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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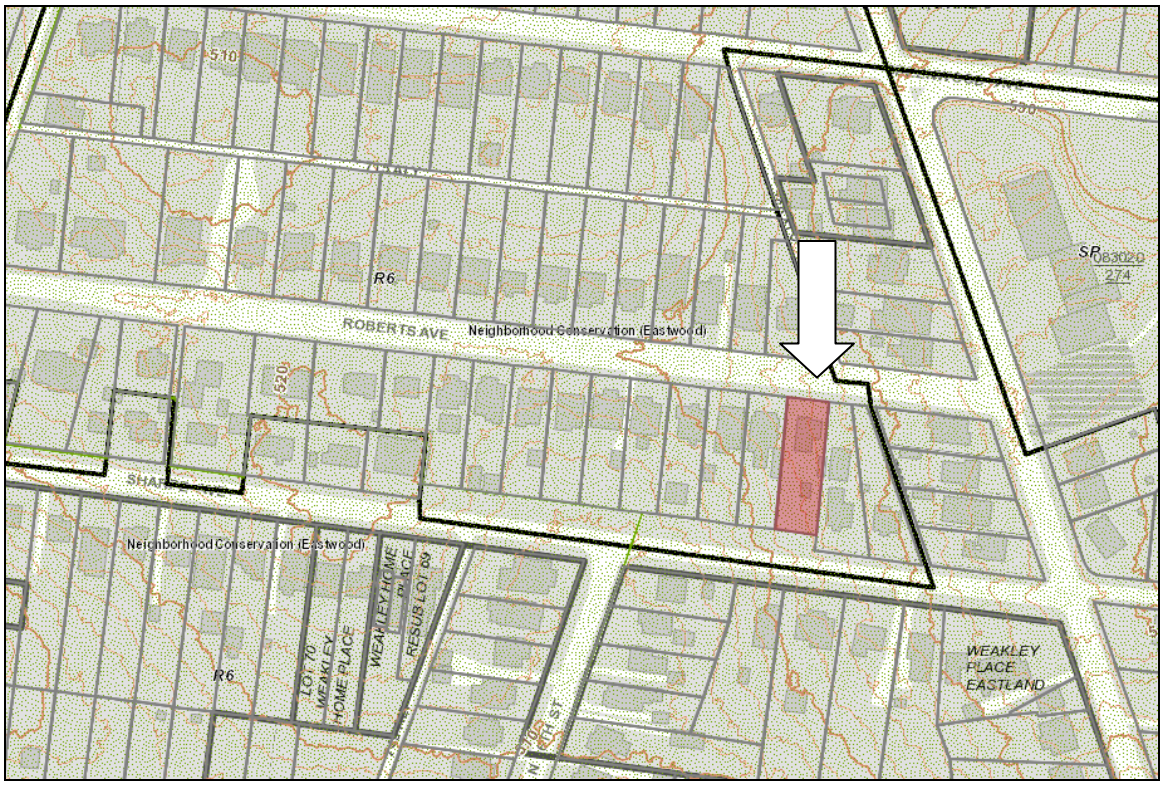
## STAFF RECOMMENDATION
**1438 Roberts Avenue**
**December 20, 2017**

**Application:** New construction – addition; Partial demolition
**District:** Eastwood Neighborhood Conservation Zoning Overlay
**Council District:** 06
**Map and Parcel Number:** 08302010700
**Applicant:** Kaitlyn Smous, nine12 design
**Project Lead:** Melissa Sajid, melissa.sajid@nashville.gov

| | |
|---|---|
| **Description of Project:** Application is to construct a rear addition, to demolish an existing rear addition and to replace existing siding and front porch posts on the historic house.<br><br>**Recommendation Summary:** Staff recommends approval with the following conditions:<br><br>**1.** Staff approve the final details, dimensions and materials of the roof color, front porch posts, side porch floor and steps, rear porch steps, and doors prior to purchase and installation; and<br>**2.** The HVAC shall be located behind the house or on either side, beyond the mid-point of the house if relocated.<br><br>With these conditions, staff finds that the project meets Section II.B of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*. | **Attachments**<br>**A:** Photographs<br>**B:** Site Plan<br>**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 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 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 <u>or</u> extend wider than the existing building; however, generally the addition should not be taller <u>and</u> 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.*

