addition; Partial Demolition
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 1703000900
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. The project includes demolishing the existing porte cochere and constructing a new one in its place.

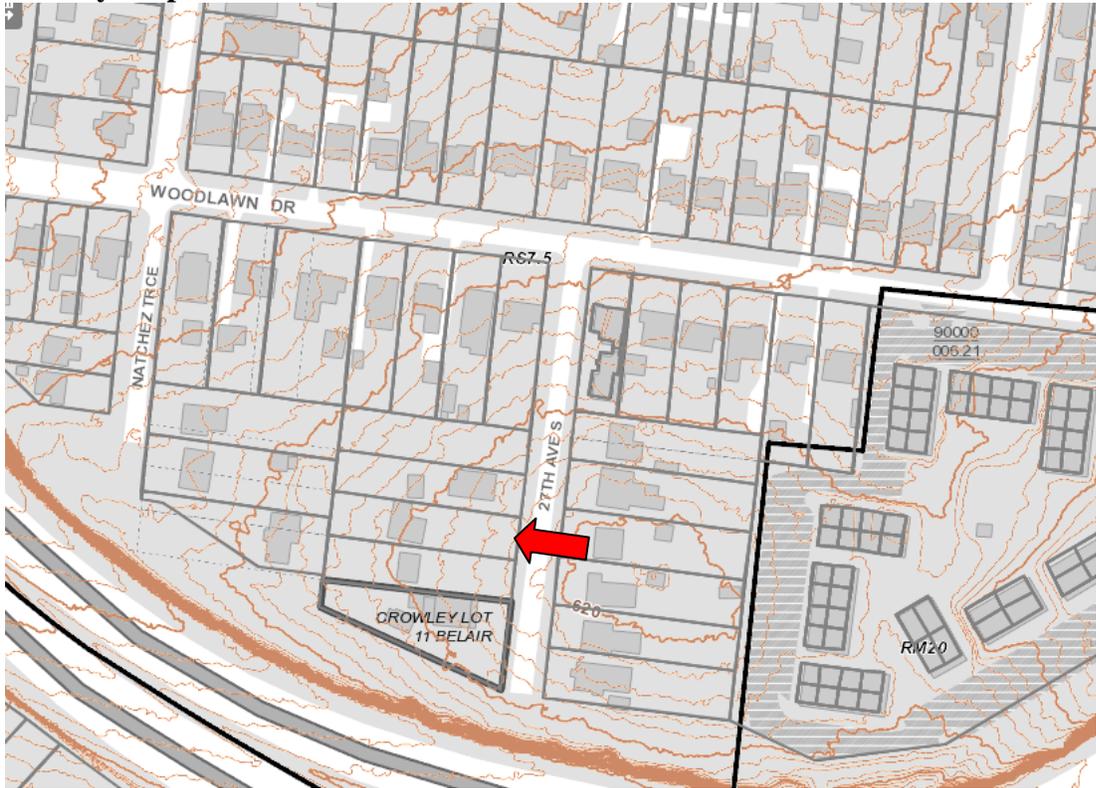
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve a brick sample;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color, dimensions, and texture;
4. All double and triple window openings have a four to six inch (4"-6") mullion in between them; and
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

