

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

1609 McEwen Avenue

March 15, 2017

Application: New construction – addition; Setback determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08306033700

Applicant: Alex Sigg, Developer

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The application is for a new side-setback determination of two feet (2') for a previously approved rear addition.

Recommendation Summary: Staff recommends approval of the two foot (2') right side setback for the previously approved addition.

If approved, the existing permit will be revised with the new setback information.

Attachments

A: Photograph

B: Site Plan

C: Elevations

Applicable Design Guidelines:

II.B. New Construction

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings must be maintained.

When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

The Commission has the ability to reduce 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 setback reductions 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*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

10. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Placement

Additions should be located at the rear of an existing structure.

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

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

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

In order to assure that an addition has achieved proper scale, the addition should:

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

· *Atypical lot parcel shape or size*

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

e. Additions should follow the guidelines for new construction.

Background: The house at 1609 McEwen Street is a one-story Folk Victorian, with a characteristic wrap-around front porch and a pyramidal roof with projecting gables on all four sides.

An application to remove a non-contributing rear addition and construct a new rear addition was approved by the MHZC in November of 2016.

The adjacent building to the right is separated by eleven feet, eight inches (11'-8"), with a fence running roughly midway between the buildings.



Figure 1: 1609 McEwen Avenue

While construction on the approved work was underway, a survey was completed that found the property lines are not at the fence-line as they were assumed to be and that the existing house sits directly on the right boundary of the property.

Analysis and Findings: The applicant has revised the plans in response to the survey's findings about the location of the property lines.

As originally approved, the addition would step in from the historic house by one foot (1') on each side, then extend back ten feet (10') before stepping back out to match the width of the house for a span of twenty-four feet (24'). The section of addition matching the width of the house, as the recent survey shows, would sit directly on the right property line. The addition was then to step back in one foot (1') on the right and thirteen feet (13') from the left for a final span of eight feet (8').

The revised addition will step in two feet (2') from the existing house on the right side and extend back thirty-five feet (35'). The left side will inset one foot (1') as previously approved, with the left and rear elevations showing minor changes accordingly. The front elevation will have no changes at all. The materials, roof pitches, and overall character of the design are also identical to the approved design.