*When an addition needs to be wider:*
*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*
*In addition, a rear addition that is wider should not wrap the rear corner.*

*Ridge raises*
*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

*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).*

*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*

*When a lot width exceeds 60' 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 (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.*

*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.

**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 of the historic zoning ordinance.

**Background:** The house located at 1438 Roberts Avenue was built c. 1940 and contributes to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay.

Figure 1: 1438 Roberts Avenue

**Analysis and Findings:** The application is to construct a rear addition that goes wider than the historic house on the left side. Changes to the siding and front porch posts of the historic house are also proposed with this application.

Partial demolition: The application proposes to demolish an existing rear addition, to replace the existing siding, and to replace the front porch posts on the historic house. The commission does not typically review replacement siding and porch posts but it is worth noting that the original siding is beyond repair and that the replacement porch posts will better match original conditions. (Please see Figure 2.)

Figure 2: Property Assessor's photo of 1438 Roberts Avenue c. 1969

The applicant proposes to demolish an existing rear addition (Figure 3). A covered porch was added to the left side of the rear façade between 1957 and 1969 (Figures 4 and 5). The covered porch was later enclosed, and a single-story rear addition with a shed roof was added sometime after 1969 (Figures 5 and 6). Staff finds that the addition's date of construction, location at the rear of the house, roof form, materials, and design do not contribute to the historic character of 1438 Roberts Avenue or to the Eastwood Neighborhood Conservation Zoning Overlay; therefore, demolition is appropriate.

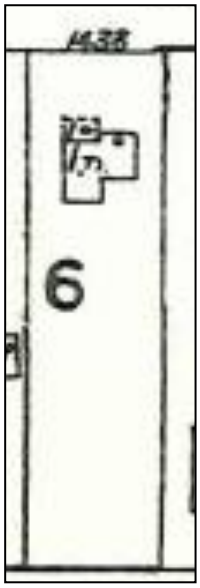
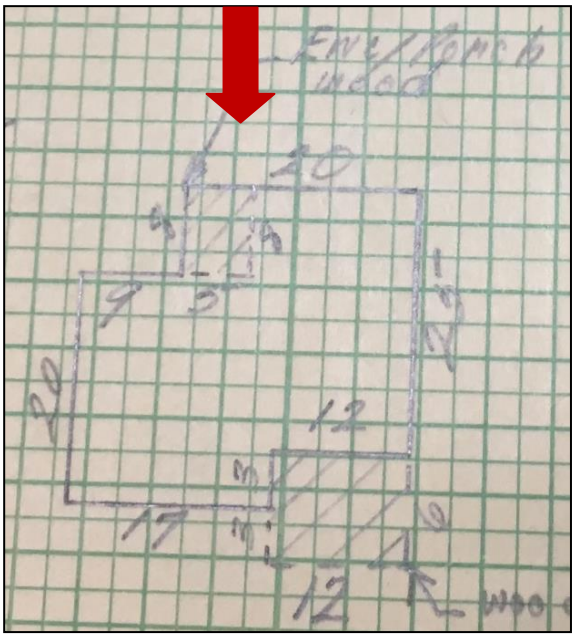



Figure 3 (left) shows the enclosed rear porch that is to be demolished. Figure 4 (right) is the 1957 Sanborn map.