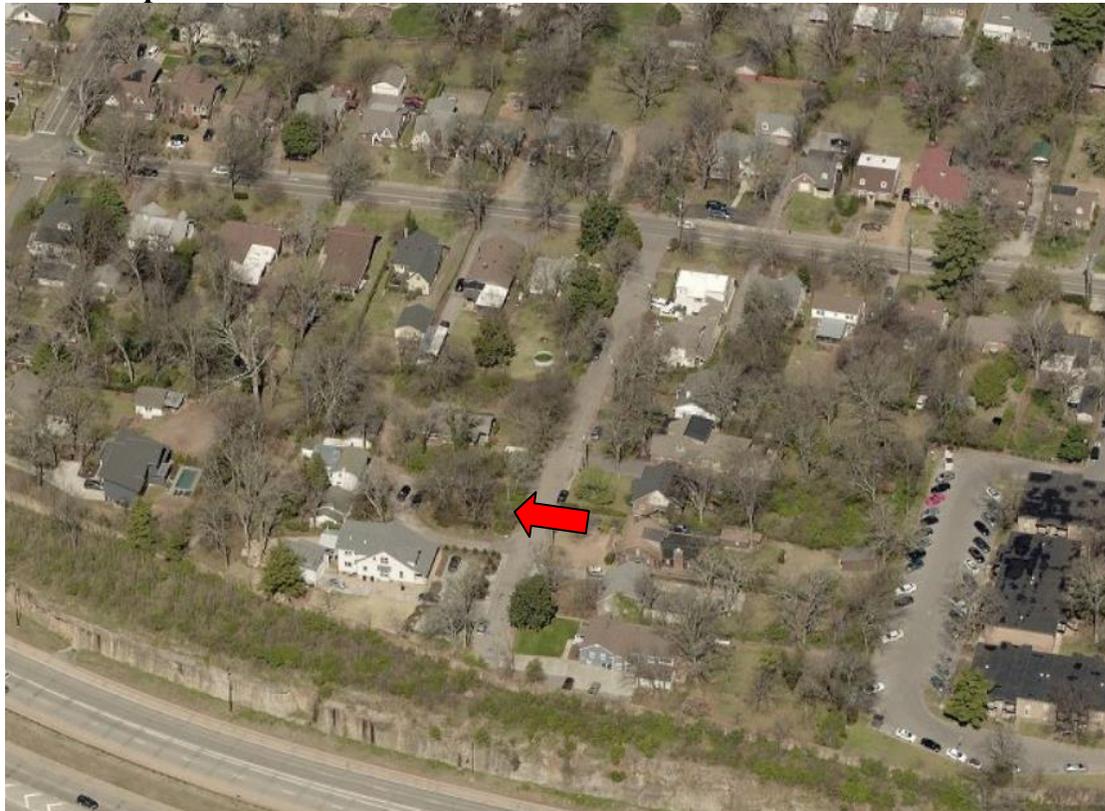
With these conditions, staff finds that the project meets Sections II.B. and III.B.2. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: 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.

h. Outbuildings

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.*

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.

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. 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 that an addition has achieved proper scale, the addition should:

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

· An extreme grade change

· Atypical lot parcel shape or size

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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).

Rear & Side Dormers

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.*

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.

III.B.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.

III.B.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 D of the historic zoning ordinance.

Background: 2807 27th Avenue South is a c. 1930, two-story brick house that contributes to the historic character of the Hillsboro- West End Neighborhood Conservation Zoning Overlay (Figures 2 – X). The lot sits approximately one hundred and fifteen feet (115') back from the front property line, which is unusual for the street (Figure 1). The other houses on the street are located between forty and forty-five feet (40'-45') back from the front property line. On the right side of the house is a non-historic porte cochere, which will be demolished and reconstructed (Figure 3). There is no rear alley.



Figures 1 & 2. The front façade of 2807 27th Avenue South, which sits 115' back from the front property line.



Figure 3. Existing porte cochere to be reconstructed. Figure 4. Right Side façade.



Figure 5. Left side façade

Figure 6. Rear façade.



Figures 7 and 8. The house in 1987 and in 1968. The house to the left was approved for demolition as a non-contributing house.

Analysis and Findings: Application is to construct a rear addition with an attached garage at the basement level. The project includes demolishing the existing porte cochere and constructing a new one in its place.

Demolition: The applicant proposes to demolish an existing, non-original porte cochere (see Figures 1,3,4, 7 and 8). The date of construction for the porte cochere is unknown. Nonetheless, staff finds that its roof form, materials, and structural condition do not contribute to the historic character of the historic house and have been altered over time. Its replacement will not affect the historic integrity of the house. The applicant also intends to remove a shed that is one hundred square feet (100 sq. ft.) behind the porte cochere. Staff finds that the shed does not contribute to the historic character of the house and that its demolition meets the design guidelines.

The applicant is proposing to alter some window and door openings on the side façade, which is considered partial demolition. On the right façade, second level, a window opening will become created in the brick wall (Figures 9 & 10). On the left façade, a door opening on the upper level will be filled in, and a door on the first floor will be filled in and a new window opening created (Figures 11 & 12). Staff finds the window and door alterations to be appropriate because they are located on the back portions of the side facades, where fenestration pattern is less integral for the historic character of the house. Also, the house is so far back on the lot that the window alterations will not be highly visible from the street.