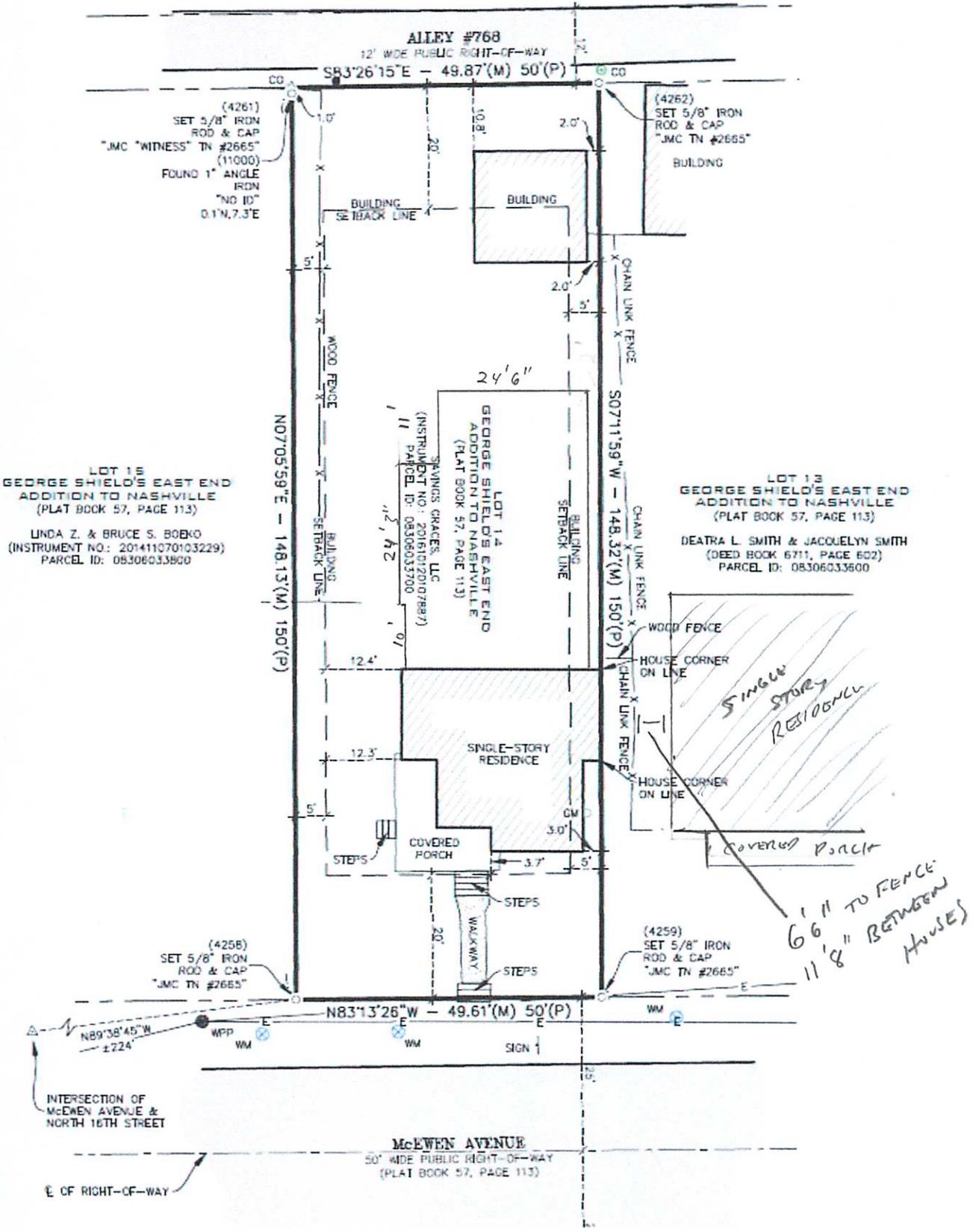
Because the houses on this block of McEwen Avenue are shifted to the right side of the lot, setting the addition two feet (2') from the actual property line will not disrupt the established rhythm of spacing between buildings and will meet section II.B.3 of the design guidelines.

Recommendation: Staff recommends approval of the two foot (2') right side setback for the previously approved addition.

If approved, the existing permit will be revised with the new setback information.



1609 McEwen, front. A recent survey showed the right property boundary to be in line with the side of the house, not the fence-line as it was assumed to be.