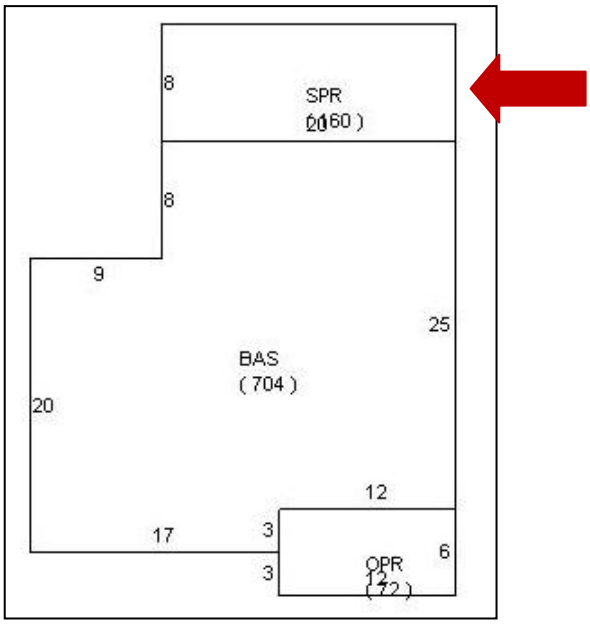



Figure 5 (left) is the 1969 Property Assessor's footprint and Figure 6 (right) is the current Property Assessor's footprint.

Staff recommends approval of the request to remove the rear addition, to replace the existing siding, and to replace the front porch posts, finding that these alterations meet Section III.B.2 for appropriate demolition and do not meet Section III.B.1 for inappropriate demolition.

Height & Scale: The plan proposes a single-story rear addition. The majority of the addition is two feet (2') shorter than the historic house; however, the peak of the tallest side gable is six inches (6") shorter than the historic house. The addition extends five feet, six inches (5'-6") wider than the house on the left side and includes a new chimney on the right side that is two feet (2') wider than the house. An addition that is wider than the historic house is appropriate in this case as the primary massing of the house is relatively narrow at just twenty-eight feet (28') and the house is shifted to the right of the lot. In addition, the portion of the addition that extends wider is six inches (6") shorter than the historic house and incorporates a side gabled roof form that helps to minimize the impact of the wider addition as seen from the street.

The footprint of the addition more than doubles the footprint of the historic house. The existing footprint is nine hundred square feet (967 sq. ft.) and is approximately thirty-nine feet (39') deep, including the existing rear addition that is to be demolished. The proposed addition, including the proposed screened porch, has a footprint of approximately one thousand, five hundred, and eighteen square feet (1,518 sq. ft.) and increases the depth of the house by approximately thirty-six feet (36'). Staff finds that a larger footprint than typically allowed is appropriate in this case since the house is small in scale and the proposed single-story addition does not overwhelm the scale of the historic house.

The project meets section II.B.1.a.and b.

Location & Removability: The addition is located at the rear of the existing building, which is in accordance with the design guidelines. The addition sets in one foot (1') from the left rear corner and approximately five feet, four inches (5'-4") from the right rear corner, which is appropriate for a single-story addition. The addition's inset, 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.

The project meets section II.B.2.a and d.

Design: The addition's inset 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 project meets section II.B.2.a and e.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be approximately five feet, seven inches (5'-7") from the left side property line, ten feet, five

inches (10'-5") from the right side property line, and sixty-seven feet, ten inches (67'-10") from the rear property line.

The project meets section II.B.1.c.

Materials:

| | Proposed | Color/Texture/ Make/Manufacturer | Approved Previously or Typical of Neighborhood | Requires Additional Review |
|---|---|---|---|---|
| **Foundation** | Concrete Block | Smooth to match existing | Yes | |
| **Cladding** | 5" HardiePlank lap siding | Smooth | Yes | |
| **Secondary Cladding** | Cedar shakes | | Yes | |
| **Roofing** | Architectural Shingles | Color known | Yes | X |
| **Trim** | Wood | | Yes | |
| **Front Porch floor** | Wood | | Yes | |
| **Front Porch Posts** | Not indicated | Needs final approval | | X |
| **Side Porch Floor/steps** | Not indicated | Needs final approval | | X |
| **Rear Porch steps** | Not indicated | Needs final approval | | X |
| **Windows** | Wood | Marvin Integrity | Yes | |
| **Side/rear doors** | Not indicated | Needs final approval | | X |