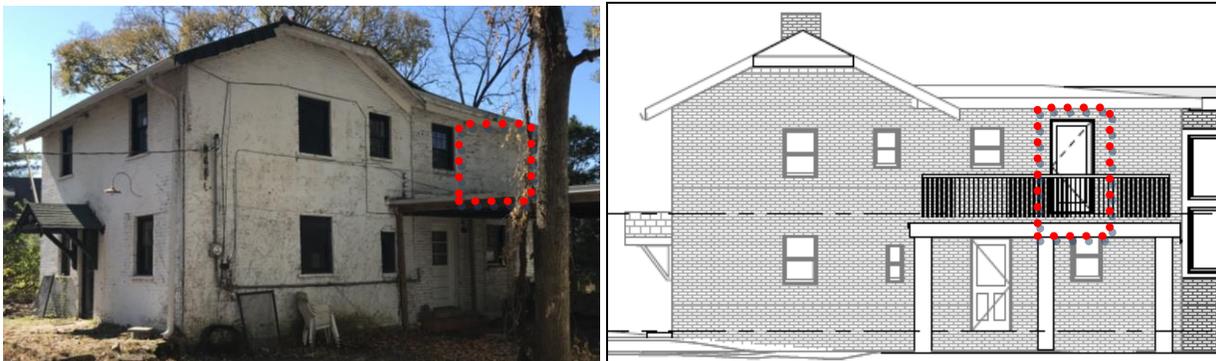


Figure 9 (Left) is a photo of the existing fenestration pattern on the right facade, and Figure 10 (right) is a drawing of the new fenestration pattern. The area of the proposed new door opening is indicated with the red box.

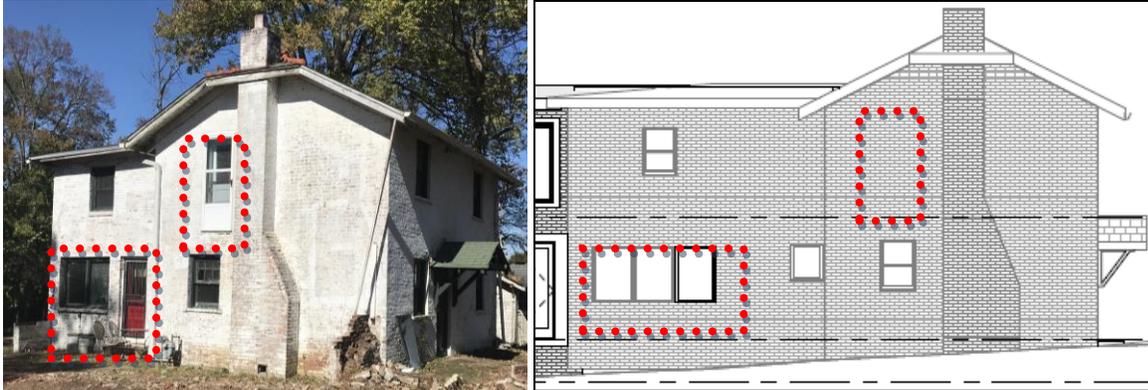


Figure 11 (Left) is a photo of the existing fenestration pattern on the left facade, and Figure 12 (right) is a drawing of the new fenestration pattern. The areas of window and door alterations are indicated with red boxes.

Staff finds that the demolition of the porte cochere and the shed and the alteration of the window and door openings on the historic house meet Section III.B.2 for appropriate demolition and do not meet section III.B.1 for inappropriate demolition.

Height & Scale: The historic house is two stories with an eave height of fifteen feet (15') at the front as measured from grade and a ridge height of twenty-two feet (22') at the front. The rear addition will also be two stories and will have an eave height to match that of the historic house. The addition's ridge rises to be one foot (1') taller than the historic house. Typically, MHZC does not allow additions to two-story houses to be taller than the historic house. However, staff, in this instance, finds the extra one foot (1') of height to be appropriate for several reasons. First and foremost, the extra height does not occur until more than fifty-feet (50') back from the front wall of the house. Because the house is setback more than one hundred feet (100') from the front property, and is unique in that sense, the extra height of the addition will not be highly visible from the street. In addition, although two stories in form, the historic house is just twenty-two feet (22') tall, which is short for a two-story structure and which is shorter in height than many of the historic one-and-a-half story houses in the immediate context. The addition's extra one foot (1') of height will not create a structure that is overly tall for the historic context. Lastly, the addition's separated hipped roof form ensures that only a small triangle of the addition rises above the roof at the front and that the new construction has minimal impact on the historic form (Figure 13). For these reasons, staff finds the addition's height to be appropriate.

