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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION
144 Windsor Drive
April 19, 2017

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: New construction—addition violation
District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay
Council District: 23
Map and Parcel Number: 13001008600
Applicant: Jackie Daniel, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

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| <p>Description of Project: The applicant has installed a green-wall on the rooftop of an addition approved in 2011.</p> <p>Recommendation Summary: Staff recommends approval of the constructed green-wall based on the unique conditions of the site, finding the project meets the design guidelines for new construction.</p> | <p>Attachments A: Photographs</p> |
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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*

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.I.F.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 minimum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing. When different materials are used, it is most appropriate to have the change happen at floor lines. Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

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.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings shall 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.

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 those that front 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.

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.

Generally, curb cuts should not be added.

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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

h. Outbuildings

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

Siding and Trim

- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

- 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:

1. *where they are a typical feature of the neighborhood*
2. *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.*

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.

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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

Additions taller than existing building

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option:

1. *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 mass of the addition.*

Foundation

- *Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

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.)*

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

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

- c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is

compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

- d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

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

- e. Additions should follow the guidelines for new construction.

Background: The building is a non-contributing house to the Neighborhood Conservation Zoning Overlay and was constructed in 1991. Staff recommended disapproval of an addition in 2011 based on the analysis that the addition did not meet the design guidelines in terms of height, massing, scale, roof shape, setbacks and rhythm of solids to voids. The project was approved with the condition that the massing be reduced, and additional fenestration and variations in the wall be added. On April 3, 2017, the Codes Department notified MHZC Staff of construction taking place without a building permit and without a preservation permit.



Figure 1: House as seen from the front in 2011, prior to alterations.

Analysis and Findings: The property owner has placed a green-wall on the roof of a 2011 addition. The purpose is to grow ivy vertically from interior mounted wall planter boxes. The wall consists of wire metal panels painted matte black and mounted to metal poles. The mesh itself is 95% transparent but will presumably be non-transparent once greenery is grown. The rear wall adds eight feet (8') of height to the seventeen foot (17') tall rear wall and the panels on the sides add four feet (4'). The portion of wall that can be seen from the street will not have the green-wall addition. Because of the uniqueness of the request, the uniqueness of the addition with only a ten foot rear setback (without alley), and the possibility of unintended consequences in terms of precedent, Staff chose to bring the violation to the Commission.

Placement: The placement of the addition is appropriate at the rear of the existing building. The project meets section II.B.2.a of the design.

Height, Scale & Setback: The height of the one-story existing addition is approximately seventeen feet (17') tall at its tallest point, compared to the approximately thirty-two (32') foot tall existing one and one-half story building. The addition will now appear to have a twenty-five foot (25') tall rear wall and twenty-one (21') tall side walls. The rear wall will just barely exceed the eave height of the rear dormer (see figure 2) and the side walls will be below the eave height (see figure 3). Although the original building is considered 1.5 stories tall, because the second level is fully under roof, the roof is much taller than the typical half-story of historic buildings in the neighborhood; therefore staff

considered the building as more of a two-story building and used the rear dormer eave as the basis for an eave height for the building.