With staff's final approval of the roof color, front porch posts, side porch floor and steps, rear porch steps, and doors, staff finds that the project meets section II.B.1.d

Roof form: The addition is cross-gabled with a primary pitch of 8:12, which complements the roof form of the historic house. The project meets section II.B.1.e.

Orientation: The orientation of the building will not change with the proposed addition.

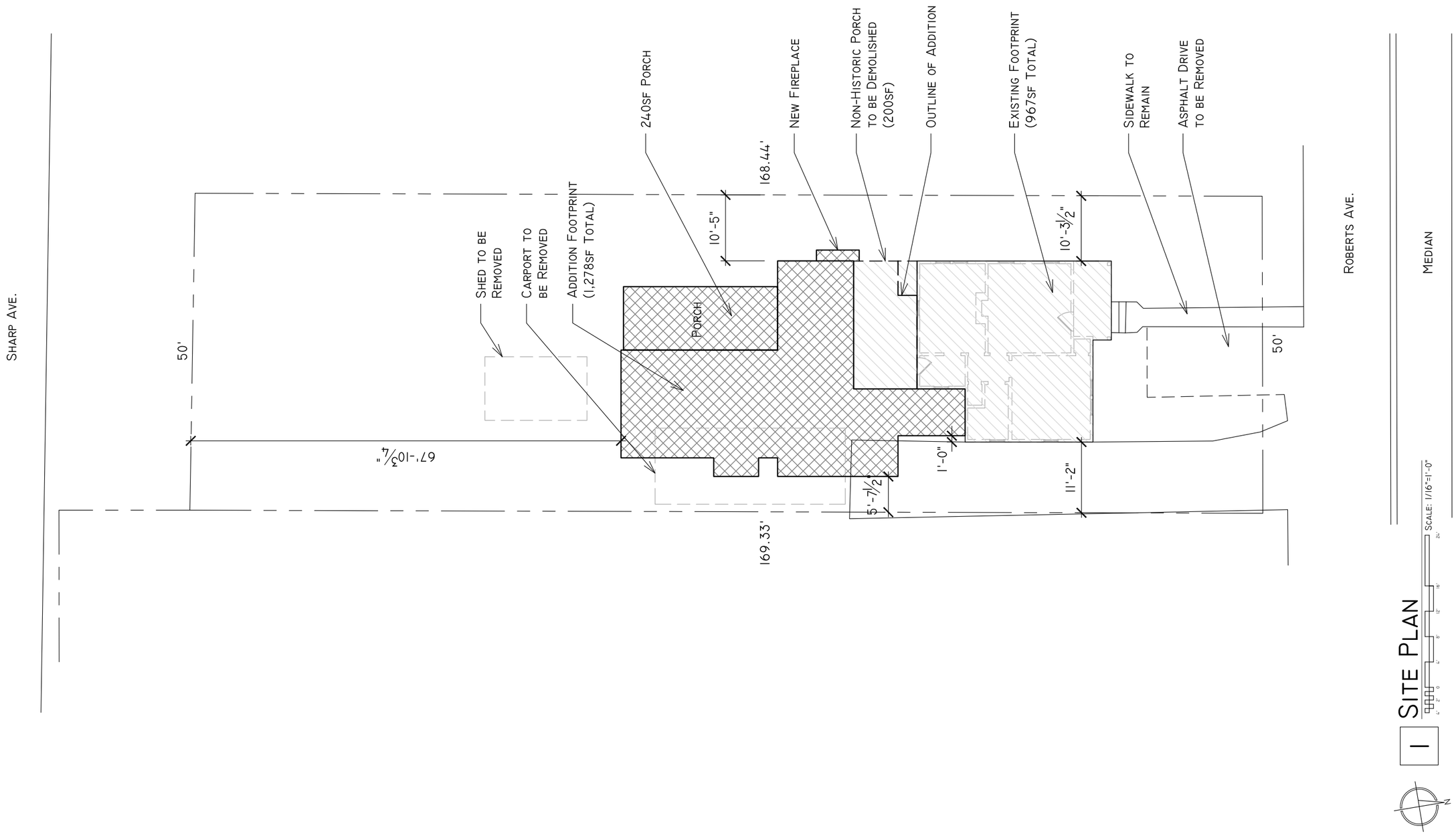
Proportion and Rhythm of Openings**:** No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses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