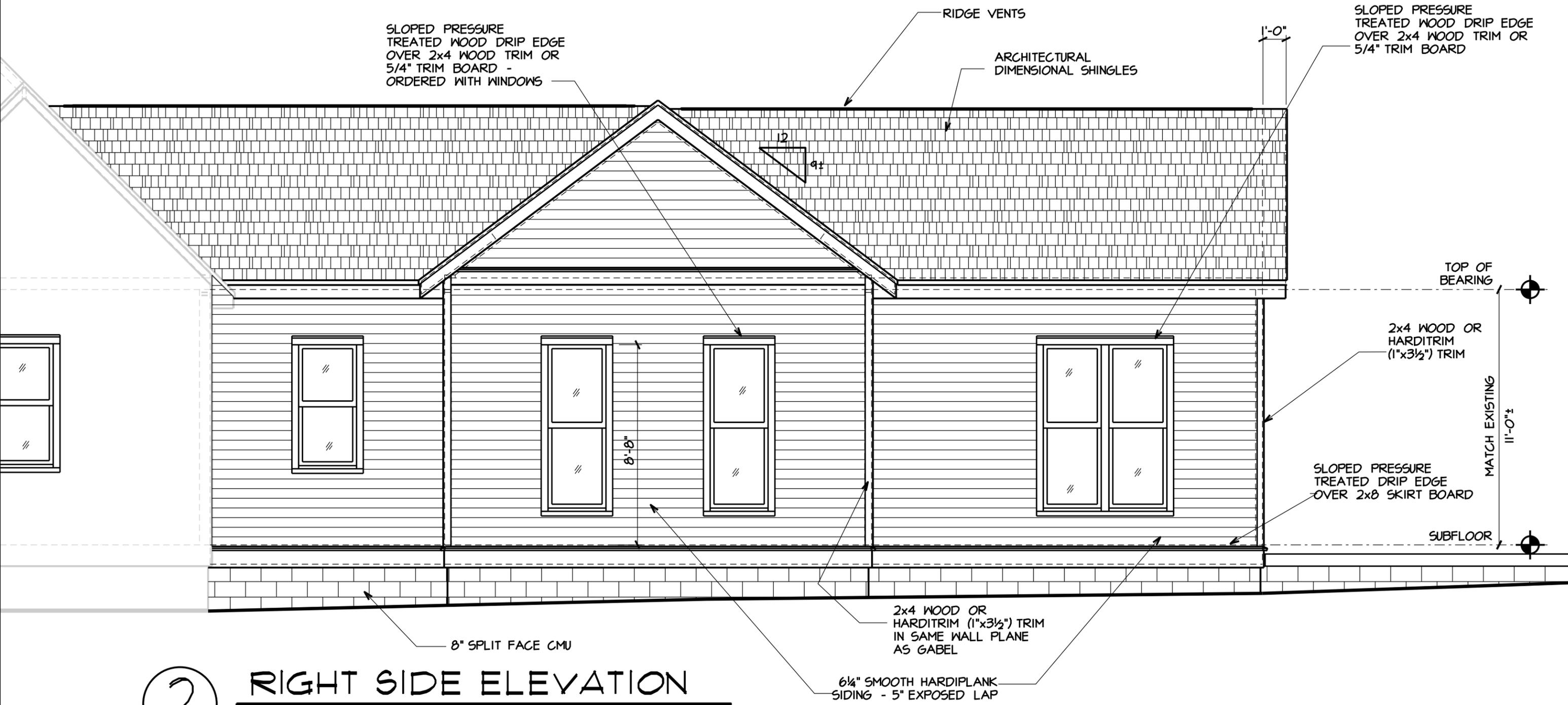


Addition and Renovations
 for Alex and Lana Sigg
 1609 McEwen Street
 Nashville, TN 37206



RIGHT SIDE ELEVATION 03/06/2017 revised

SCALE: 1/4" = 1'-0"