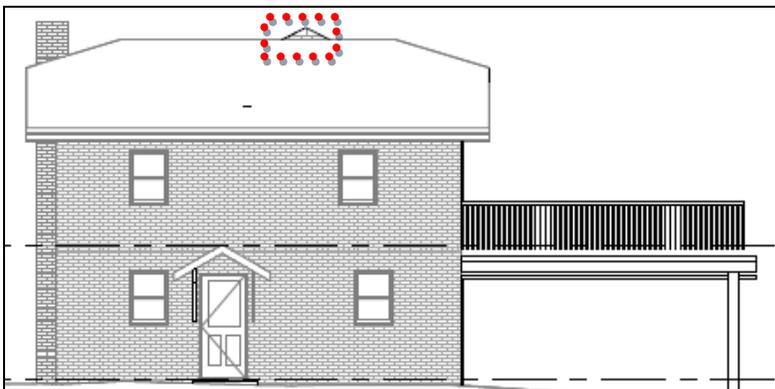


Figure 13. The extra height of the addition is minimized by the hipped roof form. Only a small triangle of extra height is visible at the front elevation.

The addition is inset two feet (2') from the back corners of the historic house, which is appropriate. After a distance of nine feet (9'), the addition steps back out to line up with the walls of the back section of the house. The addition will double the footprint of the existing house, which is currently approximately eight hundred and fifty-four square feet (854 sq. ft.), not including the porte cochere. Staff finds the addition's footprint to be appropriate because the existing footprint of the historic house is modest at under one thousand square feet (1000 sq. ft.). In addition, because the house is located so far back on the lot, the addition's footprint will not have a great impact on the historic character of the immediate vicinity.

The project involves reconstructing the porte cochere on the right side of the house. The footprint of the new porte cochere will be the same as the existing porte cochere, eighteen feet by nineteen feet, six inches (18' X 19'6"). The new porte cochere will have a flat roof with a height of approximately nine feet, six inches (9'6"). While a side addition may not be typically be appropriate for houses on lots of this size, staff finds the side porte cochere to be appropriate because it is replacing an existing, dilapidated, non-contributing porte cochere.

Staff finds that the proposed project meets Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The rear addition is located entirely behind the historic house, and is inset appropriately. Its roof ties into a secondary rear roof plane. As such, the addition is designed so that if it were to be removed in the future, the historic house's historic integrity would not be affected. The side porte cochere likewise is reversible because it has a minimal connection to the historic house and is located on the back half of the historic house. It too could be removed in the future without altering the historic house's historic character. Staff finds that the proposed addition meets Sections II.B.2.a. and II.B.2.b. of the design guidelines.

Design: The location of the bulk of the addition at the rear of the existing building is in accordance with the design guidelines. The rear addition's insets and separate roof form 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 rear 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. The side porte cochere attaches to the right side façade. Because it is replacing an existing, non-contributing porte cochere, staff finds that its design does not affect the historic character of the house. Staff finds that the proposed addition meets Sections II.B.2.a. and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The rear portion of the addition meets the base zoning setbacks. It is more than nine feet (9') from the left property line, twenty feet (20') from the right property line, and thirty feet (30') from the rear property line. The porte cochere will be located less than five feet (5') from the right side property line. The existing porte cochere is situated about two feet (2') from the right side property line. Since the new porte cochere will have the same footprint, same location, and same incursion on the side setback as the existing porte cochere, no setback determination is needed. Staff finds that the proposed addition 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	Brick to Grade*	Unknown	Yes*	Yes
Cladding	Brick	Unknown	Yes	Yes
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Porte Cochere Columns	Wood	Typical	Yes	No
Porte Cochere Gable Cladding	Board and Batten	Smooth	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Side Doors	Not indicated	Unknown	Unknown	Yes
Driveway	Concrete	Typical	Yes	No

*MHZC typically requires a change in material from the foundation to the wall above. The applicant is proposing brick to grade (i.e. no change in material at the floor line). Staff finds the brick to grade to be appropriate in this instance because the existing historic house has brick to grade with no change in material at the floor line.