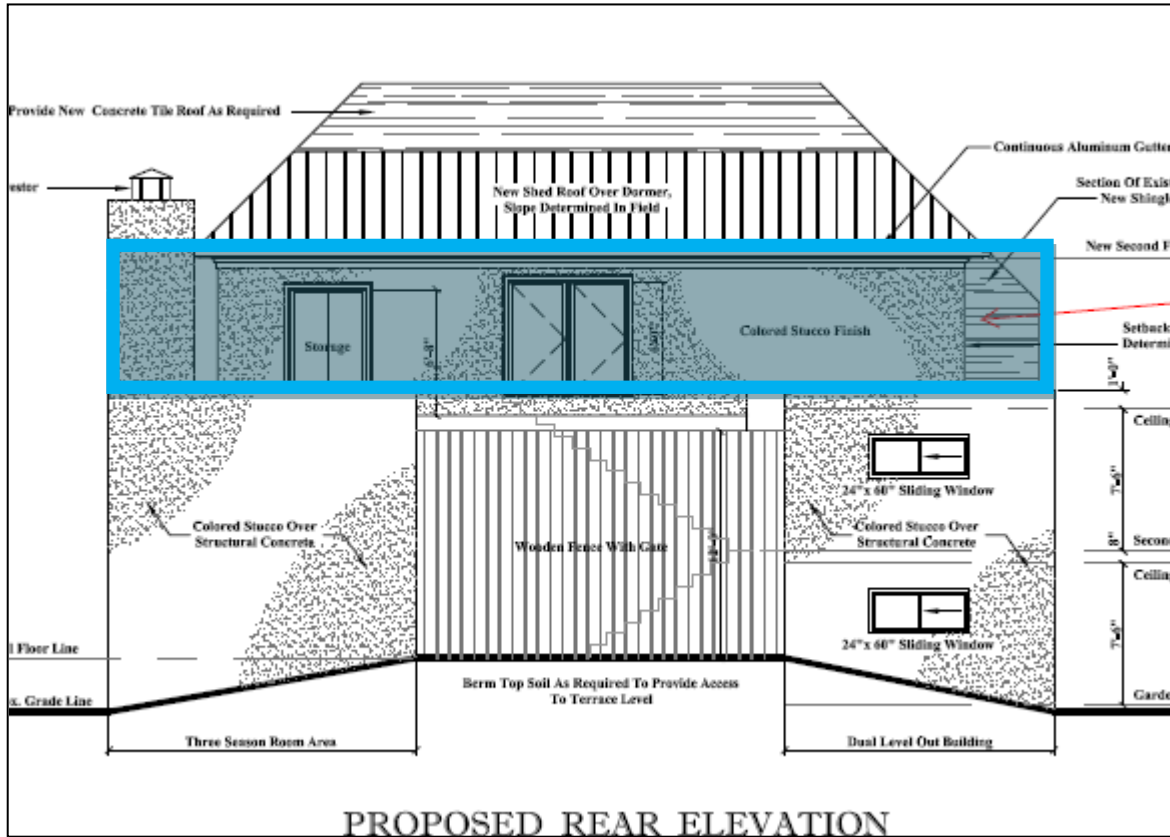


Figure 2: The solid box above shows the general height of the green wall, as seen from the rear. The chimney on the far left was not constructed.

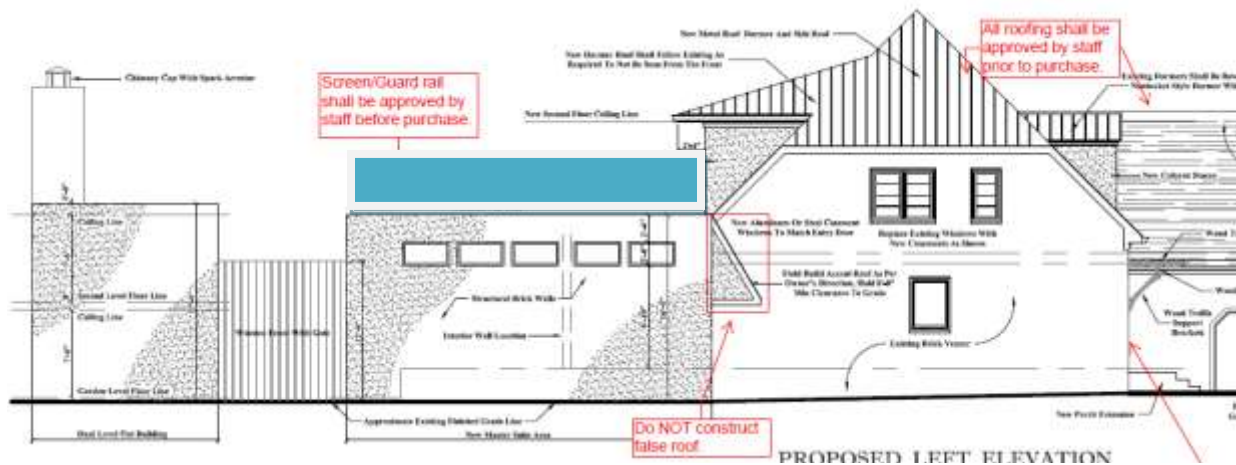


Figure 3: The solid box above shows the general height of the green wall, as seen from the side.

