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
1608 16th Avenue South
May 17, 2017

Application: New construction – addition; Setback determination
District: South Music Row Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 10408035000
Applicant: Chris Gill
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: Re-hearing of an item approved at the April 19, 2017 MHZC meeting: an application to enlarge an historic building with a rear addition. The addition will include two dwellings; each unit will have two levels of living space with a deck above. A portion of the addition will also have parking partly below grade at the rear. The project requires a determination on the appropriateness of a fifteen foot (15') rear setback. The standard rear setback requirement is twenty feet (20'). The Commission requires that notification of a setback determination be given to adjacent properties seven (7') days before the MHZC meeting when it will be considered, but notice was not given in time for the April 19 meeting. **Recommendation Summary:** Staff recommends approval of the proposed addition to the contributing building at 1608 16th Avenue South with the condition that the stone, metal, concrete, and window and door selections are approved by MHZC Staff prior to purchase and installation. Given the unique historical character of the area, Staff finds the project would be appropriate and meet the design guidelines for the South Music Row Neighborhood Conservation Zoning Overlay. The Commission does not have the authority to approve the use. This recommendation is for the design building on the proposed use.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

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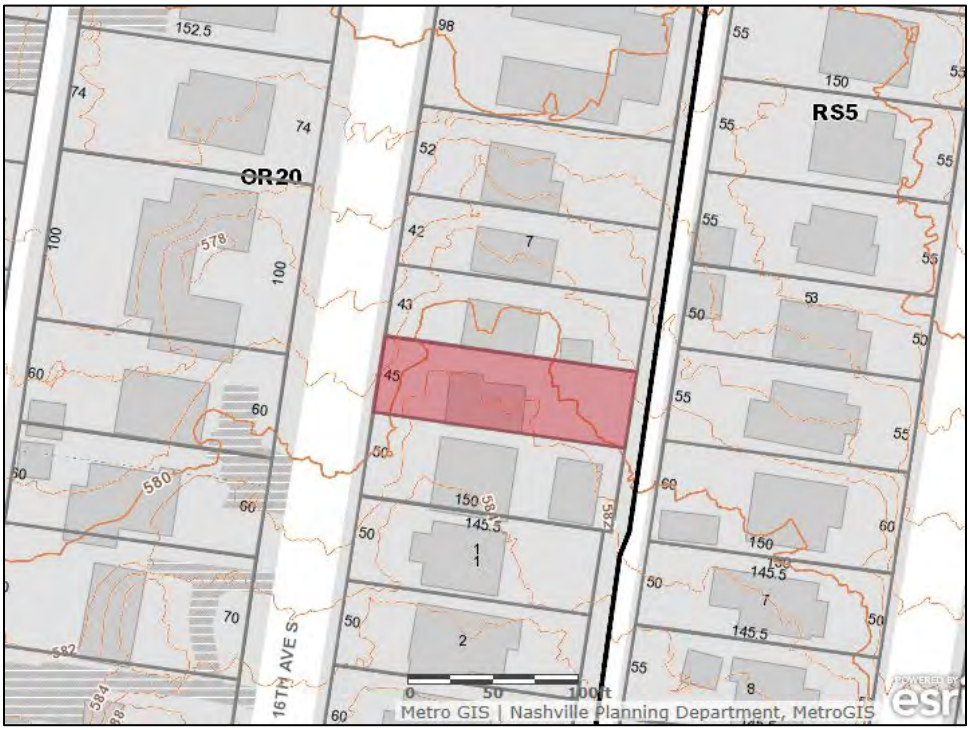
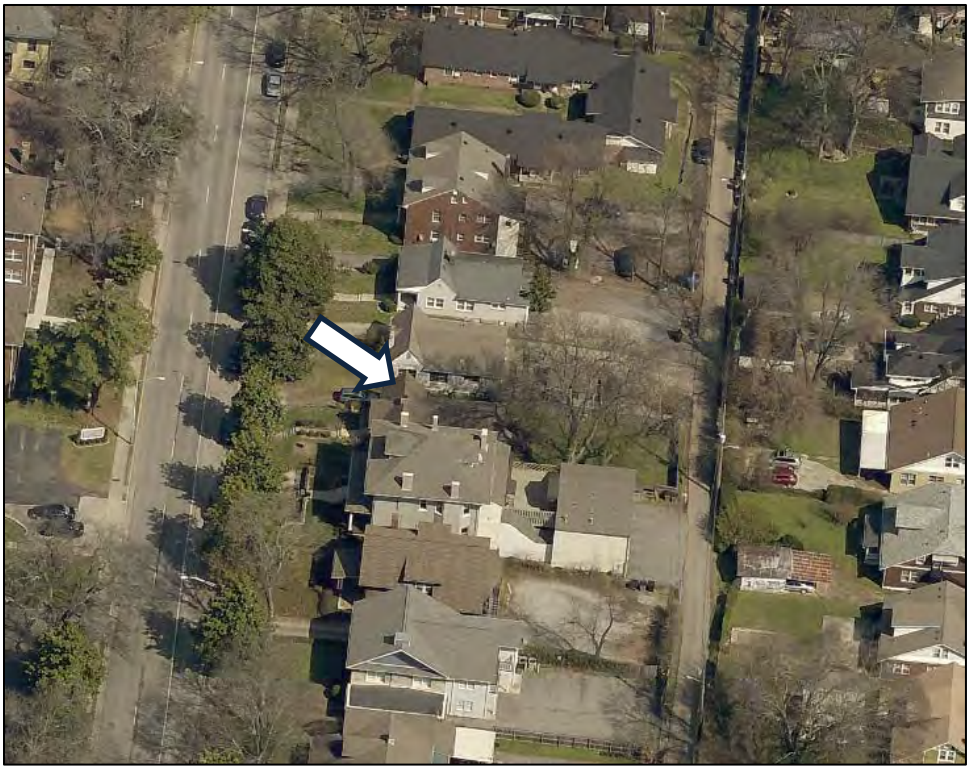
Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.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.

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.*

- *When an addition ties into an existing roof it should be at least 6" below the existing ridge.*

- *Generally an addition should 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 higher <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).

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

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

b. An addition shall connect to the associated building in such a way that the original form of the building is visually evident.

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. An addition shall be compatible by not contrasting greatly with the height, scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated building.

e. New additions shall follow the guidelines for new construction.

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

Background: The house at 1608 16th Avenue South is a one-story stone cottage, constructed after 1931. The form of the house is a simple cross-gable with elements of the Tudor Revival style, including a front chimney and vestibule with a steeply pitched roof.

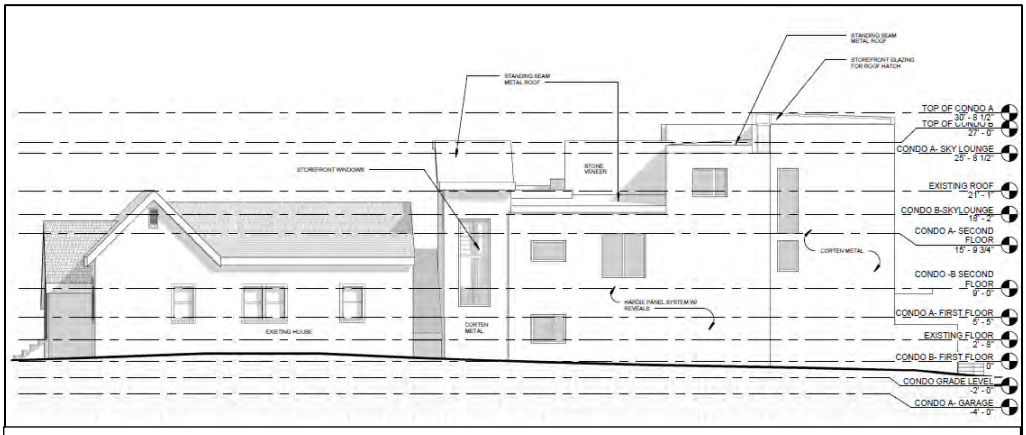
The existing building will not be altered.

Analysis and Findings: The applicant is proposing to enlarge the building with a rear addition. The addition will include two dwellings; each unit will have two levels of living space with a deck above. A portion of the addition will also have parking partly below grade at the rear.

<u>Height, Scale & Building Shape</u>: The addition will have a split-level shape, with two levels in the front unit and two and a half in the rear, with roof decks on both units. The roof of the front unit will be two feet (2') lower than the roof of the house and the roof of the rear unit will be four feet, six inches (4'-6") taller. The taller roof section begins seventy-seven feet (77') back from the front of the building. In addition to the taller roofs the addition will have a stair tower and a railing on the roof deck that extend to six feet (6') and eight feet (8') taller than the original roof, respectively. Additions more than four feet (4') taller than an historic house are generally not considered appropriate; however, in this case Staff finds the proposal to be appropriate because the impact on the

historic house is minimal and because the addition is set so far to the rear. Furthermore, the composition of South Music Row is unique in that it was historically a residential neighborhood but many of the buildings have been used and adapted for other uses since the 1950s. The broader Music Row area is a mix of office and multi-family buildings in a variety of forms from a variety of eras. Rear yards in this district are typically parking areas so the Commission, in the past, has approved new construction that takes up the more area of the lot than would be appropriate elsewhere. The depth of the addition will be fifty feet (50') and the footprint area will be approximately thirteen hundred square feet (1,300 sq. ft.), roughly equaling the depth and area footprint of the existing house.

Considering the unique history and complex character of the overlay and the minimal impact of the addition proposed, Staff finds that the project meets section II.B.1.b and II.B.1.c of the design guidelines.



South (right side) elevation of existing house and proposed addition.

Location & Removability: The addition will connect to the existing building at the rear wall, stepped in eight feet (8') from the existing house on the right side and six feet (6') on the left. The addition steps back out to both sides behind a four foot (4') deep hyphen, and it will remain in line with the right side of the house but extend four feet (4') wider on the left. Although wider than the original building, the location of the addition at the rear of the existing building is in accordance with the design guidelines because of the insets, as the separate form helps to distinguish it from the historic house and clearly read as an addition. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. Staff finds the proposal to meet section II.B.2.a and II.B.2.b of the design guidelines.

Design: The character of the addition is contemporary and would not be mistaken for an original part of the building. The addition's primary roofs will be flat, and the proportions of windows will be larger and more square than those of the historic houses. Although the form of the addition is not typical of nearby historic buildings, Staff finds the addition to be appropriate given the minimal physical impact it will have on the historic building, and its location at the rear of the lot approximately ninety feet (90') to one hundred, thirty feet (130') from the street. For these reasons, and because of the

unique historical character of the South Music Row district, Staff finds the project to be appropriate and to meet sections II.B.2.d and II.B.2.e of the design guidelines.