Staff recommends approval of a brick sample, roof shingle color, and all windows prior to purchase and installation. With staff’s approval of all final material choices, staff finds that the project meets Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The addition ties into the rear of the historic house with a low-slope gable which matches the roof form of the rear portion of the historic house. The taller portion of the addition has a hipped roof form at the front with a slope of 9/12. This helps to minimize the impact of the extra height of the addition. The rear portion of the addition is a clipped gable with a slope of 6/12. The current porte cochere has a flat roof. The reconstructed porte cochere will also have a flat roof with a railing on top. Staff finds that the porte cochere’s roof form is appropriate because the existing porte cochere has a flat roof, and flat roofs are a common roof form for porte cocheres. Staff therefore finds that the addition’s proposed roof forms are compatible with the historic house and meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The rear addition and reconstruction of the side porte cochere will not alter the historic house’s orientation toward 27th Avenue South. Vehicular access will be via an existing

driveway at the left side of the property that turns in front of the historic house to access the porte cochere covered parking. There is no rear alley. Typically, staff would not support a driveway crossing in front of an historic house. However, since this house is situated so far back on the lot, staff finds that the driveway will not detrimentally affect the historic character and orientation of houses in the immediate vicinity. 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: Discussion of alterations to the window and door openings on the historic house are discussed under "Partial Demolition." 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 recommends that all double and triple window openings have a four to six inch (4" to 6") mullion in between them.

With the condition that all double and triple window openings have a four to six inch (4"-6") mullion in between them, Staff finds that the project's proportion and rhythm of openings to meet Section II.B.1.g.

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 asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

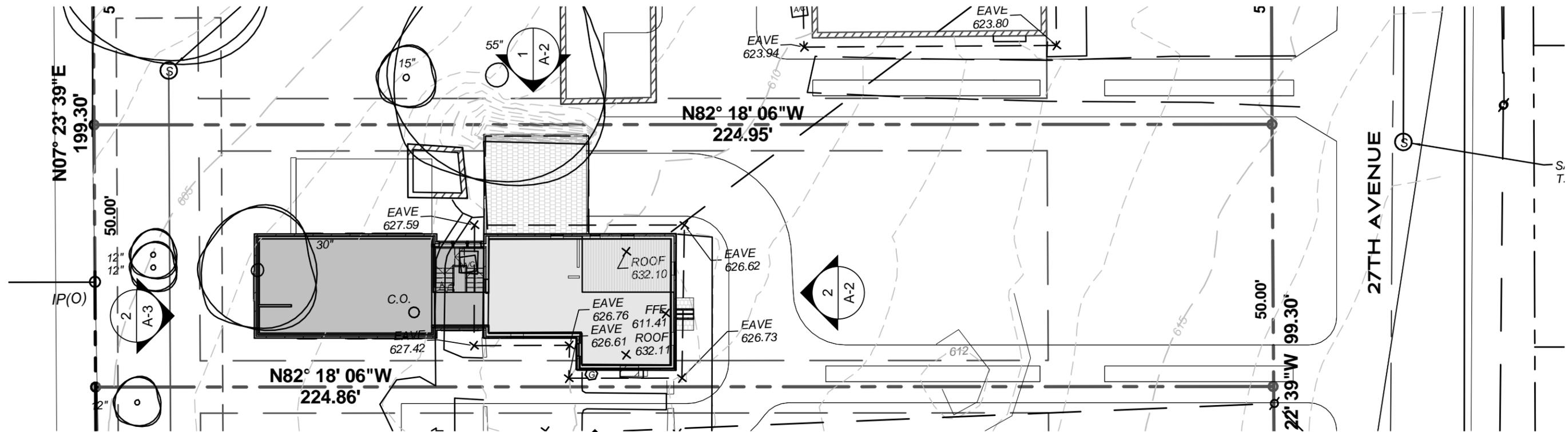
Outbuildings: Covered parking will be accommodated with the reconstructed porte cochere, analyzed previously. No other outbuilding or attached garage is proposed as part of this project.