Staff is concerned that the height of the wall of the 2011 addition was already too tall at seventeen feet (17'), especially for an addition that exceeds rear and side setbacks,

exceeds the typical open space area of the district, and that does not have a rear alley to serve as a buffer. However, the property backs up to an area that is not in the neighborhood conservation overlay and includes a new home that is significantly taller than any homes in the area. The addition is more likely to negatively affect side neighbors but the addition adds only four feet (4') to the existing wall. (See figure 3.)

Staff's greatest concern is that a similar wall may be proposed for the many rooftop decks the Commission has approved in recent years. Staff suggests this one is appropriate only because the building is non-contributing, the proposed wall only minimally exceeds the existing eave height on the rear and is well below on the sides, and the property backs-up to an area outside of the overlay. Staff finds the project to meet sections II.B.1 a and b.

Materials, Texture, Details, and Material Color: The materials include metal poles and mesh panels which are appropriate for fencing and garden structures in this district. The project meets section II.B.1.d.

Recommendation: Staff recommends approval of the constructed green-wall based on the unique conditions of the site, finding the project meets the design guidelines for new construction.



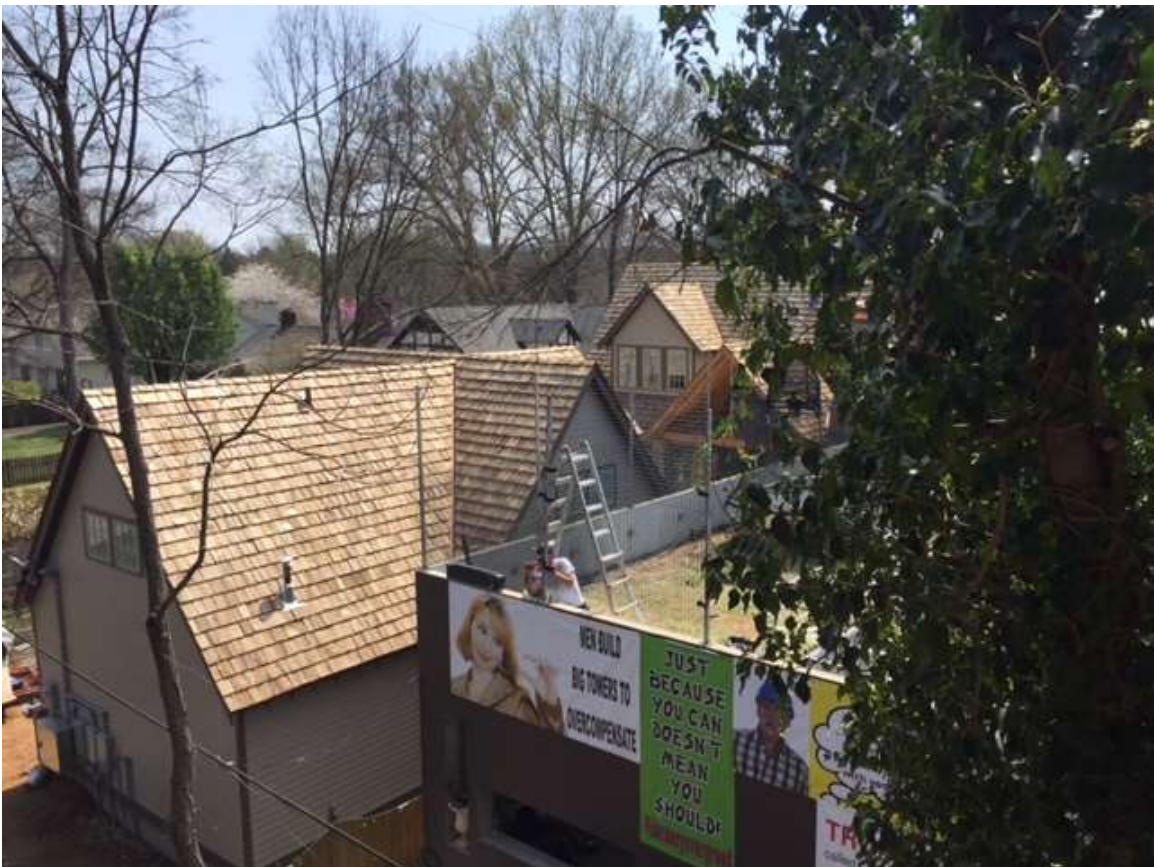
Rear of house taken from the back fence, prior to construction of the addition.