Setback & Rhythm of Spacing: The addition starts with a hyphen connection behind the historic house, eighty feet (80') back from the street and extending fifty feet (50') to the rear. This gives the building a rear setback of only fifteen feet (15'). This rear setback is similar to other buildings in the surrounding area, including an addition to the adjacent building to the right, but it requires a setback determination from the bulk zoning requirement of twenty feet (20'). The addition will be behind the historic building, aligned with the right side of the existing building on the right side and stepped out four feet (4') on the left, giving it side setback on the left and right of five feet (5'). The project meets the side setback requirements and Staff finds the project to meet section II.B.1.a of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation 1	Concrete slab	Natural finish	Yes	
Foundation 2	Stone veneer	Match existing	Yes	
Cladding 1	Cement fiber panel siding	Smooth	Yes	
Cladding 2	Stone veneer	Match existing	Yes	
Cladding 3	Corten Steel or painted metal	Red (rust)	No	X
Trim 1	Wood	Smooth faced	Yes	
Trim 2	Metal	Needs final approval	Yes	X
Roofing	Flat, Standing seam on stair	Needs final approval	Yes	X
Roof deck railing	Glass	N/A	No	
Windows	Aluminum storefront type	Needs final approval	Yes	X
Side/rear doors	Wood/metal	Needs final approval	Yes	X
Driveway	Pervious concrete	Needs final approval	Unknown	
Fence/wall	Stone veneer	Match existing	Yes	X

The materials of the addition will be atypical of historic buildings in the area, owing to the contemporary nature of the design. The walls will be clad with cement-fiber panels and weathered steel, with poured concrete and standing seam metal on the small areas of visible foundation and roof, respectively. Staff asks to approve the stone, metal, concrete, and window and door selections prior to purchase and installation.

Although the materials are not commonly found on historic building, Staff finds the addition to be appropriate given the minimal physical and visual impact it will have on the historic building and its location at the rear of the lot approximately ninety feet (90') to one hundred, thirty feet (130') from the street. For these reasons, and because of the unique historical character of the South Music Row district, Staff finds the project to be appropriate and to meet section II.B.1.g of the design guidelines with the condition that unknown materials are approved by Staff prior to purchase and installation.

Roof form: The addition will have tiered sections rising to the rear, with the majority of the sections having flat roofs. Although flat roofs are not typical of historic buildings in the area, Staff finds the addition to be appropriate given the minimal physical impact it will have on the historic building, and its location at the rear of the lot approximately ninety feet (90') to one hundred, thirty feet (130') from the street. In addition, the district has several low-sloped hipped roofs that from the street, can take on a flat-roof appearance. For these reasons, and because of the unique historical character of the South Music Row district, Staff finds the project to be appropriate and to meet section II.B.1.d of the design guidelines.

Proportion and Rhythm of Openings**:** The windows on the proposed addition do not have the proportions and patterns typical of historic buildings nearby, particularly on the left side where windows comprise roughly half of the wallspace. The windows on the right side are more like that of historic windows in their placement, but the sizes are also not typical of historic houses. No changes to the window and door openings on the existing house are planned.

Although the window proportions on the addition are not typical of historic buildings, Staff finds the addition to be appropriate given the minimal physical impact it will have on the historic building, and its location at the rear of the lot approximately ninety feet (90') to one hundred, thirty feet (130') from the street. Additionally, the right side of the building faces a blank wall on the adjacent building which had a large rear addition constructed prior to the overlay. For these reasons, and because of the unique historical character of the South Music Row district, Staff finds the project to be appropriate and to meet Section II.B.1.f of the design guidelines.

1608 16th Avenue South and the adjacent two-story house with rear addition to the right.

Appurtenances & Utilities: A new driveway will be added at the rear of the lot, accessed from the alley. A stone-veneered privacy wall will screen the driveway from the front. No other 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. The project meets section II.B.1.i of the design guidelines.

Recommendation: Staff recommends approval of the proposed addition to the contributing building at 1608 16th Avenue South with the condition that the stone, metal, concrete, and window and door selections are approved by MHZC Staff prior to purchase and installation. Given the unique historical character of the area, Staff finds the project would be appropriate and meet the design guidelines for the South Music Row Neighborhood Conservation Zoning Overlay.

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.

1608 16th Avenue South and two-story historic house to the right.

View of 1608 16th Avenue South and it's adjacent neighbor to the left.

Three story apartment building directly across the street from 1608 16th Avenue South.

MUSIC ROW DEVELOPMENT

GERHARD BADENHORST

1608 16TH AVENUE SOUTH NASHVILLE, TN 37212

3/27/17

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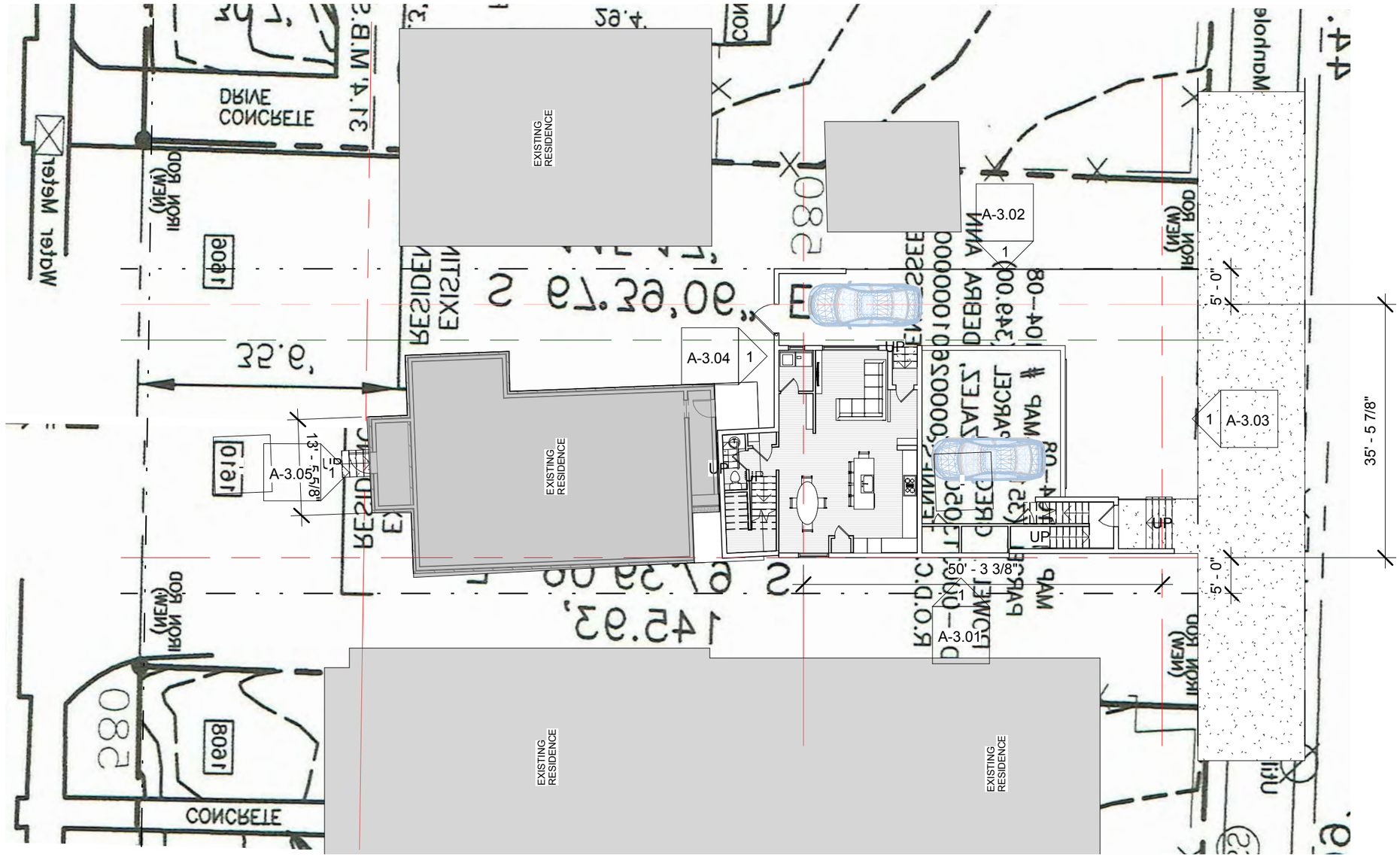
MUSIC ROW DEVELOPMENT

GERHARD BADENHORST

3/27/17

PROJECT NO. 16025

SHEET NO. A-0.1



1 SITE PLAN
1/16" = 1'-0"

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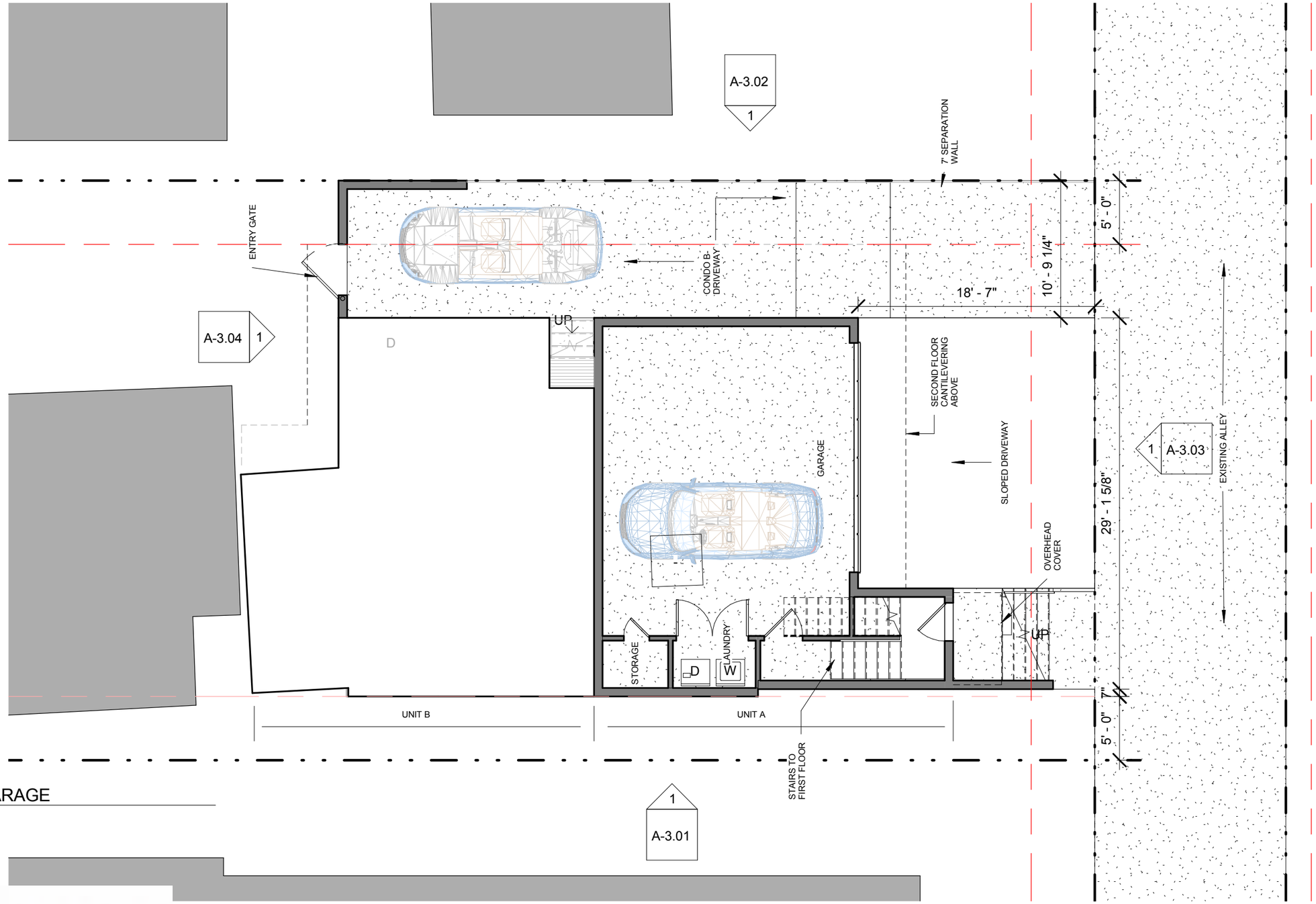
16025	A-2.00