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

1. Staff approve a brick sample;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color, dimensions, and texture;
4. All double and triple window openings have a four to six inch (4"-6") mullion in between them; 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 Sections II.B. and III.B.2. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

2807 27TH AVE S



- A1 SITE PLAN
- A2 ELEVATIONS
- A3 ELEVATIONS
- A4 MAIN LEVEL PLAN
- A5 UPPER LEVEL PLAN



1 FRONT VIEW

2807 27TH AVE S
NASHVILLE 37212

SITE PLAN

A1

11-03-17

1758

MANUEL ZEITLIN ARCHITECTS



TEL 615256.2880
FAX 615256.4839

516 HAGAN ST., SUITE 100 NASHVILLE, TN 37203



1 NORTH
1/8" = 1'-0"



2 EAST
1/8" = 1'-0"

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EXTERIOR ELEVATIONS
11-03-17

A-2
1758

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●

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FAX 615256.4839

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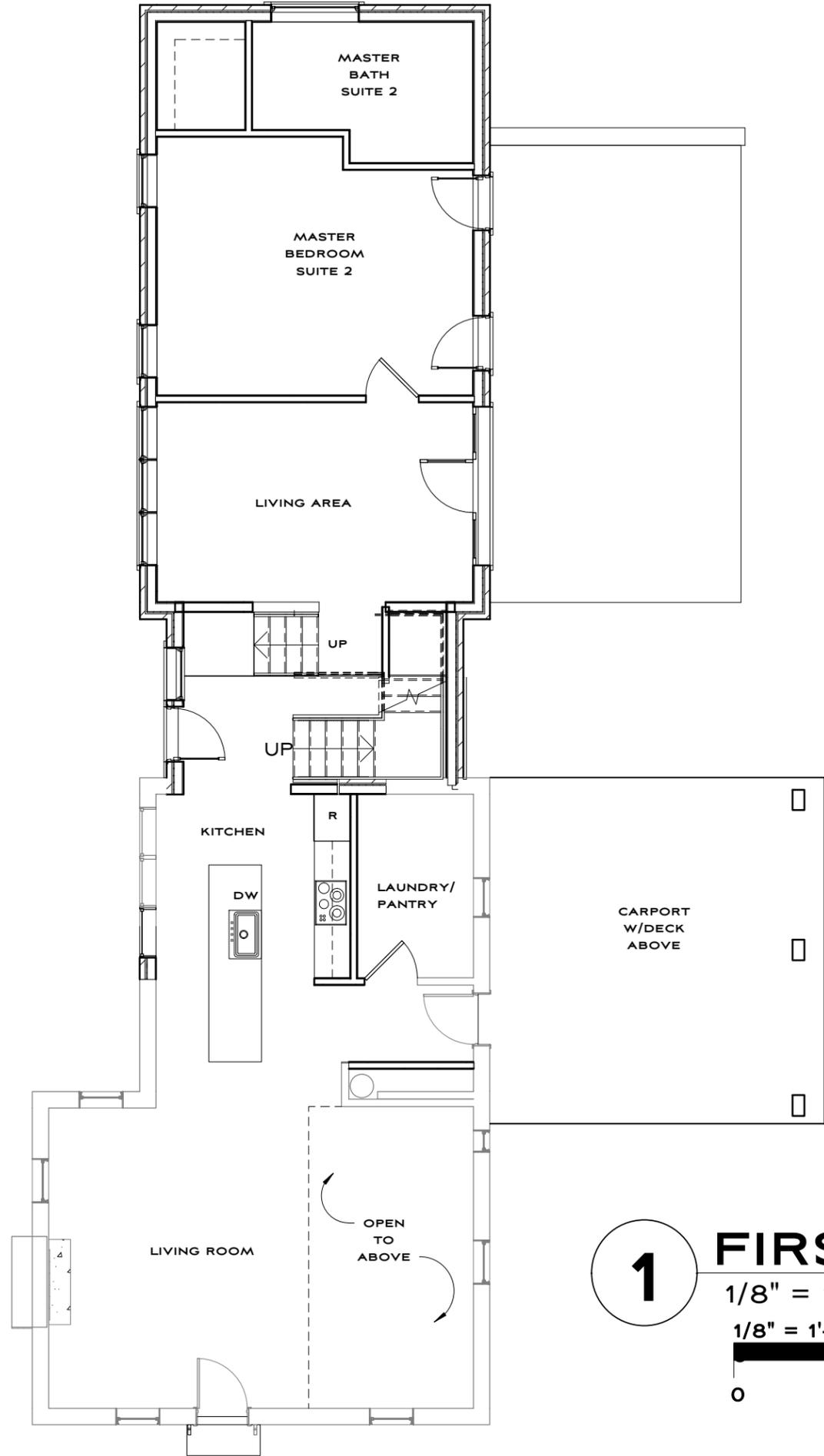