Rear of home with approved addition and with unapproved green-wall under construction. (MHZC does not review signage in this district.)



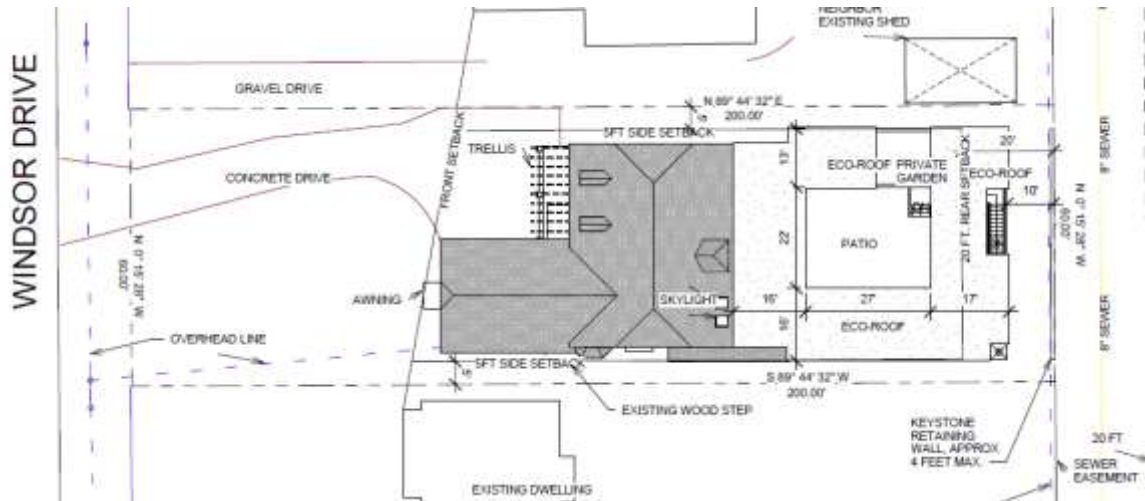
Rear addition prior to the installation of the green-wall.



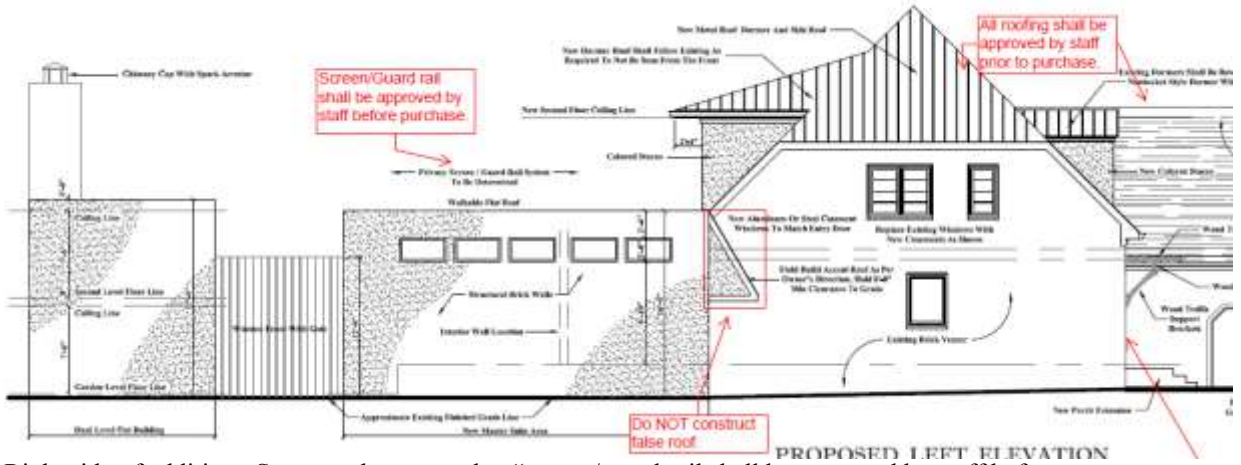
Green-wall under construction.



Rear wall seen on the right, compared to new construction outside of the overlay on the left.



2011 approved site plan, shows the left wall slightly over the side property line and a rear setback of 10'.



Right side of addition. See note that states that “screen/guard rail shall be approved by staff before purchase.”