1 CONDO A- GARAGE
1/8" = 1'-0"

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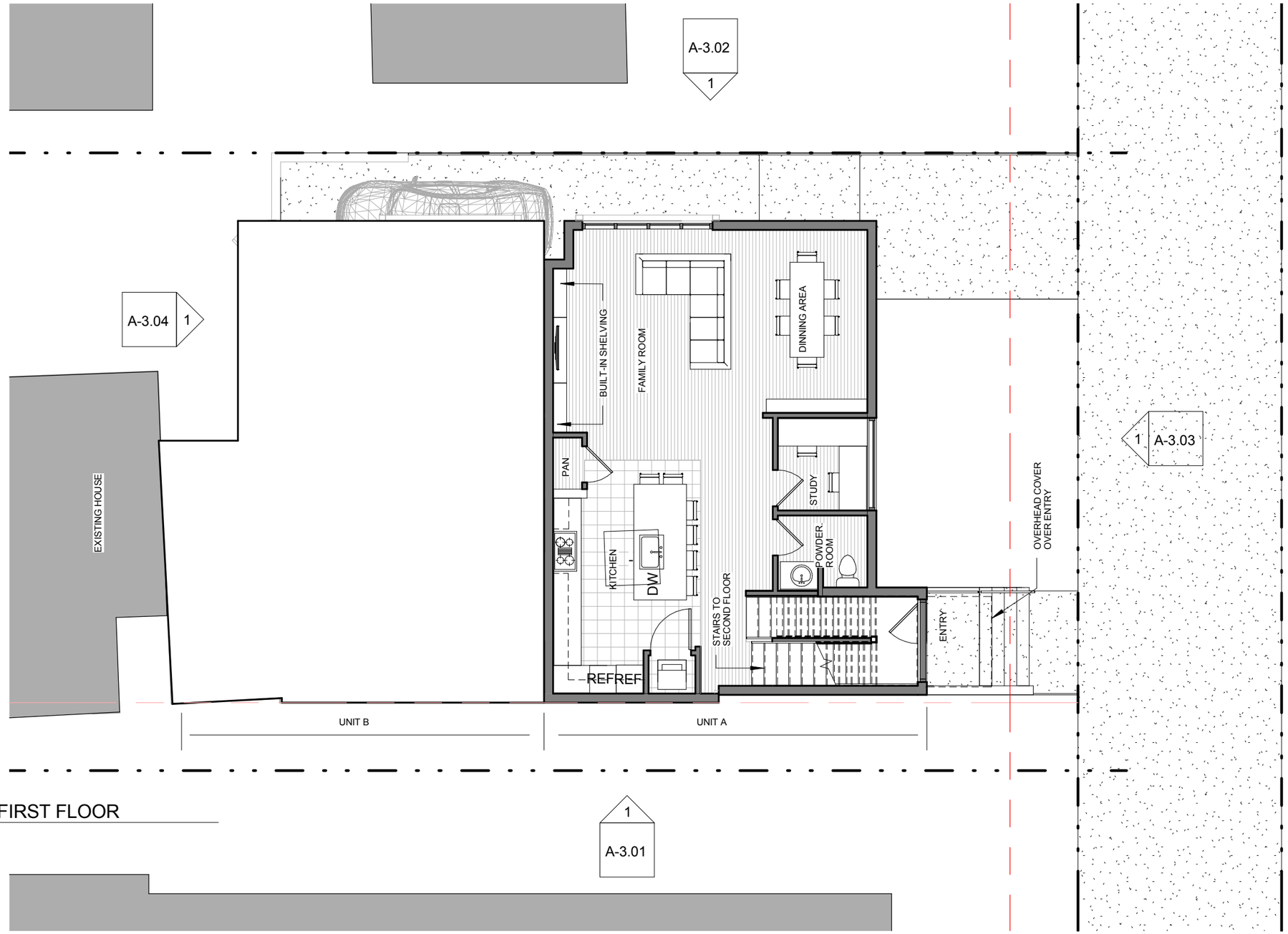