Appurtenances & Utilities: The plan indicates that the existing front asphalt drive shall be removed from the center of the lot, which staff finds appropriate. The existing driveway from the curb cut to the left of the house will continue to serve the property. The subject property backs up to Sharp Avenue and does not have an existing curb cut from that street. 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. The project meets section II.B.1. i.

**Recommendation:** Staff recommends approval with the following conditions:

**1.** Staff approve the final details, dimensions and materials of the roof color, front porch posts, side porch floor and steps, rear porch steps, and doors prior to purchase and installation; and
**2.** The HVAC shall be located behind the house or on either side, beyond the mid-point of the house if relocated.

*The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.*




NOT FOR CONSTRUCTION

| Rev: | Date: | Desc: |
|---|---|---|
| 0 | 12.04.17 | MHZC Set |

Renovation/Addition at:
1438 Roberts Ave.
Nashville, TN 37206

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Site Plan

A1.0

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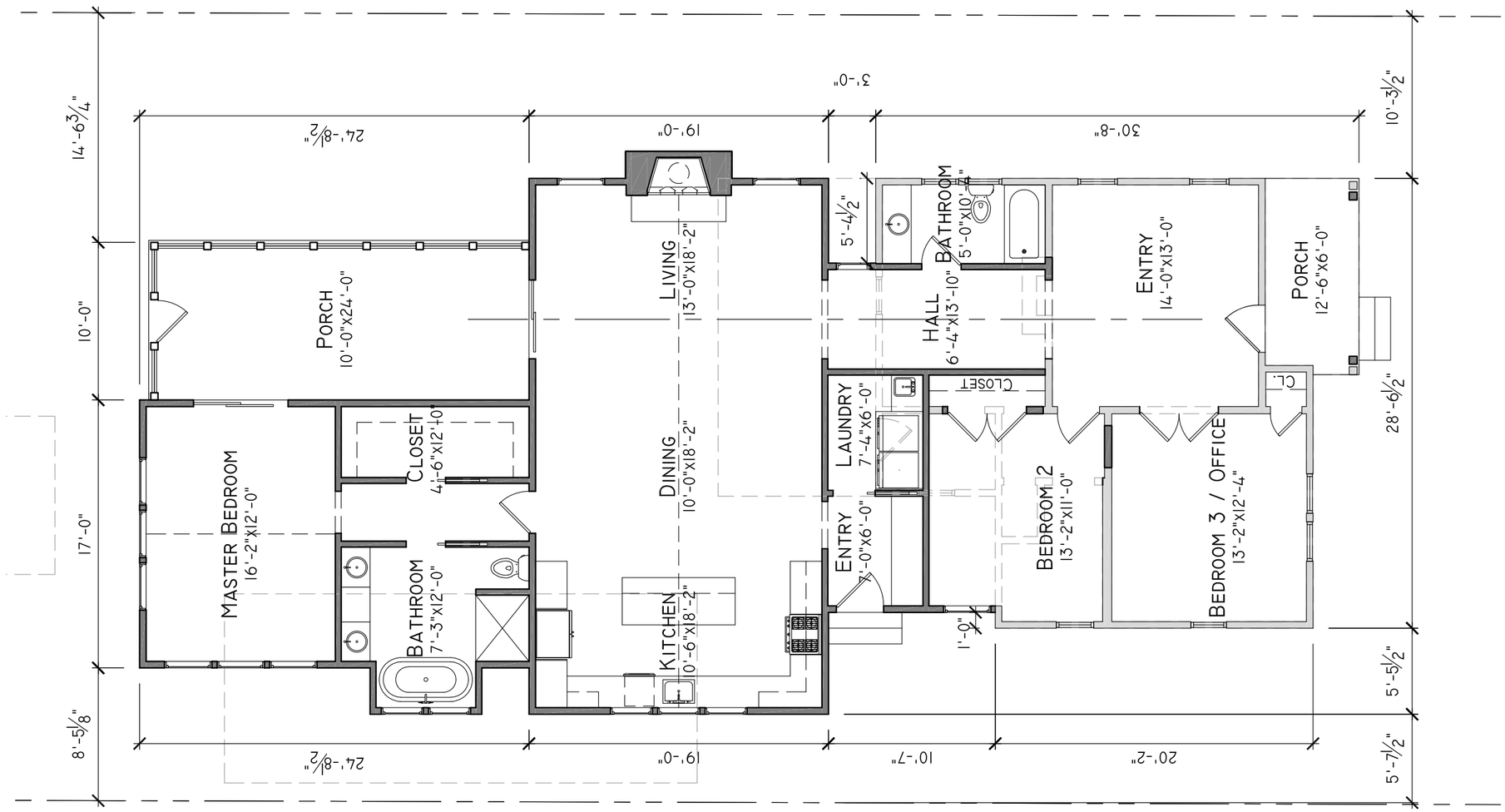