1 SOUTH
1/8" = 1'-0"



2 WEST
1/8" = 1'-0"

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ELEVATIONS	A-3
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1

FIRST FLOOR - PROPOSED

1/8" = 1'-0"

1/8" = 1'-



2807 27TH AVE S
NASHVILLE 37212

FLOOR PLAN

A4

11-03-17

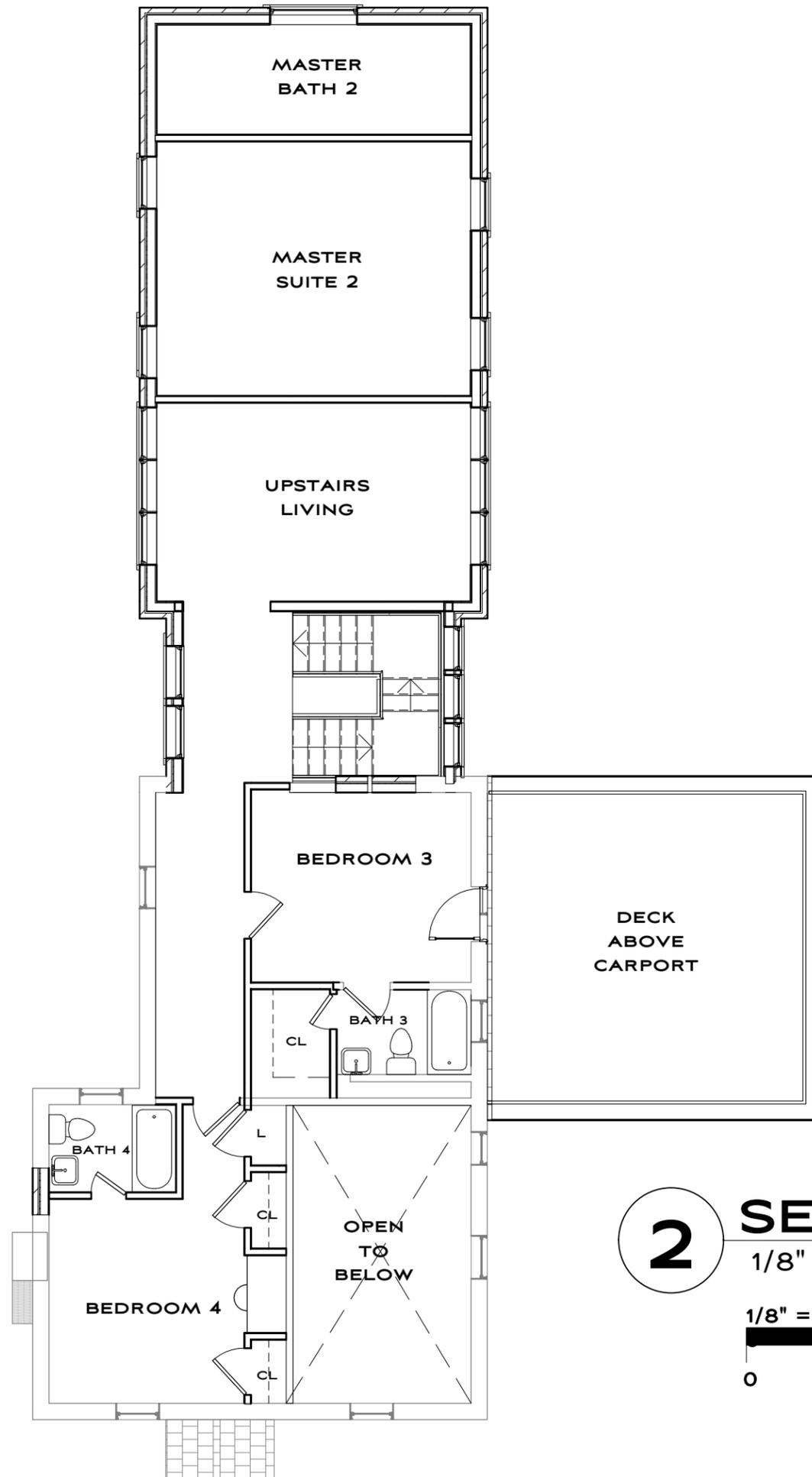
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2 SECOND FLOOR

1/8" = 1'-0"

1/8" = 1'-



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FLOOR PLANS

A5

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1758

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FAX 615256.4839

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