1 CONDO A- FIRST FLOOR
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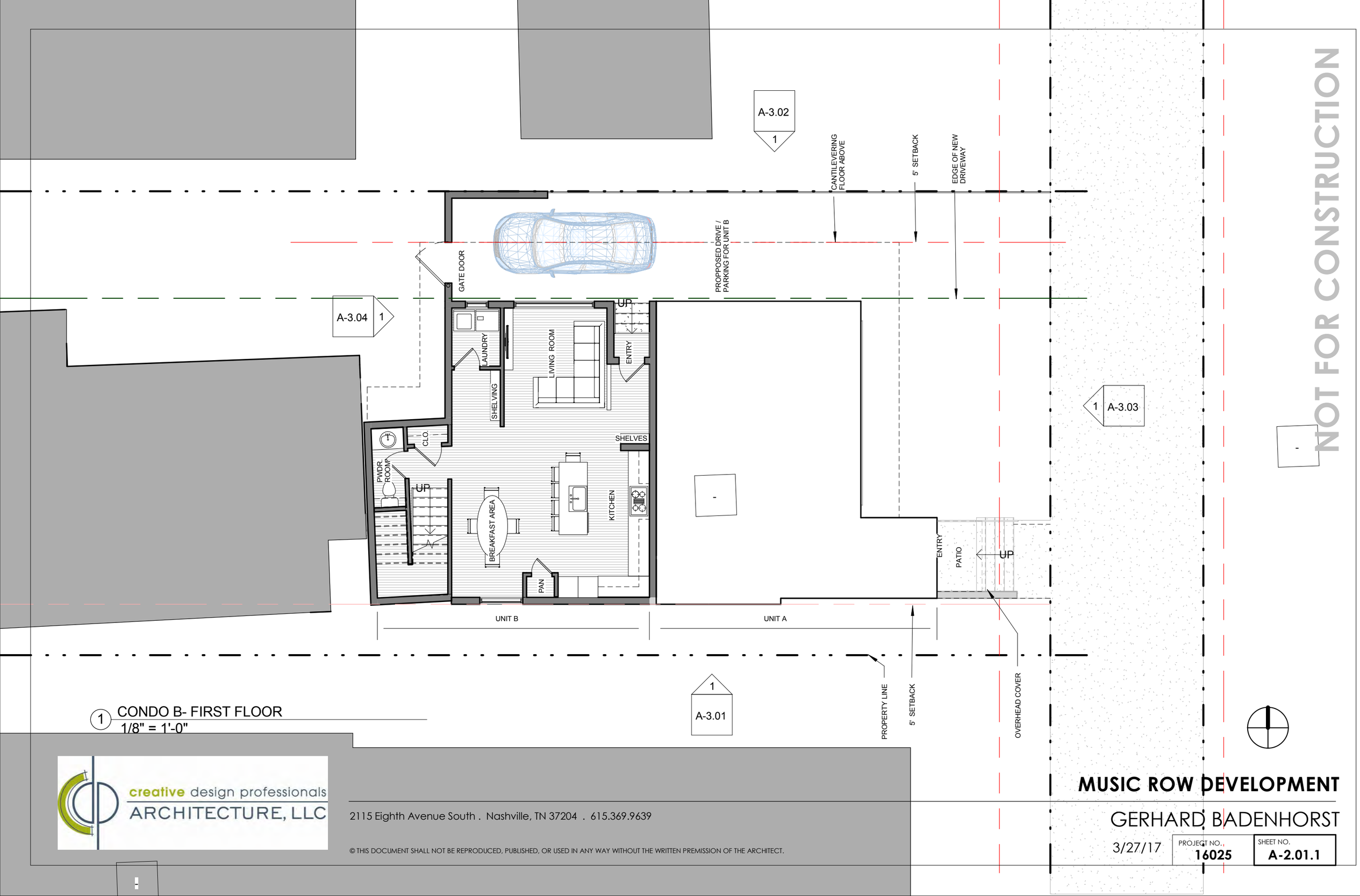

1 CONDO B- FIRST FLOOR
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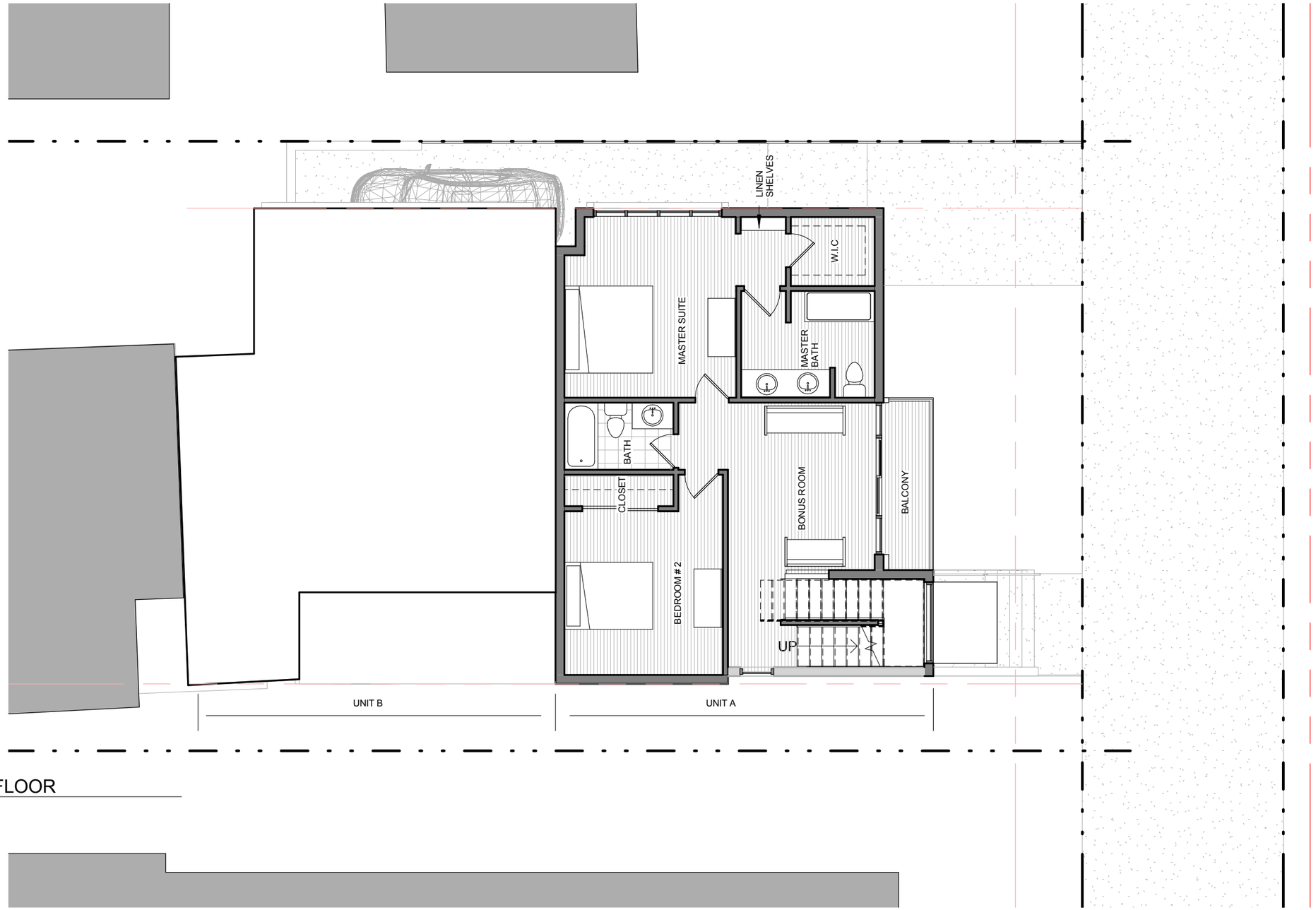

1 CONDO A- SECOND FLOOR
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GERHARD BADENHORST

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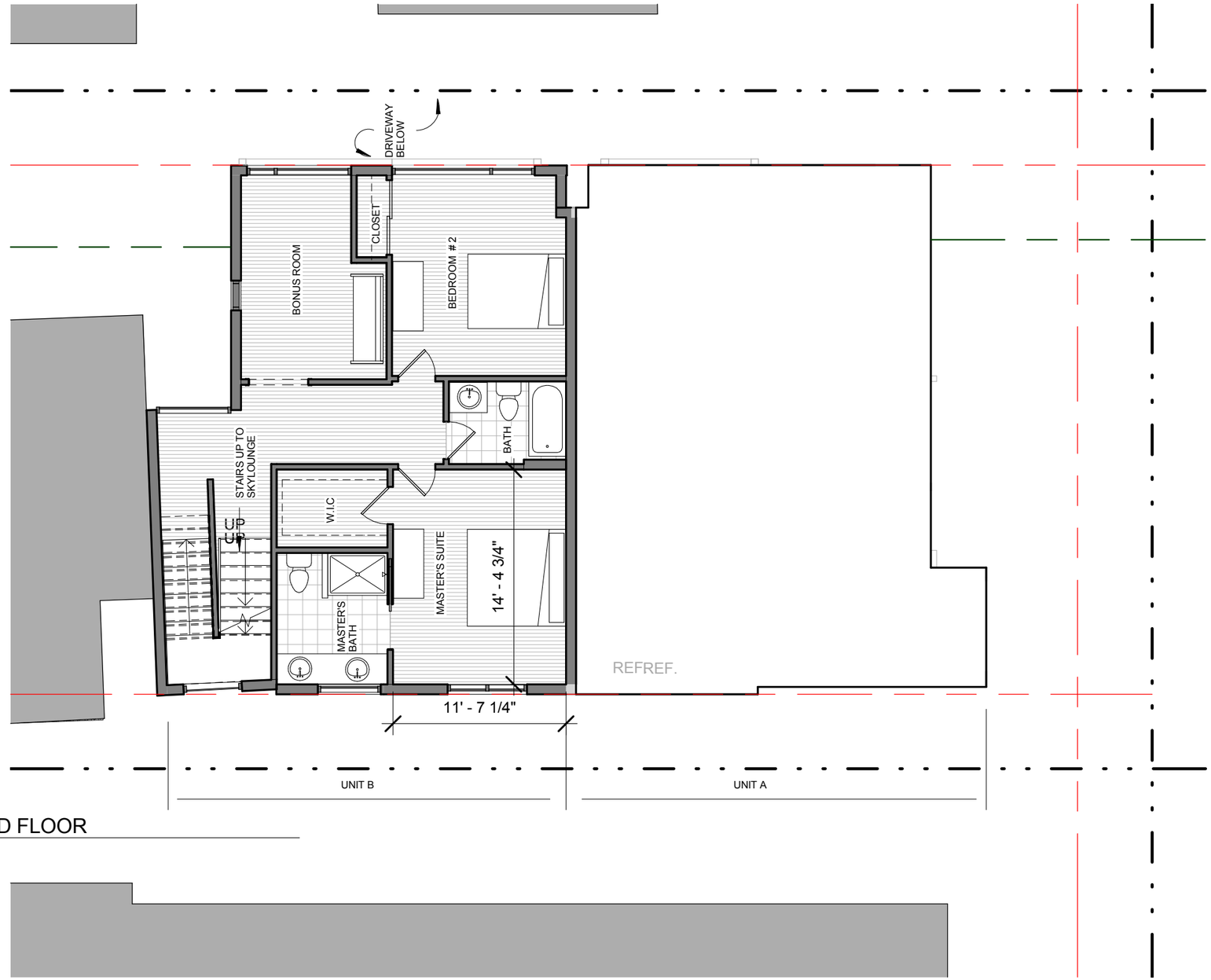
PROJECT NO.	SHEET NO.
16025	A-2.02



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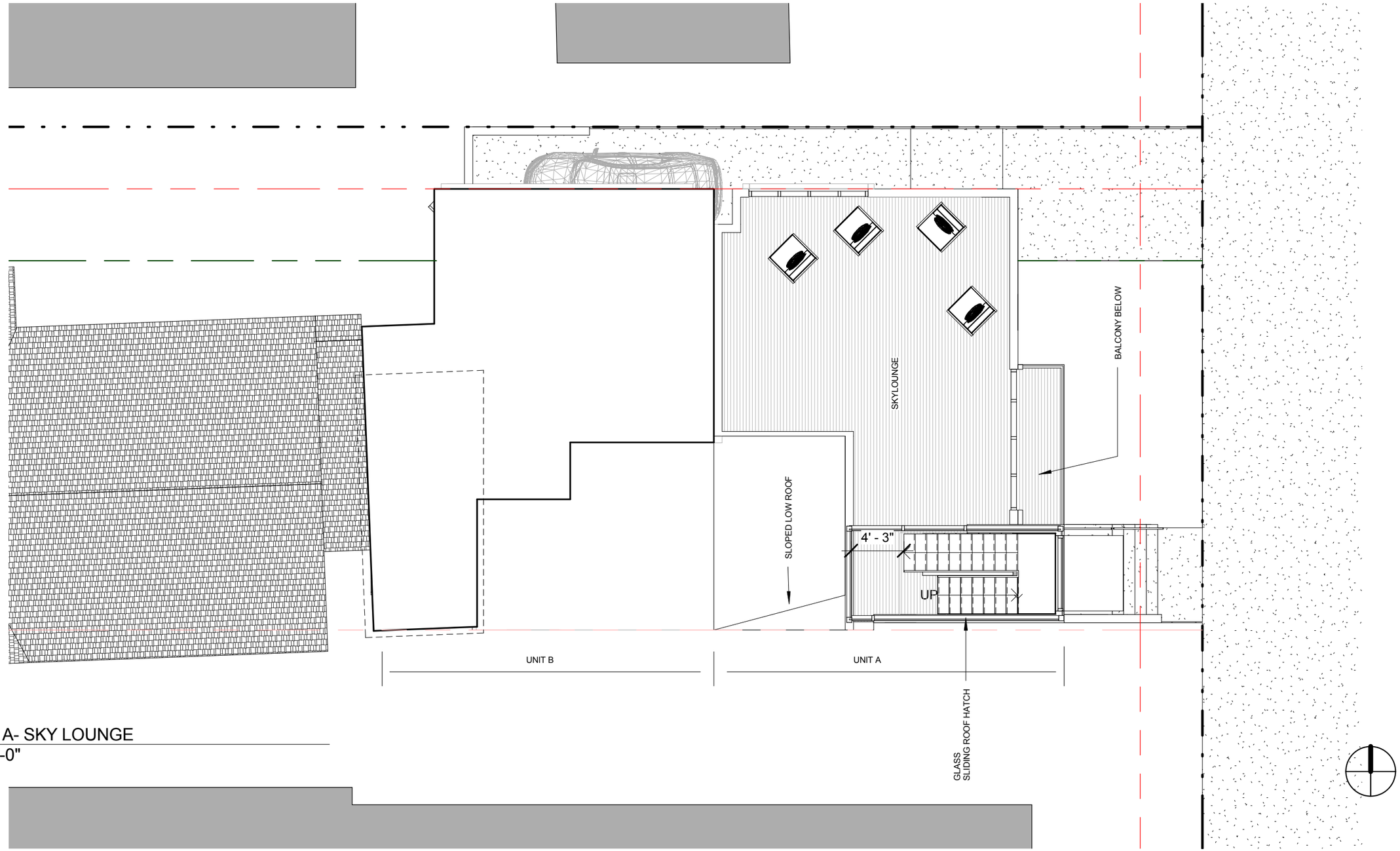