1 First Floor Plan

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

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| Rev: | Date: | Desc: |
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Renovation/Addition at:
1438 Roberts Ave.
Nashville, TN 37206

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First Floor Plan

A1.1

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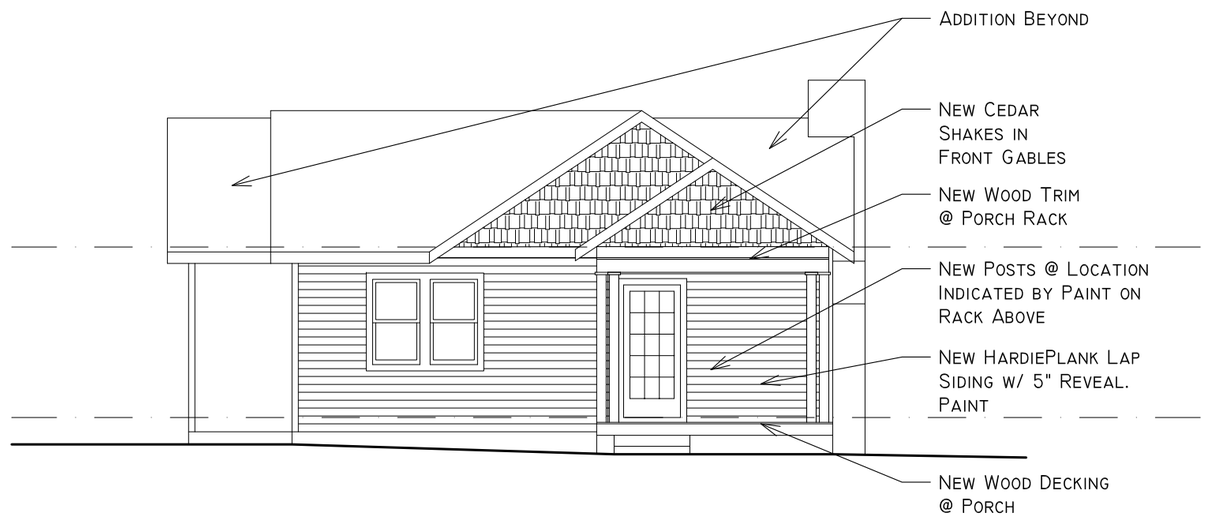
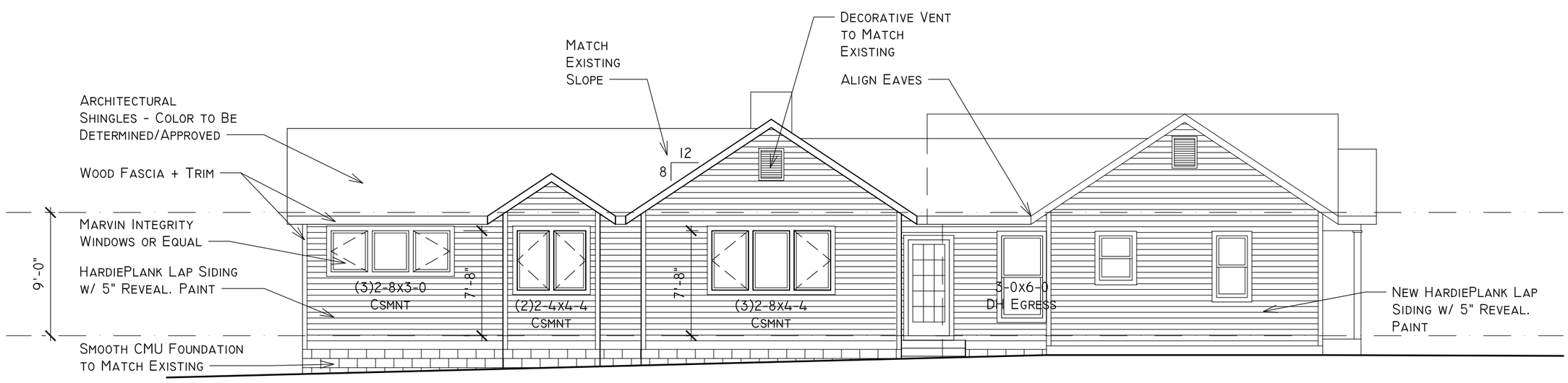



1 Front Elevation

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




2 Left Side Elevation

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

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Renovation/Addition at:
1438 Roberts
Nashville, TN 37206