2

RIGHT SIDE ELEVATION

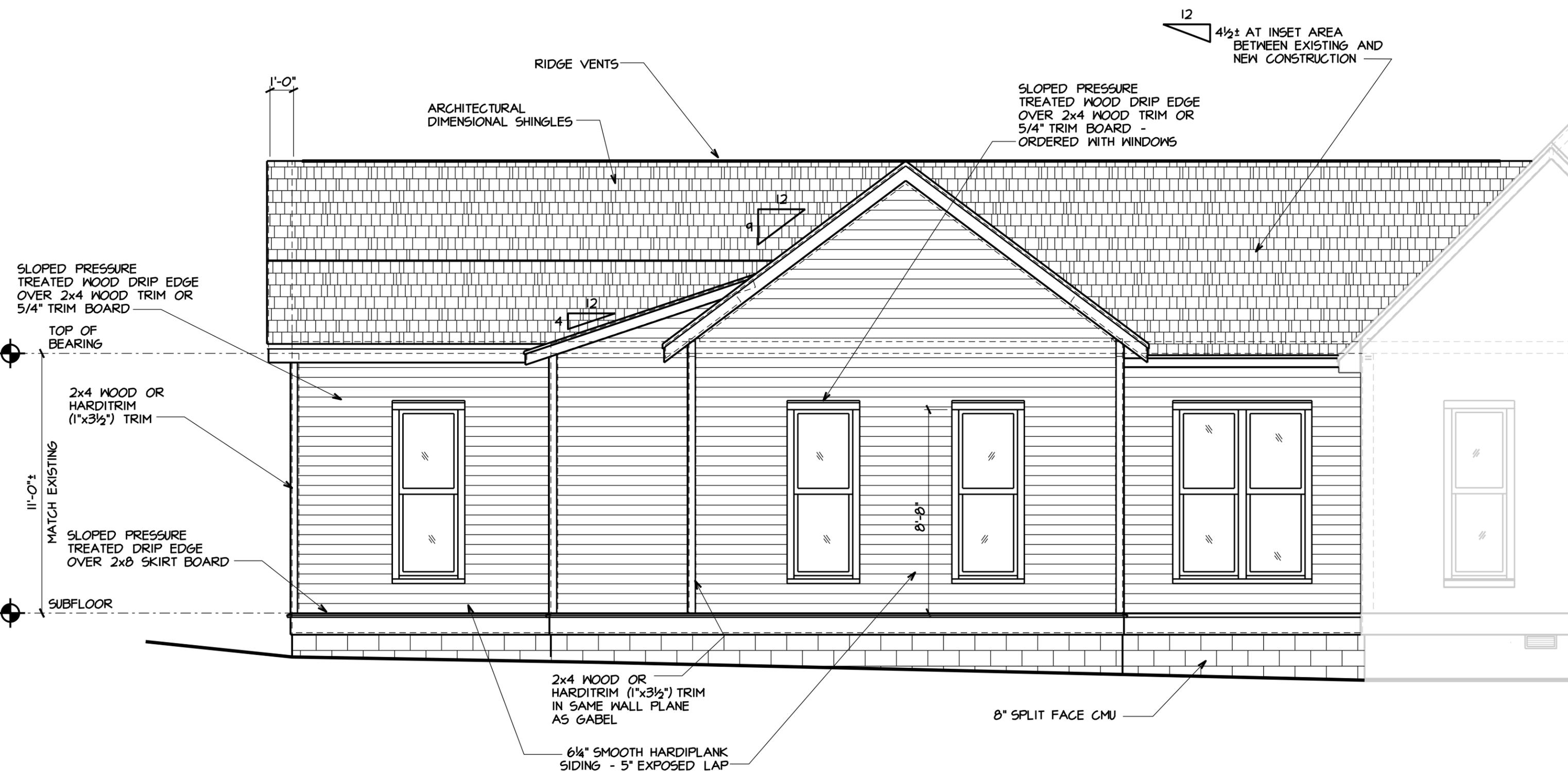
SCALE: 1/4" = 1'-0"

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LEFT SIDE ELEVATION 12/13/2016

SCALE: 1/4" = 1'-0"