1 CONDO A- SKY LOUNGE
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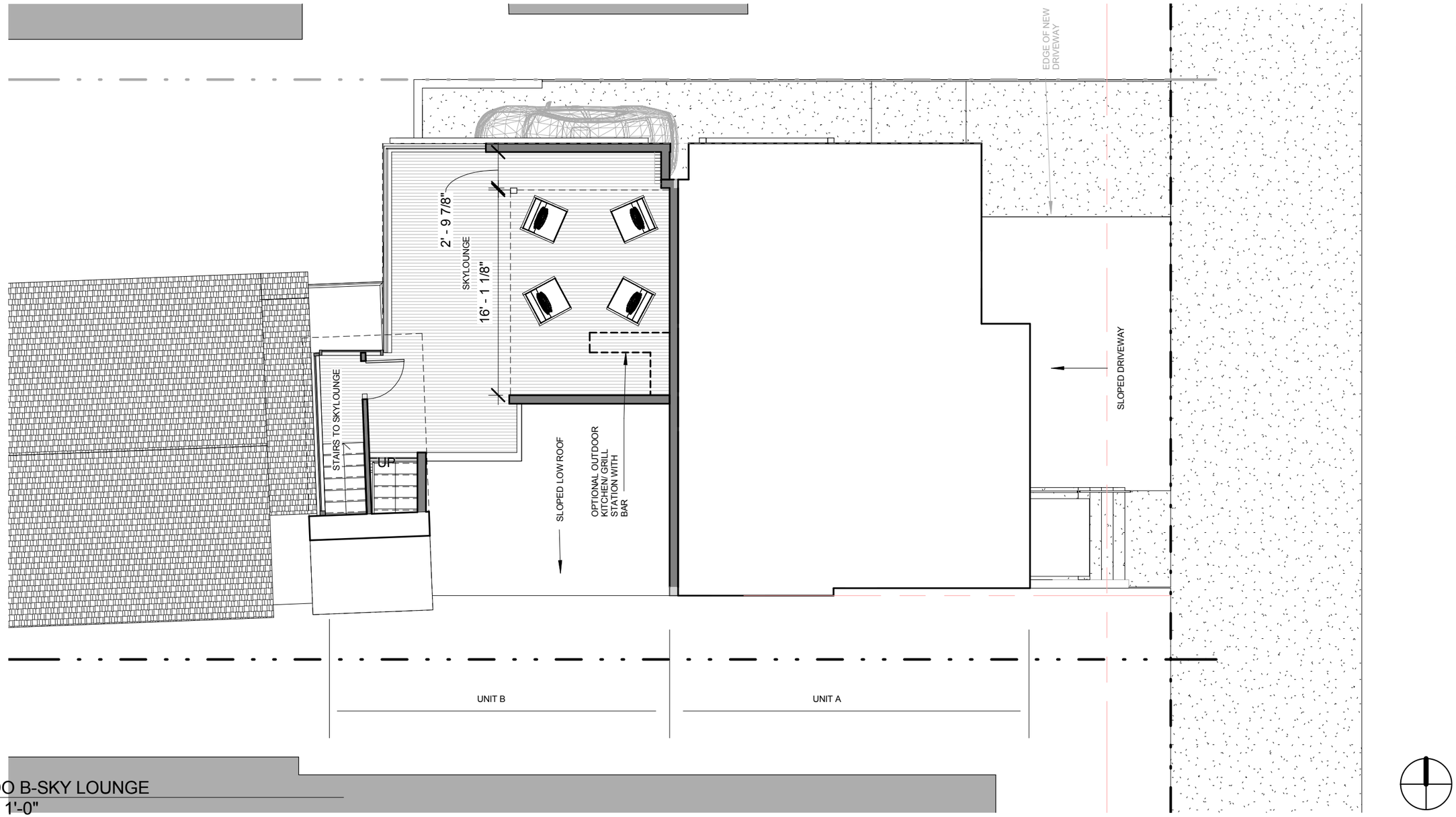

1 CONDO B-SKY LOUNGE
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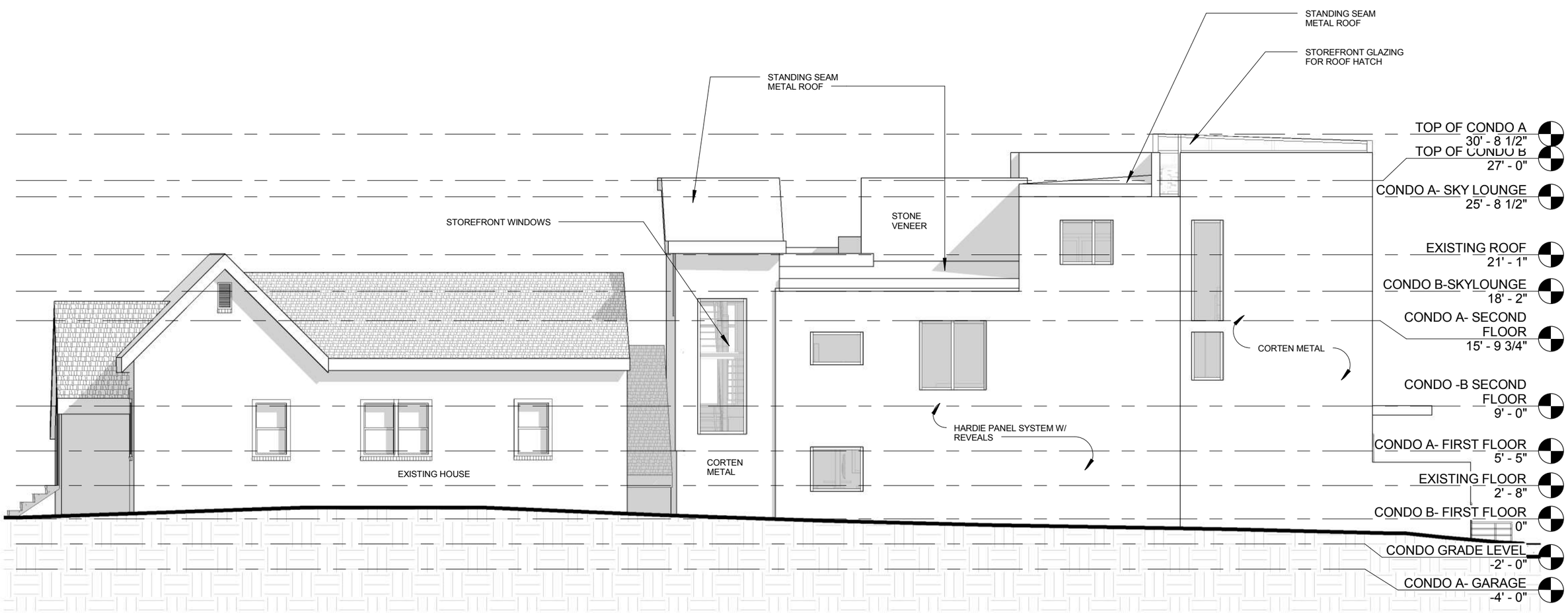

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1 SOUTH ELEVATION
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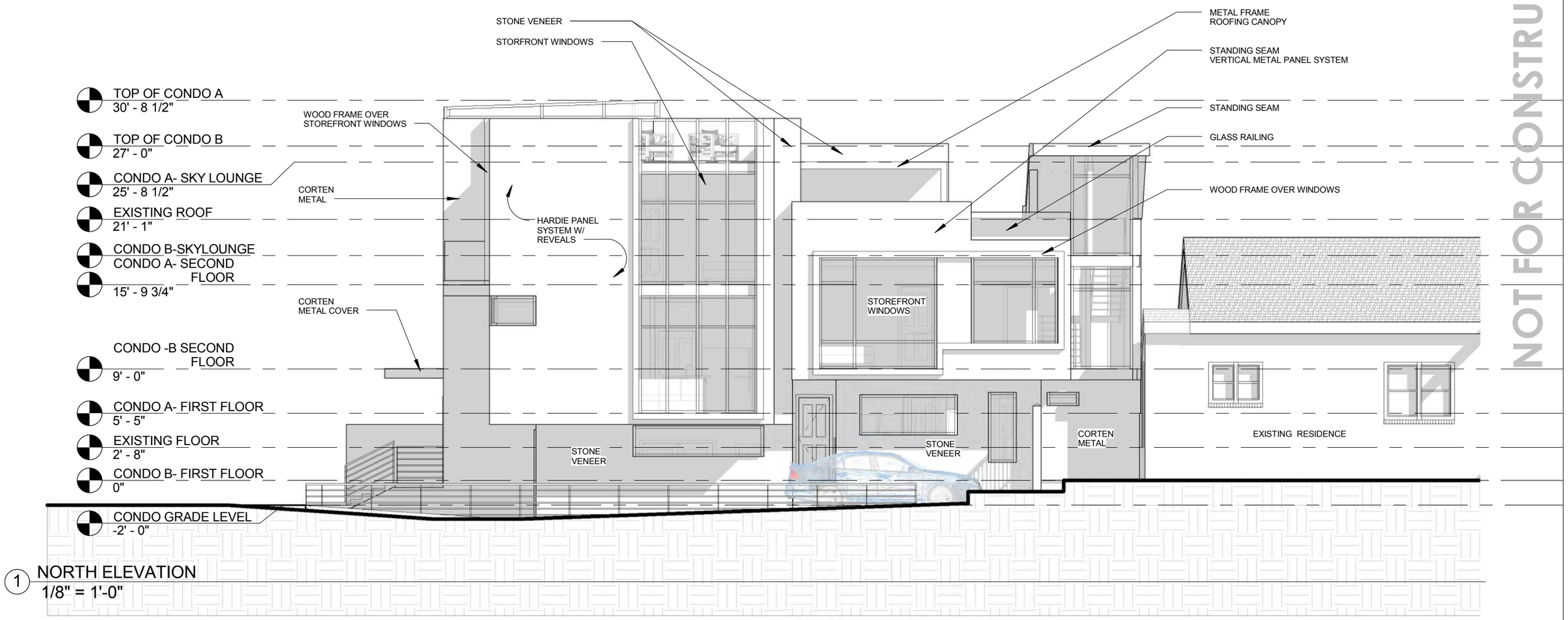
PROJECT NO.	SHEET NO.
16025	A-3.01