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Elevations

A2.0

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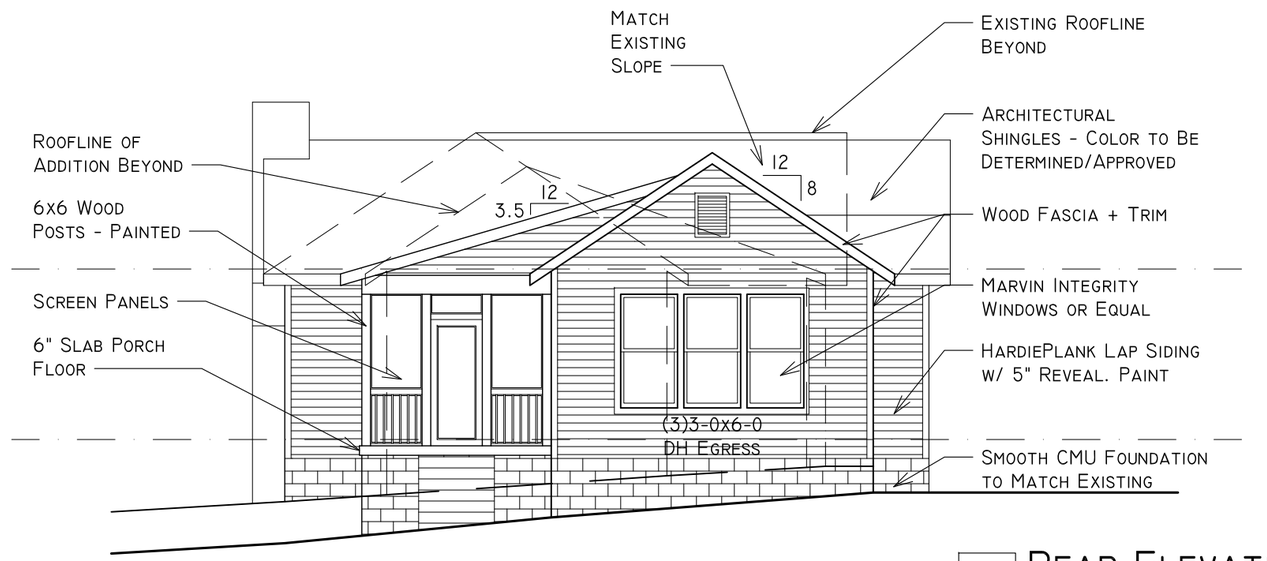
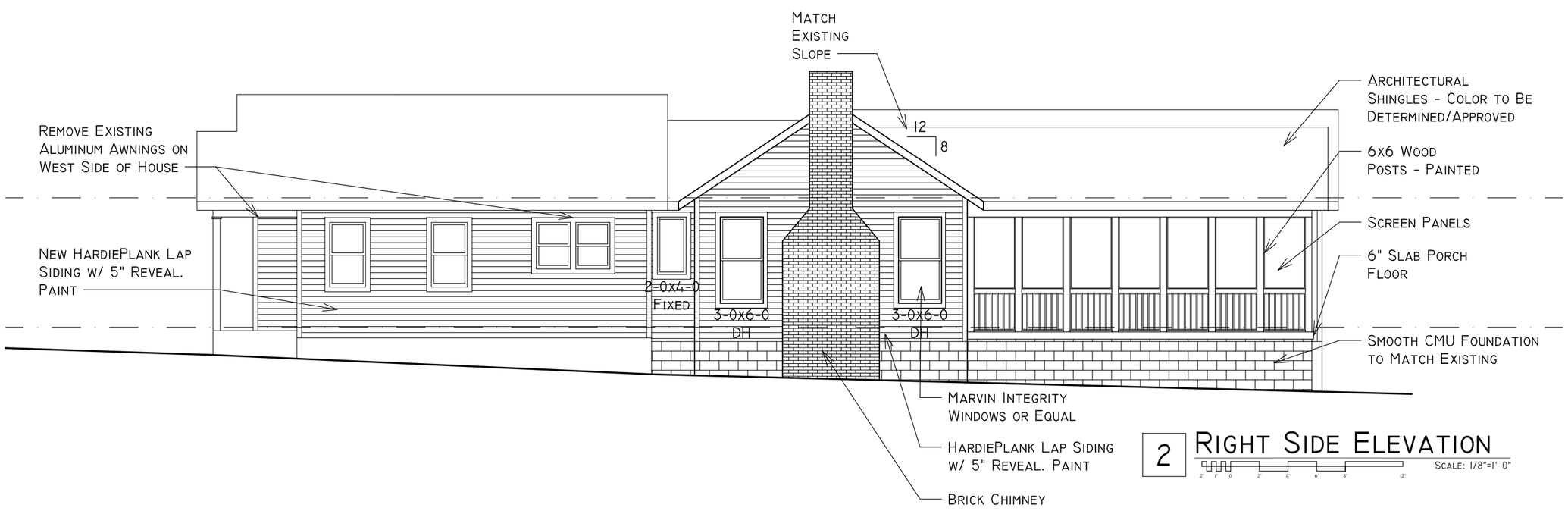



1 Rear Elevation

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




2 Right Side Elevation

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

NOT FOR CONSTRUCTION

| Rev: | Date: | Desc: |
|---|---|---|
| 0 | 12.04.17 | MHZC Set |

Renovation/Addition at:
1438 Roberts
Nashville, TN 37206

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Elevations

A2.1

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