12
4 1/2" AT INSET AREA
BETWEEN EXISTING AND
NEW CONSTRUCTION

RIDGE VENTS

ARCHITECTURAL
DIMENSIONAL SHINGLES

SLOPED PRESSURE
TREATED WOOD DRIP EDGE
OVER 2x4 WOOD TRIM OR
5/4" TRIM BOARD -
ORDERED WITH WINDOWS

SLOPED PRESSURE
TREATED WOOD DRIP EDGE
OVER 2x4 WOOD TRIM OR
5/4" TRIM BOARD

TOP OF
BEARING

2x4 WOOD OR
HARDITRIM (1"x3 1/2") TRIM

11'-0"±
MATCH EXISTING

SLOPED PRESSURE
TREATED DRIP EDGE
OVER 2x8 SKIRT BOARD

SUBFLOOR

2x4 WOOD OR
HARDITRIM (1"x3 1/2") TRIM
IN SAME WALL PLANE
AS GABEL

6 1/4" SMOOTH HARDIPLANK
SIDING - 5" EXPOSED LAP

8" SPLIT FACE CMU

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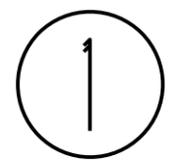
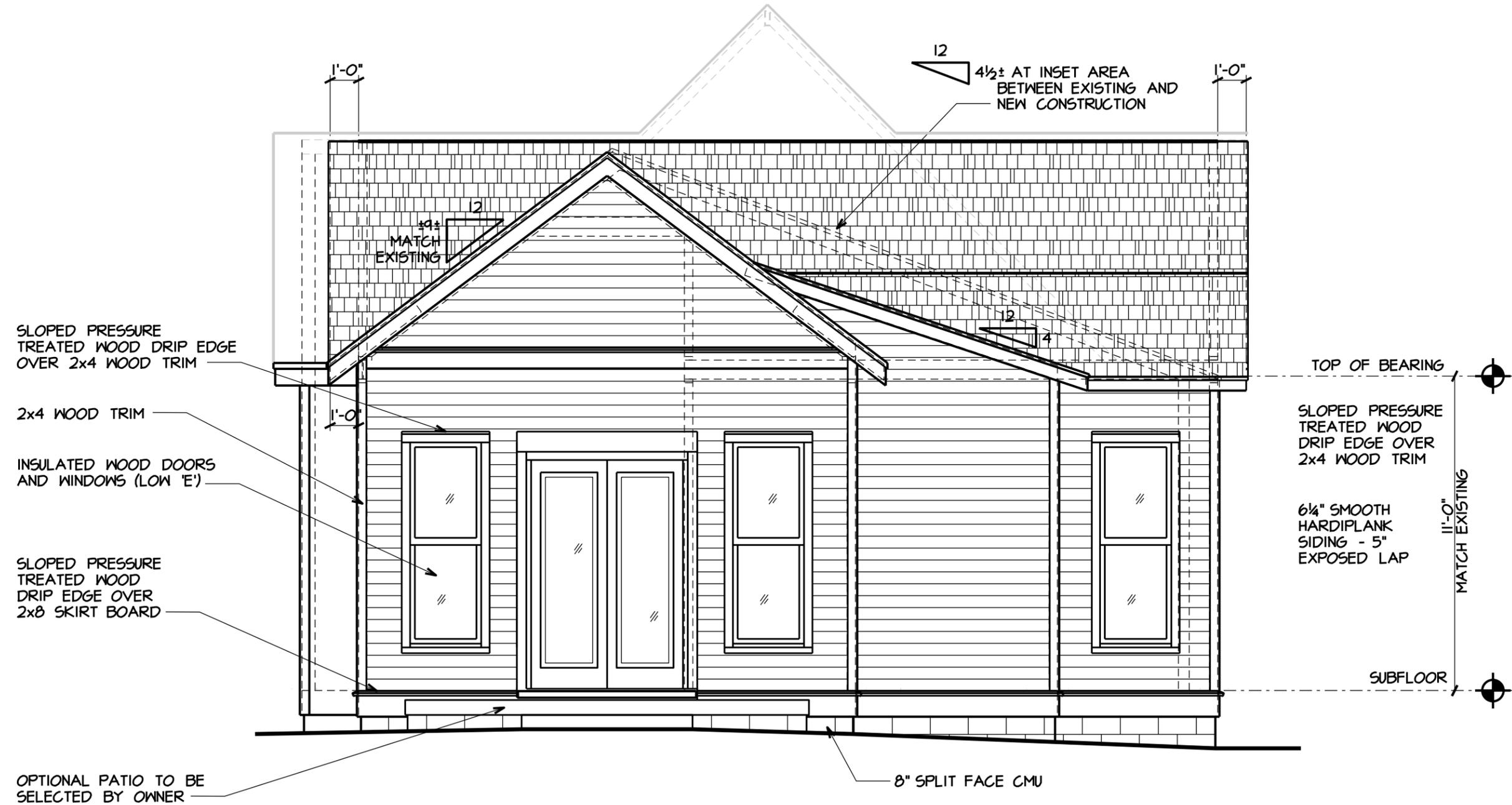


REAR ELEVATION

03/06/2017 revised

INSULATED, LOW 'E'
 WOOD DOORS
 AND WINDOWS

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"