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

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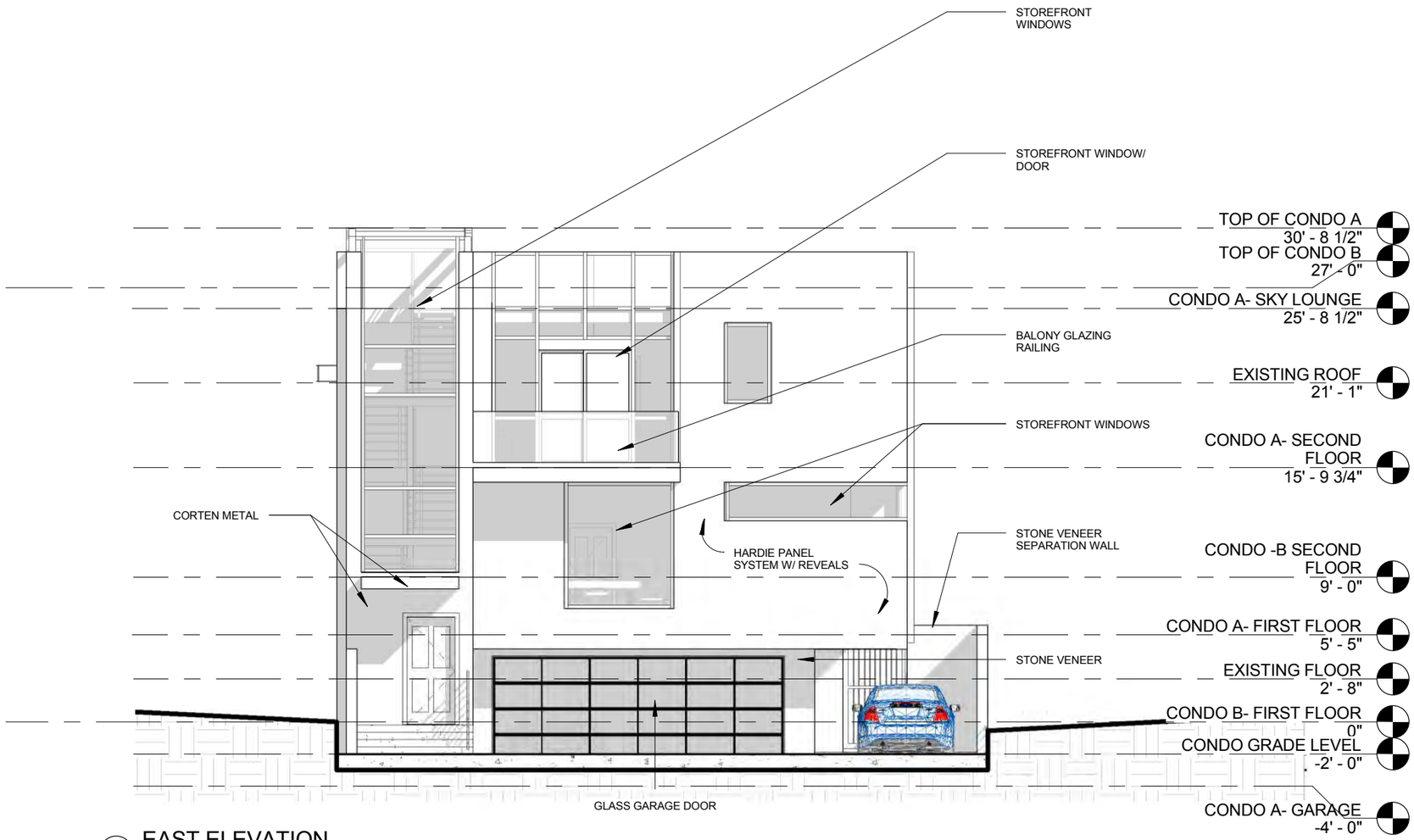
MUSIC ROW DEVELOPMENT

GERHARD BADENHORST

3/27/17

PROJECT NO.	SHEET NO.
16025	A-3.02



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

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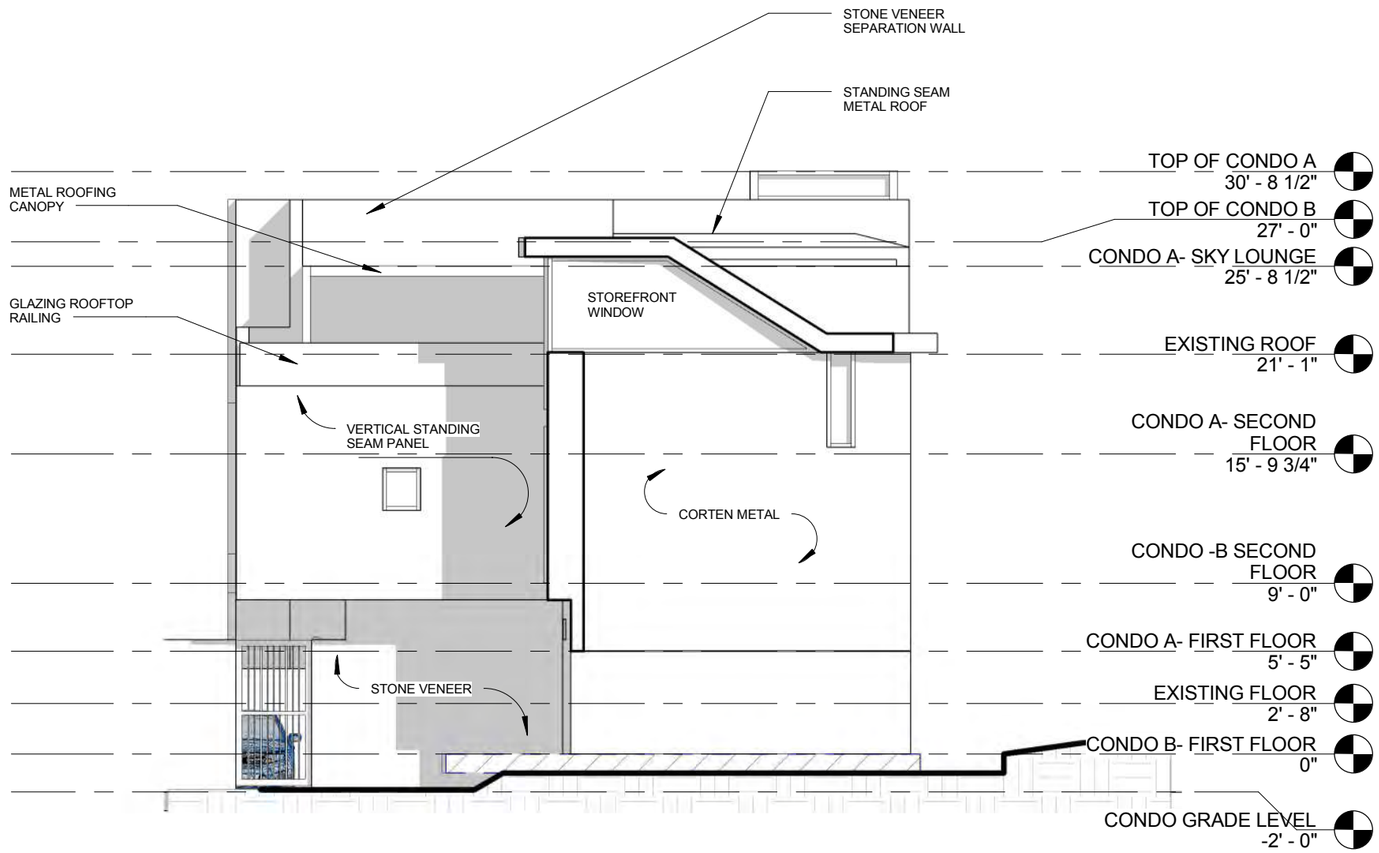
MUSIC ROW DEVELOPMENT

GERHARD BADENHORST

3/27/17

PROJECT NO.	SHEET NO.
16025	A-3.03



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

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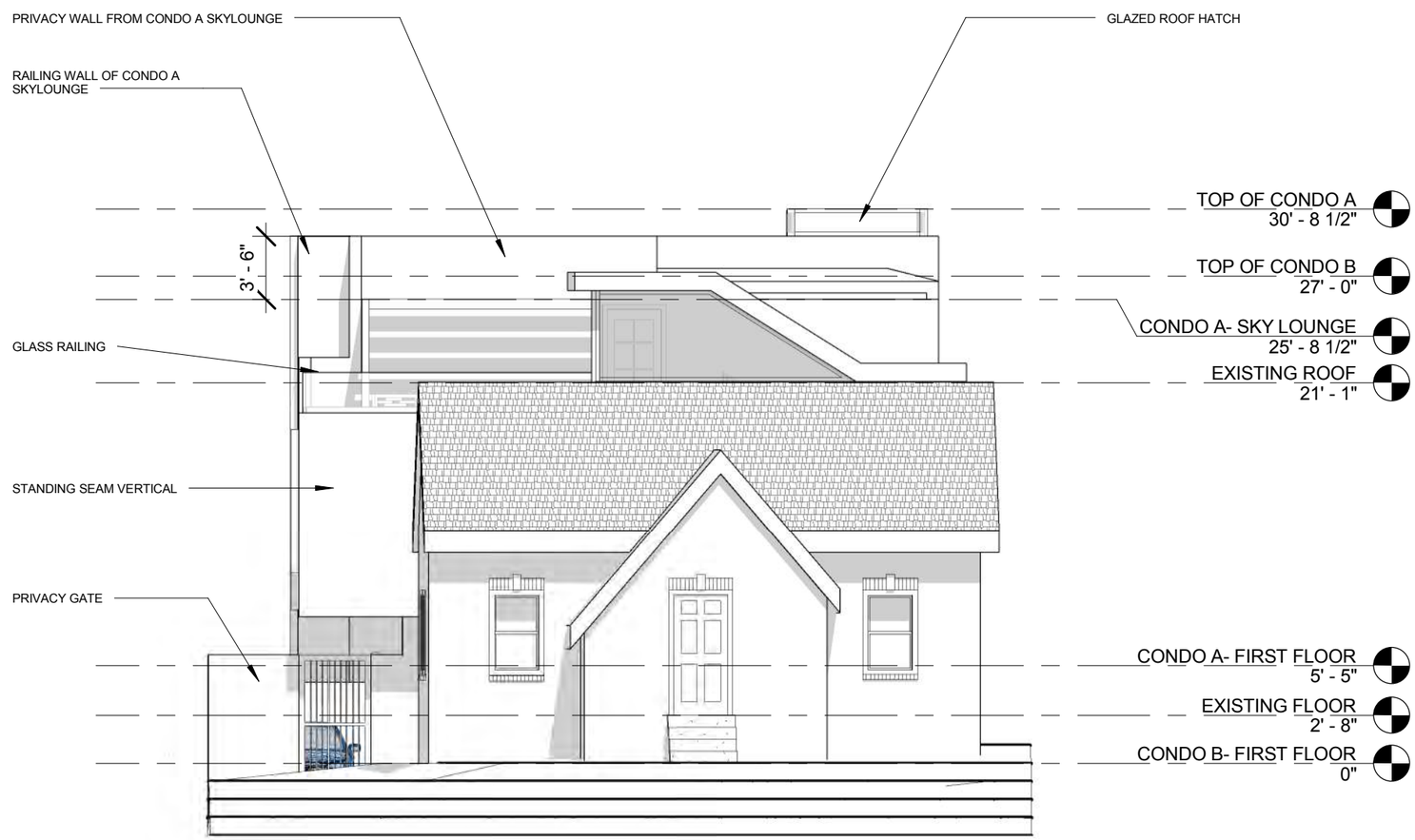
MUSIC ROW DEVELOPMENT

GERHARD BADENHORST

3/27/17

PROJECT NO.	SHEET NO.
16025	A-3.04



1 FRONT OF EXISTING HOUSE ELEVATION
1/8" = 1'-0"

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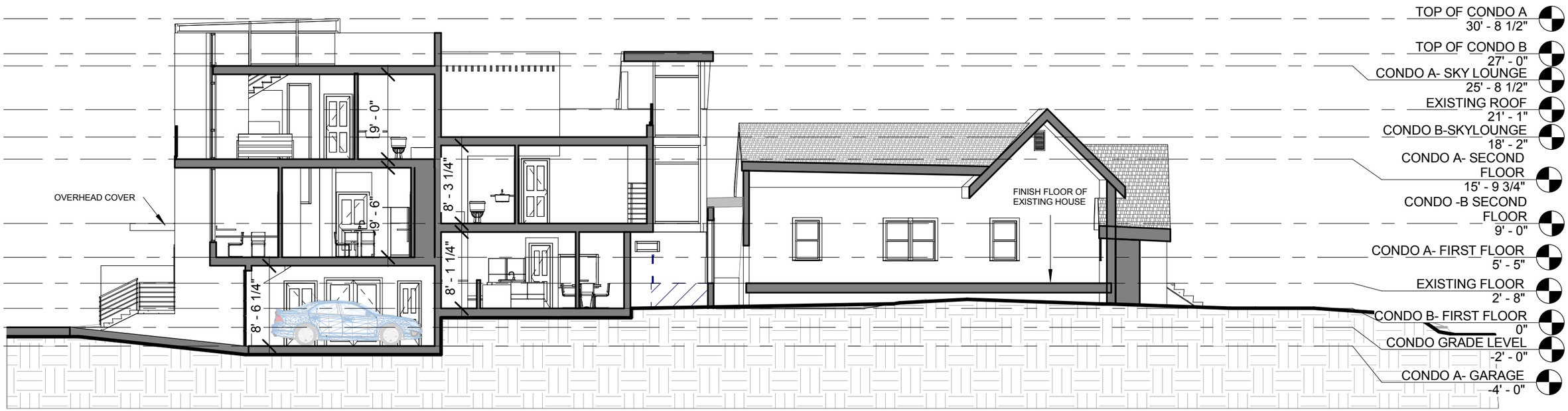
MUSIC ROW DEVELOPMENT

GERHARD BADENHORST

3/27/17

PROJECT NO.	SHEET NO.
16025	**A-3.05**



1 SECTION LOOKING SOUTH
3/32" = 1'-0"

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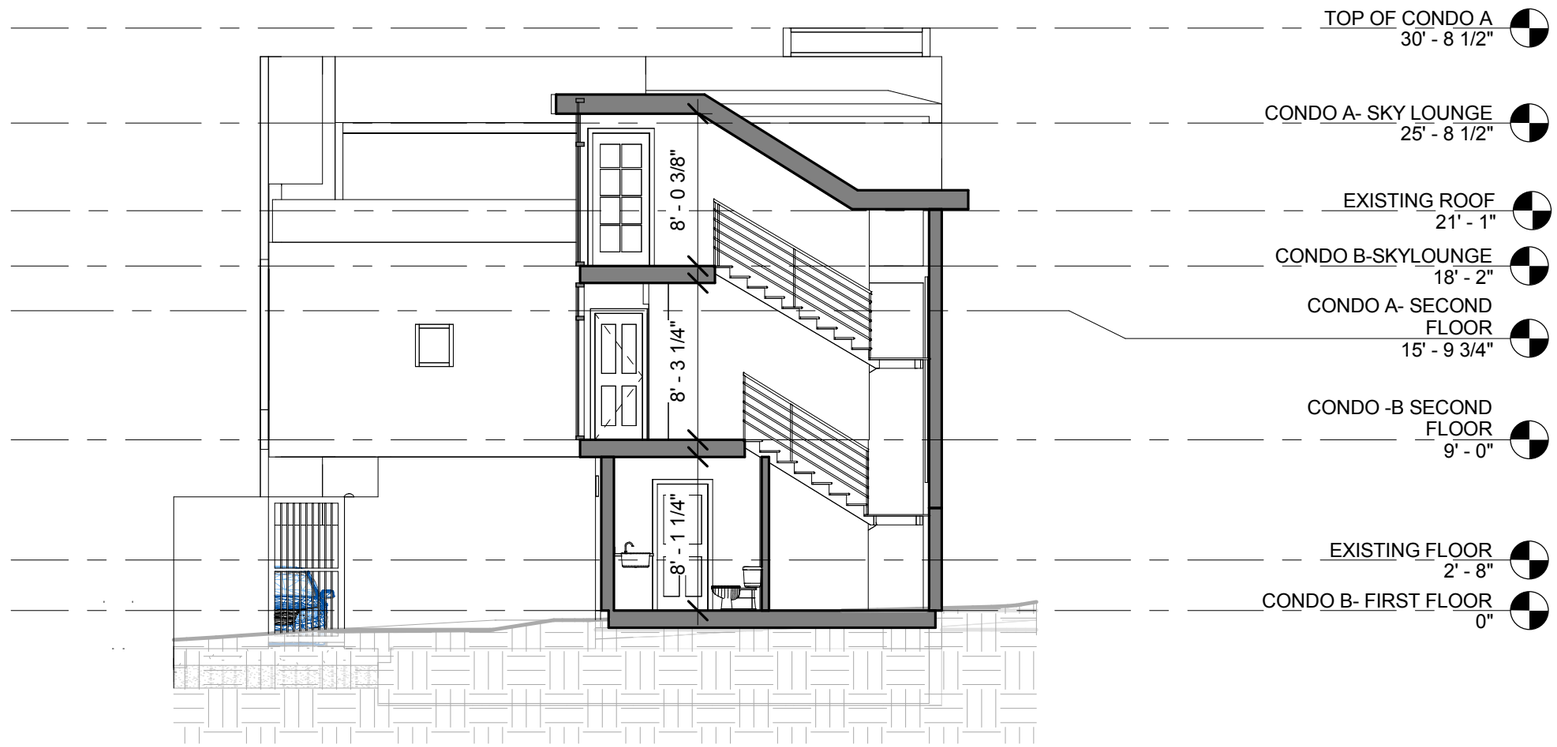
MUSIC ROW DEVELOPMENT

GERHARD BADENHORST

3/27/17

PROJECT NO.	SHEET NO.
16025	A-4.01



1 SECTION LOOKING WEST
1/8" = 1'-0"

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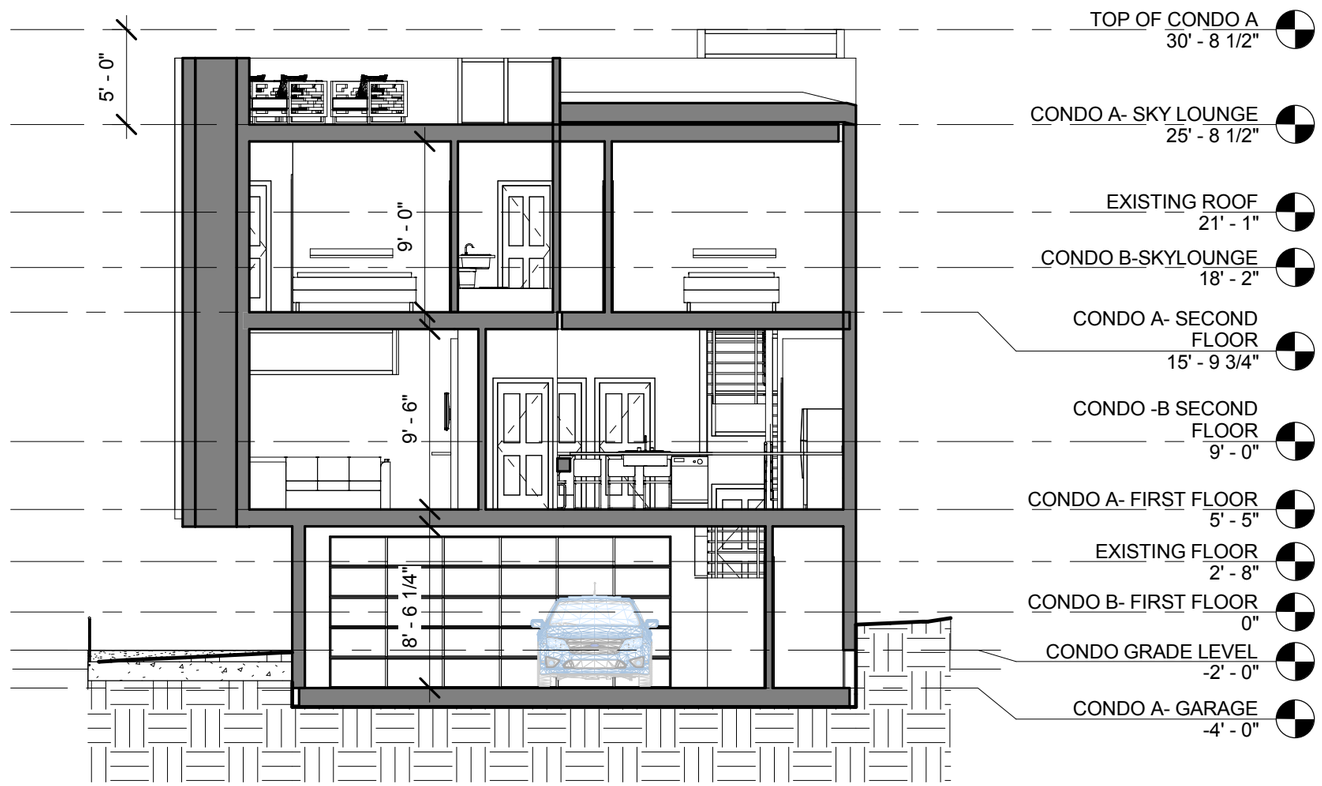
MUSIC ROW DEVELOPMENT

GERHARD BADENHORST

3/27/17

PROJECT NO.	SHEET NO.
16025	A-4.02



1 SECTION LOOKING EAST
1/8" = 1'-0"

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MUSIC ROW DEVELOPMENT

GERHARD BADENHORST

3/27/17

PROJECT NO.	SHEET NO.
16025	A-4.03

3 SECTION LOOKING NORTH
3/32" = 1'-0"

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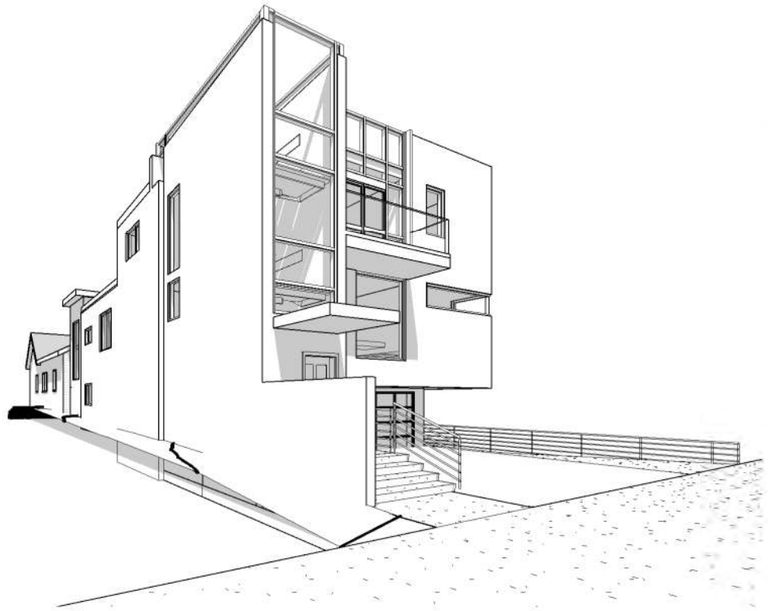
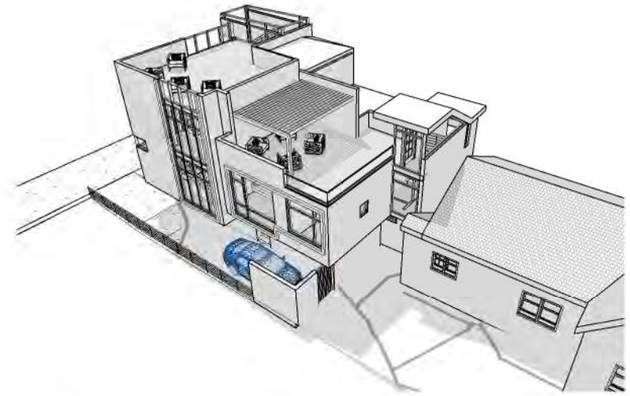
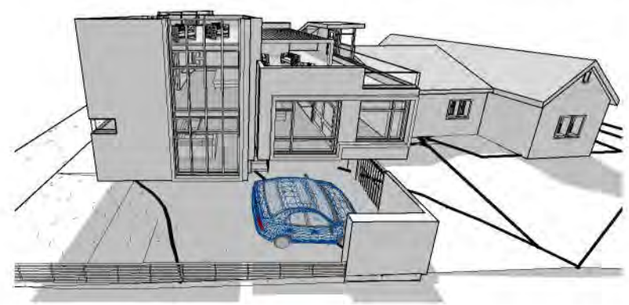
3/27/17

PROJECT NO.	SHEET NO.
16025	A-4.04







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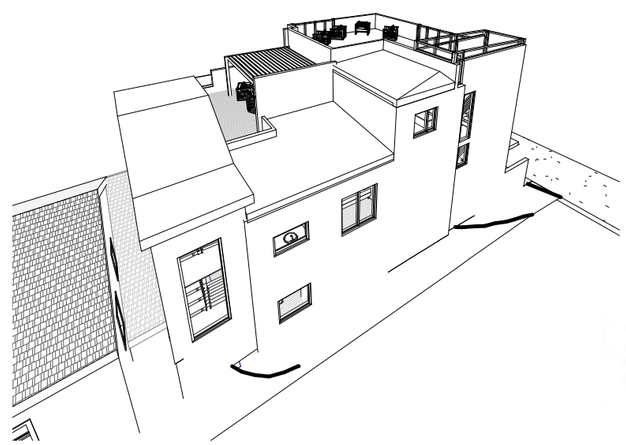

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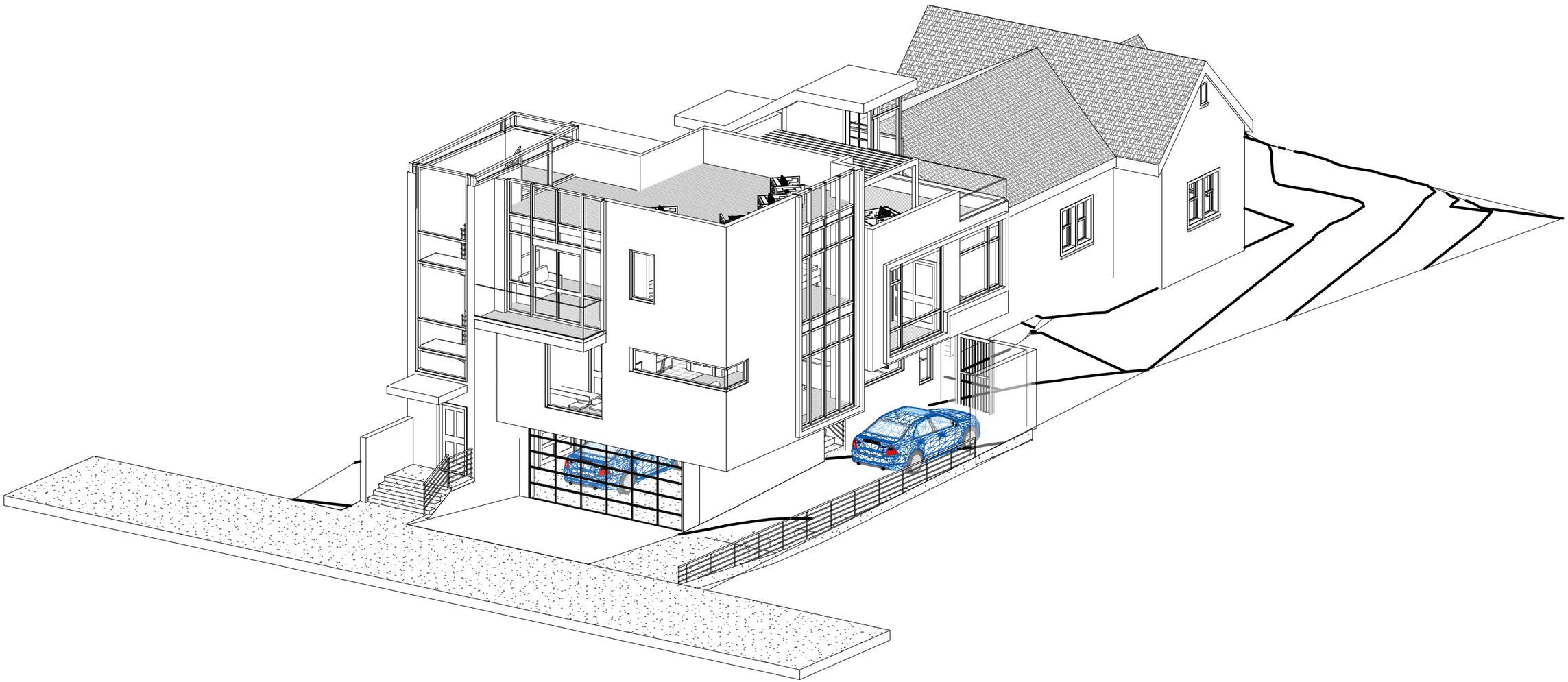
3/27/17

PROJECT NO.	SHEET NO.
16025	**A-9.01**



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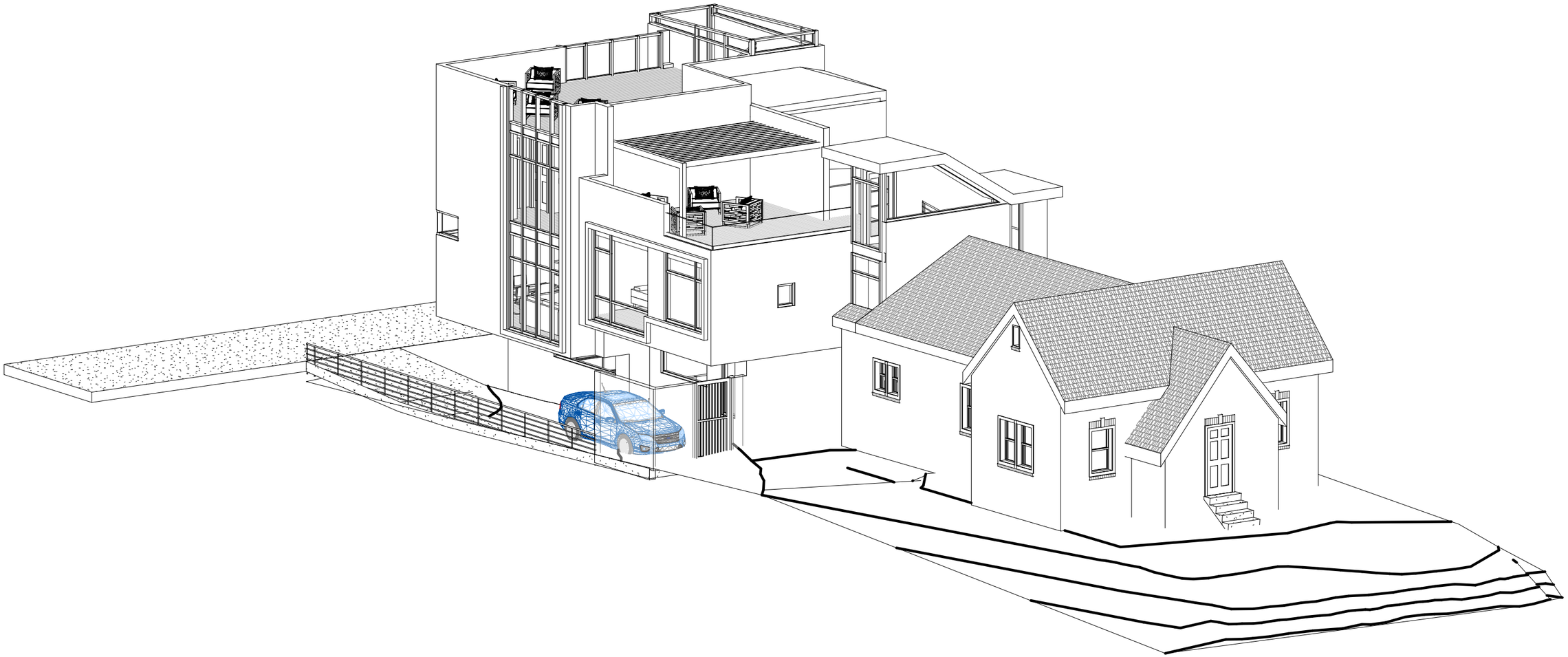
GERHARD BADENHORST

3/27/17

PROJECT NO.	SHEET NO.
16025	**A-9.02**



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PROJECT NO.	SHEET NO.
16025	**A-9.03**

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3/27/17

PROJECT NO.	SHEET NO.
16025	**A-9.04**